

## Appendix 2: Sustainability Appraisal of Policies and Site Options

### Contents

Strategic Policies.....	2
Tiverton Site Options.....	39
Cullompton Site Options .....	69
Crediton Site Options .....	105
Villages Site Options .....	136
Managing Development Policies .....	259

## Strategic Policies

### Policy S1: Presumption in favour of sustainable development

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA.

## Policy S2: Sustainable development priorities

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

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

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

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

## Summary of Recommendations

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

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

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

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

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

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

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

## Summary of Recommendations

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

## Option 2 – New Community

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

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



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

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

## Summary of Recommendations

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

## Policy S4: Meeting Housing Needs

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

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

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

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

## Summary of Recommendations

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

### Policy S5: Ensuring housing delivery

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA

## Policy S6 Public Open Space Option 1 – Update Policy

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA

## Policy S7: Employment

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The level of impact of this option on the natural environment will be dependent on site location and individual proposals. The option should be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	The level of impact of this option on the built and historic environment is unknown as this will be dependent on each individual proposal. The option should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design.	0
C) Mitigating the effects of climate change	The impact of this option on this objective is unknown. Opportunities may arise to help mitigate against the effects of climate change however this is dependent on each individual proposal. The policy option should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	The impact of this option on this objective is unknown. Opportunities may arise to help minimise resource use however this is dependent on each individual proposal. The policy option should be considered in the context of other policies such as sustainable design.	0
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this option is to meet the employment needs of the community. The policy option differs from the existing policy in the current plan, it reduces the amount of employment land proposed in line with up-to-date economic evidence which improves the viability of sites. It also increases flexibility in the type of employment generating uses by introducing a wider range of use classes in comparison to the existing policy. It promotes uses that provide jobs which will help enhance and diversify the economy.	+3
F) Supporting retail	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this option is to meet the employment needs of the community which can include the provision of retail development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping. The policy differs from the existing policy by providing flexibility of uses to meet the overall commercial floorspace, whereas the existing policy set aside 10,000m <sup>2</sup> to be met by retail floorspace. As it is noted in the supporting text that forecasting retail demand is not very reliable, this flexible approach allows retail development to respond to	+3

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

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

## Summary of Recommendations

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



## Policy S8 Town Centres

### Option 1 – Update Policy

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

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

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

## Summary of Recommendations

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

## Policy S9: Infrastructure

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

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

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

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

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

## Summary of Recommendations

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

## Policy S10 Environment

### Option 1 – Update Policy

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

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

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

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

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

## Summary of Recommendations

1. Policy S10 - Policy should introduce transport requirements from COR9 as sustainable transport is a key component in preventing climate change.
  2. Policy S10 to cross reference DM27 Development affecting heritage assets.
- Justification: Heritage assets are protected by other policies within the plan.

## Policy S11: Tiverton

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

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

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

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

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

## Summary of Recommendations

1. Policy S11 to include a clause to protect the built and historic environment outside of the town centre as well as inside the town centre to enhance sustainability objective B.
2. Policy S11 to reference the enhancement of open space, sport, recreation and cultural opportunities to increase sustainability objective H.

## Policy S12: Cullompton

### Option 1 – Meet the needs of the community for housing and commercial floorspace

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

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



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

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

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

## Summary of Recommendations

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

## Option 2 – Overprovision of housing and commercial floorspace

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

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

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

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

## Summary of Recommendations

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

### Option 3 – Under provision of housing and commercial floorspace

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

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

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

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

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

## Summary of Recommendations

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

## Policy S13 Crediton

### Option 1 – Develop According to need

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

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

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

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



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

## Summary of Recommendations

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

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

## Option 2 – Under provision due to local constraints

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

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

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

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

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

## Summary of Recommendations

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

## Policy S14 Villages Option

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

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

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

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

## Summary of Recommendations

1. No recommendations from SA.

### Policy S15 Countryside Option

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

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

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

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

## Summary of Recommendations

1. No recommendations from SA.

# Tiverton Site Options

## Policy TIV1: Eastern Urban Extension

### Preferred Option

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

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

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



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

## Summary of Recommendations

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

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

### Policy TIV2: Hartnoll Farm Option

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

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

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

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

## Summary of Recommendations

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

## Policy TIV3: Farleigh Meadows

### Preferred Option

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

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

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

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

## Summary of Recommendations

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

## Policy TIV4: Blundells School Option

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

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

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

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

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

## Summary of Recommendations

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

## Policy TIV5: Howden Court Preferred Option

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

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



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

## Summary of Recommendations

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

### Policy TIV6: Town Hall / St Andrews Street Preferred Option

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

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

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

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

## Summary of Recommendations

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

**Policy TIV7: Roundhill****Preferred Option**

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

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

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

## Summary of Recommendations

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

## Policy TIV8: Hay Park, Canal Hill Preferred Option

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

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

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

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

## Summary of Recommendations

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

**Policy TIV9: The Avenue****Preferred Option**

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

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

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

## Summary of Recommendations

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

## Policy TIV10: Tidcombe Hall Option

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

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

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

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



## Summary of Recommendations

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

### Policy TIV11: Wynnards Mead, Bakers Hill

#### Option

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

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

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

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

## Summary of Recommendations

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

## Policy TIV12: Land at Moorhayes Park

### Option

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

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

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

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

## Summary of Recommendations

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

## Policy TIV13: Exeter Hill Option

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

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

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

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

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

## Summary of Recommendations

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

### Policy TIV14: Leat Street Option

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

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

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

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

## Summary of Recommendations

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

## Policy TIV15: Palmerston Park Option

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

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



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

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

## Summary of Recommendations

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

## Policy TIV16: Phoenix Lane Option

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

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

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

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

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

## Summary of Recommendations

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

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

#### Option

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

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

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

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

## Summary of Recommendations

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

# Cullompton Site Options

## Policy CU1 North West Cullompton Preferred Option

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

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

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

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

## Summary of Recommendations

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

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

## Policy CU2 Growen Farm Option

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

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



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

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

## Summary of Recommendations

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

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

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

## Policy CU3 Knowle Lane Preferred Option

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA.

## Policy CU4 Land South of Tiverton Road Option

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

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

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

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

## Summary of Recommendations

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

### Policy CU5 Ware Park and Footlands

#### Option

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

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

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

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

## Summary of Recommendations

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

## Policy CU6 Court Farm

### Preferred Option

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

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



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

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

## Summary of Recommendations

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

## Policy CU7 Land at Exeter Road Preferred Option

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

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

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

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

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

## Summary of Recommendations

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

## Policy CU8 Bradninch Road Option

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

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

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

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

## Summary of Recommendations

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

## Policy CU9 Land at Colebrook Option

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

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

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

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

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

## Summary of Recommendations

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

## Policy CU10 Land at East of Culm Farm

### Option

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

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

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

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



## Summary of Recommendations

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

### Policy CU11 East Cullompton Urban Extension Option

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

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

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

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

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

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

## Summary of Recommendations

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

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

## Policy CU12 Week Farm Preferred Option

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

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

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

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

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

## Summary of Recommendations

<ol style="list-style-type: none"> <li>1. Any development here must be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it.</li> <li>2. Mitigation measures to reduce air quality impacts</li> </ol>
---

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

### Option

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

Sustainability	Commentary	Impact
----------------	------------	--------

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

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

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

## Summary of Recommendations

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

## Policy CU13(D) NE Part of Kings Mill

### Option

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

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



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

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

## Summary of Recommendations

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

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

#### Option

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

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

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

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

## Summary of Recommendations

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

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

**Policy CU14 Eastern Relief Road****Preferred Option**

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA.

## Policy CU15 Cullompton Infrastructure Preferred Option

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

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

	to go towards town centre regeneration and enhancement.	
G) Meeting housing needs	Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. The delivery of Junction improvements will unlock housing capacity within Cullompton, a positive effect.	+2
H) Ensuring community health and wellbeing	The Eastern Relief Road route will link Station Road to Meadow Lane via the Cullompton Community Association Fields. The construction of the road is likely to have an impact on the on the area of open space and recreation value, a negative effect. The Eastern Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West Urban Extension to link Tiverton Road to Willand Road, a significant positive effect on air quality within the town centre. Overall, there is a balancing act between these effects, a neutral effect has been assumed.	0
I) Delivering the necessary infrastructure	<p>The Council plans to use the Community Infrastructure Levy to secure funding for offsite infrastructure delivery in the majority of cases, but there will be circumstances where it is still appropriate to use a planning obligation. The Council’s strategic infrastructure policy is set out earlier in this document under Policy S9, but there are infrastructure requirements specific to Cullompton that are listed under Policy CU15. The Council will use the Community Infrastructure Levy and other sources of funding to deliver the infrastructure listed, and where planning obligations are sought, this policy will be the basis for negotiation.</p> <ul style="list-style-type: none"> <li>• The Local Transport Plan includes a long-term aspiration to reopen Cullompton Railway Station. A broad location south of Station Road is now identified as a possible site for the new station. The Local Plan protects land for a car park associated with any reopening of the station, a positive effect.</li> <li>• The Cullompton Air Quality Action Plan identifies a number of additional measures that will contribute towards improved Air Quality in the town centre. The Eastern Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre, significant a positive effect.</li> <li>• Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. In consultation with Devon County Council, the Highways Agency has agreed a scheme for the improvement of the junction to increase its capacity, a significant positive effect.</li> <li>• The Cullompton Air Quality Action Plan (AQAP) and the Cullompton Conservation Area Management Plan (CAMP) identify a number of potential opportunities for the enhancement of the town centre, through their delivery a positive effect to the town centre is anticipated.</li> <li>• The improvement to walking and cycling links are identified as action plan measures in the Cullompton Air Quality Action Plan. The provision of shared use surface between Honiton Road and Old Hill Road at Last Bridge has the potential to enhance access to employment opportunities. This improvement also aims to help to reduce car trips between the town and the major industrial area to the east of the M5 motorway, a positive effect.</li> </ul> <p>In combination this policy is considered to contribute towards an overall significant positive effect towards Cullomptons infrastructure requirements.</p>	+3

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

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

## Summary of Recommendations

1. No recommendations following SA.



## Crediton Site Options

### Policy CRE1 Wellparks

#### Preferred Option

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

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

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

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

## Summary of Recommendations

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

## Policy CRE2 Red Hill Cross

### Preferred Option

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

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

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

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

## Summary of Recommendations

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

## Policy CRE3 Cromwells Meadow

### Preferred Option

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

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

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

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

## Summary of Recommendations

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

## Policy CRE4 George Hill

### Preferred Option

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

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

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

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

## Summary of Recommendations

1. Retention of the protected trees.

## Policy CRE5 The Woods Group, Exeter Road Preferred Option

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

Sustainability objective	Commentary	Impact
--------------------------	------------	--------



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

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

## Summary of Recommendations

1. No recommendations following SA.

## Policy CRE6 Pedlerspool Option

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

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

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

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

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

## Summary of Recommendations

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

## Policy CRE7 Sports field, Exhibition Road Option

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA.

### Policy CRE8 Land at Barn Park Option

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA.

## Policy CRE9 Stonewall Lane Playing Field

### Option

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

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



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

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

## Summary of Recommendations

1. No recommendations following SA.

## Policy CRE10 Land at Westwood Farm Option

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

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

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

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

## Summary of Recommendations

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

## Policy CRE11 Land at Chapel Down Farm Option

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

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

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

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

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

## Summary of Recommendations

<ol style="list-style-type: none"> <li>1. Protection of the setting of the listed Chapel Downs Farmhouse</li> <li>2. Sensitive location of dwellings to reduce overlooking of the existing adjacent properties on Queen Elizabeth Drive</li> <li>3. Site only to come forward once the Crediton Link Road is in place</li> </ol>
--

## Policy CRE12 Barnfield Option

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

Sustainability	Commentary	Impact
----------------	------------	--------

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

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

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

## Summary of Recommendations

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

## Policy CRE13 Land at Alexandra Close Option

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

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

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

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



## Summary of Recommendations

1. No recommendations following SA.

### Policy CRE14 Wellparks (employment)

#### Preferred Option

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

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

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

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

## Summary of Recommendations

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

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

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

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

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

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

## Summary of Recommendations

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

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

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

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

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

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

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

## Summary of Recommendations

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

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

### Option

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

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

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

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

## Summary of Recommendations

1. No recommendations following SA.
-------------------------------------

## Villages Site Options

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

#### Option

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

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



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

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

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

## Summary of Recommendations

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

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

## Land at M5 Junction 27 and adjoin Willand (Residential)

### Option

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

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

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

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

<p>Secondary/cumulative/synergistic effects:</p>	<p>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.</p>
<p>Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)</p>	<p>Development will occur throughout the lifetime of the plan and the effect should be considered permanent.</p>
<p>Spatial extent: (District wide / local)</p>	<p>The policies set seek to meet the development needs of the District.</p>

## Summary of Recommendations

<p>Justification: The final policy would be supplemented by a suite of detailed policies on the issues listed below.</p> <ol style="list-style-type: none"> <li>1. Transport provision</li> <li>2. Environmental protection and green infrastructure</li> <li>3. Landscape and Visual Impact Assessment</li> <li>4. Archaeological investigation &amp; protection of listed buildings</li> <li>5. Flood mitigation &amp; Sustainable Urban Drainage (SUD)</li> <li>6. Community facilities</li> </ol>
---

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

## Bourchier Close, Bampton Option

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

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

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

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

## Summary of Recommendations

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

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

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

## Newton Square, Bampton Option

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

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

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

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

## Summary of Recommendations

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

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

## South of Molton Road, Bampton Option

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

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



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

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

## Summary of Recommendations

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

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

### Land at Ball Hill, Bampton

#### Option

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

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

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

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

## Summary of Recommendations

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

## Stone Crushing Works (Scotts Quarry), Bampton Option

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

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

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

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

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

## Summary of Recommendations

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

### Former School, School Close, Bampton Option

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

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

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

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

## Summary of Recommendations

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

## Ashleigh Park, Bampton Option

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

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

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

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

## Summary of Recommendations

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

## Land south of Glen View, Bickleigh

### Option

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

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



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

## Summary of Recommendations

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

## West of Godfrey Gardens, Bow Option

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

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

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

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

## Summary of Recommendations

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

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

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

## Land adjacent Bow Mill Lane, Bow Option

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

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

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

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

## Summary of Recommendations

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

## East Langford Farm, Bow Option

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

Sustainability objective	Commentary	Impact
--------------------------	------------	--------

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

Secondary/cumulative/synergistic effects:

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

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

## Summary of Recommendations

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

## Land adjacent Hollywell, Bow Option

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

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

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

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

## Summary of Recommendations

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

## Land adjacent Jackman Car Park, Bow Option

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

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



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

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

## Summary of Recommendations

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

## South of Iter Cross, Bow (Commercial) Option

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

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

Secondary/cumulative/synergistic effects:

The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.

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

## Summary of Recommendations

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

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

## South West of Junction Road, Bow (Commercial) Option

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

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

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

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

## Summary of Recommendations

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

## Hele Road, Bradninch Option

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

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

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

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

Spatial extent: (District wide / local)

This site option will help meet the housing needs of Bradninch.

## Summary of Recommendations

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

## Churchyard Field, Burlescombe Option

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

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

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

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

## Summary of Recommendations

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

## North West of Homefield, Butterleigh Option

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

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



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

## Summary of Recommendations

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

## Tower Meadow, Chawleigh Option

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

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

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

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

## Summary of Recommendations

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

## Barton, Chawleigh Option

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

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

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

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

## Summary of Recommendations

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

## Cheriton Bishop Glebe, Cheriton Bishop Option

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

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

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

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

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

## Summary of Recommendations

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

## Land near the church, Cheriton Bishop Option

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

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

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

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

## Summary of Recommendations

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

## Land adj Woodleigh Hall, Cheriton Bishop

## Option

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

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



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

## Summary of Recommendations

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

## Land east of Hill View, Cheriton Bishop Option

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

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

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

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

## Summary of Recommendations

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

## Land north of Brakes View, Cheriton Bishop

### Option

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

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

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

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

## Summary of Recommendations

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

## Cheriton Fitzpaine Glebe, Cheriton Fitzpaine Option

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

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

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

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

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

## Summary of Recommendations

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

## Land adjacent the primary school, Cheriton Fitzpaine

### Option

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

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

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

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

## Summary of Recommendations

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

## Land off Barnshill, Cheriton Fitzpaine

## Option

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

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



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

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

## Summary of Recommendations

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

## Landboat Farm, Cheriton Fitzpaine Option

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

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

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

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

## Summary of Recommendations

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

### Colebrooke Glebe, Colebrooke Option

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

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

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

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

## Summary of Recommendations

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

## Old abattoir site, Coplestone Option

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

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

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

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

## Summary of Recommendations

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

### Land adjacent Dulings Meadow, Coplestone Option

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

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

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

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

## Summary of Recommendations

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

## Bewsley Farm, 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
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. Due to the rising nature of the ground and the number of mature trees around the site, development could	-1

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

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



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

## Summary of Recommendations

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

## Linhay, Culmstock Option

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

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

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

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

## Summary of Recommendations

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

## Hunters Hill, Culmstock

### Option

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

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

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

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

## Summary of Recommendations

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

## Culmstock Glebe and Rackfields, Culmstock Option

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

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

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

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

## Summary of Recommendations

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

## Land at Blundells Road, Halberton Option

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

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

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

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

## Summary of Recommendations

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

## Land South West of Conigar Close, Hemyock Option

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

Sustainability objective	Commentary	Impact
--------------------------	------------	--------

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

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



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

## Summary of Recommendations

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

## Culmbridge Farm, Hemyock Option

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

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

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

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

## Summary of Recommendations

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

### Land north of Culmbridge Farm, Hemyock Option

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

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

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

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

## Summary of Recommendations

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

## Land by Kentisbeare Village Hall, Kentisbeare Option

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

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

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

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

## Summary of Recommendations

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

## Land between the Primary School & the Church, Lapford Option

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

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

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

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

## Summary of Recommendations

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

## Land West of Greenaway, Morchard Bishop Option

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

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



	overall positive effect is considered.	
--	--	--

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

## Summary of Recommendations

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

## Tatepath Farm, Morchard Bishop Option

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

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

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

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

## Summary of Recommendations

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

## Church Street, Morchard Bishop Option

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

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

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

## Summary of Recommendations

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

## Court Orchard, Newton St Cyres Option

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

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

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

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

## Summary of Recommendations

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

## Land west of Tytheing Close, Newton St Cyres Option

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

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

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

## Summary of Recommendations

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

## Land east of Tytheing Close, Newton St Cyres Option

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

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

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

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

## Summary of Recommendations

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

## Land at Oakford, Oakford Option



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

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

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

## Summary of Recommendations

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

## Higher Town, Sampford Peverell Option

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

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

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

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

## Summary of Recommendations

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

## 3. Archaeological investigation and appropriate mitigation measures.

**Land off Whitnage Road, Sampford Peverell****Option**

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

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

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

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

## Summary of Recommendations

<ol style="list-style-type: none"> <li>1. 35% affordable housing.</li> <li>2. Noise mitigation measures.</li> <li>3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.</li> <li>4. Archaeological investigation and appropriate mitigation measures.</li> <li>5. Remediation of contaminated land.</li> </ol>
---

## Land at Mountain Oak Farm, Sampford Peverell Option

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

Sustainability objective	Commentary	Impact
A) Protection of	Site runs up to edge of Grand Western Canal Country Park and Local Nature Reserve, a negative effect. At this stage, the Council is	-2

the natural environment	not aware of the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Significant impact on the Canal Conservation Area would be caused if development came right up to the northern boundary of the site, a negative effect. Development of a smaller portion of the land would have less of an impact and be closer related to existing housing, though even these dwellings are visually separated from the main settlement.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a neutral effect. Development would impact upon the Canal Conservation Area if the whole site was developed, a negative effect. Any future development would need to consider the mitigation measures available to reduce the impact of development on this Conservation Area.	-2
C) Mitigating the effects of climate change	The site contains a pond and streams which follow the field boundaries within the site, and a flood risk assessment may be required to determine any potential impact. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. There is a 0.9 ha classified as contaminated land due to quarrying, a negative effect. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land, potential issues around contaminated land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 216 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village.	+3
H) Ensuring community health and wellbeing	Sampford Peverell remote from services/facilities but has; a shop with post office, pubs, primary school, play area, sports facilities, Doctors' surgery, village hall and mobile library, a slight positive effect. Sampford Peverell is located on a bus route with hourly or greater service and Tiverton Parkway rail station is 1 km distant.	+1
I) Delivering the necessary infrastructure	The site could be accessed from Lower Town to the north of the link to the station, as the verge is again maintained in the verge schedules but not shown on Land charges plans, the existing access is suitable for a share surfaced cul-de-sac serving a maximum of 25 dwellings. The overall yield figure will be based upon what access can be formed to the east and a secondary access provided further to the west and an emergency access through the existing access. The site access is of limited width but would be acceptable as a shared surface serving a limited development, a neutral effect. Visibility at the site access is inadequate for a 40 mph speed limit but the 30 mph limit would need to be extended. Street lighting would need to be provided on the C105. There are good links to Tiverton, the outlying villages, the train station and the canal, with a public footpath adjacent to the site, running along Grand Western Canal. The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand. Given an adequate site access is achievable but	-1

	there are potential issues around education capacity an overall minor negative effect is considered.	
--	--	--

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

## Summary of Recommendations

<ol style="list-style-type: none"> <li>1. 35% affordable housing.</li> <li>2. Consideration of the setting of the Grand Western Canal Conservation Area and Local Nature Reserve site.</li> <li>3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.</li> <li>4. Archaeological investigation and appropriate mitigation measures.</li> <li>5. Remediation of contaminated land.</li> </ol>
---

## Morrells Farm, Sampford Peverell

### Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is not elevated or particularly prominent, but development of this large area outside of the village would significantly change the character of Sampford Peverell and its wider environment, a negative effect. As the site is so large, a wider landscape assessment would be needed if taken forward, as the landscape impact would vary across the site. At this	-2

	stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, an overall slight negative effect. Final design decisions may need to be determined by a masterplanning process or site development brief. The separation of the site from the main element of the village raises concerns about how well the final design could integrate the existing and the proposed development.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect although there are substantial flood plains to the east and south. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect.	-2
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on mainly Grade 3 good / moderate & some Grade 4 poor quality agricultural land in the eastern corner. Given the large scale loss of good / moderate / poor quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	Option provides 64,890 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact. Even if a lesser amount were allocated, the site still has the potential to meet a significant amount of the district's employment needs.	+3
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 742 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village. It is possible the quantity of housing could be reduced in order to see some commercial development on the site. Even if this is done, this is a large enough site to provide a significant amount of the district's housing needs.	+3
H) Ensuring community health and wellbeing	The site is divorced from the settlement, which could undermine community cohesion, and Sampford Peverell is remote from some services/facilities but has: a shop with post office, pubs, primary school, play area, sports facilities, Doctors' surgery, village hall and mobile library. Sampford Peverell is located on a bus route with hourly or greater service and Tiverton Parkway rail station is less than 0.5km distant. Overall, balancing some positive and negative scores, a neutral outcome has been assumed.	0
I) Delivering the necessary infrastructure	Adequate accesses are achievable. Street lighting on existing roads would be required and the 30 mph speed limit would need to be extended. There is good access where the site is in close proximity to Sampford Peverell, where there is access to the train station, canal and a cycle path, a slight positive effect. The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand. The site may need to also deliver a large amount of road infrastructure given the possible level of housing, which the final policy will need to address. Given the capacity limitations at the local school, and the level of road infrastructure required, a negative score has been assumed.	-2



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

## Summary of Recommendations

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

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

## Fanny's Lane, Sandford Option

Land with a gross site area of 1.7 (ha) at Fanny's Lane, Sandford is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a	0

the natural environment	gently rolling and strongly undulating landscape which is intensively farmed. However, development of this site would have a minimal impact on the character of the landscape as it is contained by development and man-made interventions, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	The western boundary of the site abuts the curtilage of a listed building, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent listed building.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Given the loss of very good quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The site abuts the village hall to the north and a primary school lies close by to the west along Fanny's Lane. There is easy access to the village centre with a public house, church and community shop/post office approximately 200m to the West, a slight positive effect. The closest bus stops lie approximately 150 metres to the north west and 200m to the west in the village centre and there is a school bus service.	+1
I) Delivering the necessary infrastructure	Would need to be accessed off the new road into the estate recently granted planning permission, a slight positive effect. Primary school has capacity to support development in the area but very limited capacity to expand. Given an adequate site access is achievable but there are potential issues around education capacity an overall neutral effect is considered.	0

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

## Summary of Recommendations

1. Part of site carried forward as an affordable housing rural exception site with the remaining area seeking to achieve 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Expansion of village hall car park.

### Land off Bowdens Lane, Shillingford Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would be visible from the hill ridge to the west, south and north east, a negative effect. The existing housing would provide some level of mitigation against any landscape impact that would arise. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good /moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting	Option provides for 51 new dwellings a contribution towards future housing need, a positive effect.	+2

housing needs		
H) Ensuring community health and wellbeing	Shillingford is remote from all services/facilities, there is a play area adjacent to the site, which is currently separated from the village and Shillingford has hourly or greater bus service, a negative effect.	-2
I) Delivering the necessary infrastructure	An adequate access is achievable from Bowdens Lane, a slight positive effect. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Area is served by Bampton School. Given an adequate site access is achievable but there are issues around education transport an overall slight negative effect is considered	-1

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

## Summary of Recommendations

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

## Land at Old Butterleigh Road, Silverton Option

Land with a gross site area of 1.4 (ha) at Land at Old Butterleigh Road is proposed for 45 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is shielded to the west and north by high hedges, but may be viewed from the east, a slight negative effect. The site would be visible from the houses adjacent. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and	The site is adjacent to the Silverton Conservation Area, a slight negative effect. Any future proposals would need to consider how	-1

promotion of a quality built and historic environment	best to mitigate the impact of this development on the adjacent Conservation Area.	
C) Mitigating the effects of climate change	A river runs to the eastern side of the site, and a small proportion of the eastern field falls within the flood zones 2 and 3. The remaining area of the site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 1.02ha (54% South) of the site is located on Grade 2 very good quality agricultural land and 0.88ha (46% North) is located on Grade 3 good / moderate agricultural land, a neutral effect. Only 11% of land within the district is grade 2. Given the loss of very good / good /moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 45 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	An adequate access to both sites is achievable however the highway would require widening across the site frontages and frontage footways would need to be provided, a slight negative effect. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable and education capacity an overall neutral effect is considered.	0

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

## Summary of Recommendations

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

## Glebe, Silverton Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is largely flat, but does offer some views to the south, which will be impacted, although the site will be partly shielded by the hedges and trees, a slight negative effect. Views from the north are limited to the buildings immediately adjacent. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	The proposed development site lies on the edge of the historic core of the village and in an area where the mid-19th century Tithe Map shows a concentration of buildings that have largely disappeared by the late 19th century, a slight negative effect. Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted for development here, a neutral effect. The site is adjacent to the Silverton Conservation Area, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 0.162 ha (15% South) of the site is located on Grade 1 excellent quality agricultural land, 0.03 ha (3% South) is located on Grade 2 very good quality agricultural land and 0.86 ha (81% north) is located on Grade 3 good / moderate agricultural land, a neutral effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Only 11% of land within the district is grade 2. Given the loss of excellent / very good / good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0

G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	An adequate access is achievable from the unclassified road fronting the north west of the site. The unclassified road fronting the north east of the site is subject only to the national speed limit and the provision of adequate visibility would be likely to be problematic, a slight negative effect. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable but visibility would be problematic and the potential issues around education capacity an overall slight negative effect is considered.	-1

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

## Summary of Recommendations

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

## The Garage, Silverton Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural	This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is shielded by high	0

environment	hedges and trees along the lane, and with few opportunities for views into and out of the site, a neutral effect. It is anticipated that the landscape impact would be minimal. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	Site is within Silverton Conservation Area, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located on brownfield land, a positive effect.	+2
E) Promoting economic growth and employment	Planning permission from 1983 is for storage, parking and maintenance. There will be a loss of employment land if this site is developed for housing, a negative effect.	-2
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	Access from Newcourt Road where an adequate site access is achievable if located to maximise visibility, a slight positive effect. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable but there are potential issues around education capacity an overall neutral effect is considered.	0

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



## Summary of Recommendations

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

## Livinghayes Road, Silverton

### Option

Land with a gross site area of 1.04 (ha) at Livinghayes Road, Silverton is proposed for 15 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site would be highly visible from the hillside immediately east, which is adjacent to the site, a negative effect. The high hedges and trees would reduce the impact of developing the site and provide screening from views in other directions. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good /moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0

G) Meeting housing needs	Option provides for 15 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	An adequate site access is achievable although the site is located on a private road, Livinghayes Road which is narrow and lacks footways which would need to be provided by any development, a neutral effect. This is only adopted up to house 1, remainder is private road which given the constraints either side is effectively a single carriageway. No more than 15 linear developments with road widening. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable but there are potential issues around education capacity an overall slight negative effect is considered.	-1

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

## Summary of Recommendations

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

## East of Hederman Close, Silverton Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. The site can be viewed from the wooded hillside to the south west, but it appears an inaccessible viewpoint, a neutral	0

	effect. Views to the north are shielded by elevated fields. The housing along the western boundary is visible from the east and would provide a level of mitigation. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	This site lies within a landscape where there is a concentration of prehistoric activity. While no sites are recorded within the area under consideration it is possible that evidence of prehistoric activity may be present here, a slight negative effect. Should this area be subject to a planning application for development, the Historic Environment Team would advise that any such application should be supported by an appropriate programme of archaeological investigation to allow the presence/absence and significance of archaeological deposits to be understood along with the impact of the development upon them, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The Heal-eye Stream runs along the western boundary of the site, and a flood risk assessment would need to be required to determine any potential impacts of developing the site. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 0.82ha (south east) is located on Grade 1 Excellent quality agricultural land, 0.04ha (north east) Grade 2 very good quality agricultural land and 1 ha (west) Grade 3 good / moderate quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Only 11% of land within the district is grade 2. Given the loss of Excellent / very good / good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	A suitable junction can be formed to the site however there is a need to widen the road C811 (road along northern boundary) at the point of access, a slight positive effect. An adequate footway network back to village centre is also required. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable and education capacity an overall neutral effect is considered.	0

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

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

## Summary of Recommendations

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

## Thorverton Glebe & Paddock, Thorverton Option

Land with a gross site area of 2.54 (ha) at Thorverton Glebe & Paddock, Thorverton is proposed for 50 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is partially screened by the topography of the land adjacent to the east, known as Peter's Hill. The site has distant views of the site from the west, but this could be limited through the use of screening, a neutral effect. The site itself is fairly level and there would be limited visual impact on the character of Thorverton, an overall neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	This site lies just to the north of a large probably prehistoric enclosure site, a slight negative effect. Any planning application for development here will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	Part of the site (south eastern) is within Zone 3 Source Protection Zone, a slight negative effect. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 1 excellent quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon	-3

resource use	amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of Excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 50 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The site is close to a number of services, including a primary school, a shop, public house, a bus stop within 100m of the site and a church and Thorverton is on a bus route with five or more bus journeys per day, a slight positive effect.	+1
I) Delivering the necessary infrastructure	The western site has a limited highway frontage to the C23 which at this location is subject only to the national speed limit. An adequate site access cannot therefore be achieved without lowering the speed limit, a slight negative effect. The eastern site can be accessed from both the C23 and School Lane although the latter is not favoured due to the lack of pedestrian facilities. An adequate access from the C23 is achievable if the access is placed at the north end of the site and the C23 would require widening over the site frontage, a slight negative effect. The current accesses into the sites are poor and would need to be improved and would result in the potential loss of hedgerow, a slight negative effect. Would require road widening and footway link to existing to serve site but access can be achieved. Surrounding network is narrow and would limit both sides to shared surface cul-de-sacs of 25 dwellings each subject to the highway improvements and widening. There is no footpath from the site towards Thorverton village centre for 100m so links would need to be provided, a slight negative effect. Primary is forecast to be at capacity and very limited capacity to expand. Given an adequate site access is achievable but would require a number of works and the potential issues around education capacity an overall slight negative effect is considered.	-1

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

## Summary of Recommendations

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

## 3. Archaeological investigation and appropriate mitigation measures.

## Land adjoining Poynings, Uffculme Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are a number of mature trees on the site which should be retained, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views of the site from the east, and the landscape is punctuated by mature trees. Developing the site would impact on the landscape character of the area, particularly given its position on elevated land, a negative effect.	-2
B) Protection and promotion of a quality built and historic environment	Site is located close to Uffculme Conservation Area (to the south east), a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. There is a large dip in the middle of the field which may cause drainage issues, a slight negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site adjoins, but is not within a Minerals Consultation Zone, a neutral effect. Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The site is remote from Uffculme which has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, a overall slight negative effect.	-1

I) Delivering the necessary infrastructure	An adequate site access is achievable as access to the site is good, with good visibility, although it is located on a bend and just before the 30mph two lane road into the village. Chapel Hill which provides the route to the centre of Uffculme is narrow and lacks footways. There is an alternative pedestrian route, via Uffculme Footpath 46 and highland terrace, but this is a longer route. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around area. Given an adequate site access is achievable but there are potential issues around education capacity an overall slight negative effect is considered.	-1
--	--	----

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

## Summary of Recommendations

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

## Land adjacent Sunnydene, Uffculme Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is slightly elevated but would not be overly dominant in the village context as neighbouring properties are set back from the site, though developing the site would extend the built environment further into the countryside, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a	The site is located adjacent to the Uffculme conservation area, which is to the south east of the site, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1

quality built and historic environment		
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	The site is remote from Uffculme which has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, overall a slight negative effect.	-1
I) Delivering the necessary infrastructure	There is poor access to the site being located on a bend of a very narrow lane and Uffculme Road is subject to the national speed limit, a negative effect. If alternative access were required on the western edge of the site, development would impact on the adjacent allotments. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around area. Given an adequate site access is difficult to achieve and there are potential issues around education capacity an overall negative effect is considered.	-2

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

## Summary of Recommendations



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

## Land west of Uffculme, Uffculme Option

Land with a gross site area of 3.86 (ha) at Land west of Uffculme, Uffculme is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The fields to the north of the B3340 are partially screened from views by the existing field boundaries. The southern field is more open, and offers wider and more distant views to the south. All fields are divorced from the village of Uffculme and therefore development in this location would have an impact on the character of the immediate area, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area where prehistoric activity is recorded in the wider landscape, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a neutral effect. The site is located opposite from the boundary of Bridwell Park, a nationally important grade I listed historic park and garden, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent grade 1 historic park and garden.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk with the exception of 1.2ha along southern boundary of south field located in flood zone 3, a negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a further slight negative effect.	-2
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2

H) Ensuring community health and wellbeing	The site is remote from Uffculme which has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, overall a slight negative effect.	-1
I) Delivering the necessary infrastructure	Site access is achievable subject to any development requiring the extension of the 30 mph limit, a slight negative effect. The footway at Culm Valley Way would need to be extended to the site, a slight negative effect. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around area. Given an adequate site access is achievable but there are issues around education capacity, an overall slight negative effect is considered.	-1

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

## Summary of Recommendations

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

## Land off Chapel Hill, Uffculme Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The village of Uffculme is surrounded by hills on all sides, and the site would be visible from a number of the surrounding ridgelines, a negative effect. There is a hedge to the east of the site and to the north the site is well screened, with views predominately into the site from the south. At this stage, the Council	-2

	is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	It is not anticipated that the development of this area will have an archaeological impact, a neutral effect. The site lies on the northern edge of the Uffculme Conservation Area and in close proximity to two listed buildings – The Mount and the Baptist Chapel, a slight negative effect. The impact of any development upon the setting of these designated heritage assets will need to be considered.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 64 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Uffculme has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services,. Uffculme is located near a bus route with an hourly or greater service, overall a slight positive effect.	+1
I) Delivering the necessary infrastructure	Adequate access can be achieved off Chapel Hill but there will need to be a suitable pedestrian footway over the frontage. Preference is for access to be taken from Highland Terrace but would require third party land. Chapel Hill needs to be widened to 5.5m passed the site with provision of footway linkages to Highland Terrace and over site frontage. Level differences may constrain opportunities to access the site and the junctions at either end of Chapel Hill with High street and with B3181 give cause for concerns and have limited opportunities for improvement, a slight negative effect Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around the area, a negative effect. Given an adequate site access is achievable but there are issues around education capacity an overall slight negative effect is considered.	-1

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

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

## Summary of Recommendations

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

## Land off Ashley Close, Uffculme Option

Land with a gross site area of 1.18 (ha) at Land off Ashley Close, Uffculme is proposed for 20 dwellings.

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

and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 20 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Uffculme has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, overall a slight positive effect.	+1
I) Delivering the necessary infrastructure	Access may be possible through Bellevue to the south although access would have to be via third party land which is currently subject to a planning application. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around the area, a negative effect. Given an adequate site access is achievable but there are issues around education capacity an overall slight negative effect is considered.	-1

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

## Summary of Recommendations

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

## Quicks Farm, Willand Option

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

Sustainability objective	Commentary	Impact
A) Protection of	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat	0

the natural environment	agricultural landscape. The site is flat and well screened by the boundary trees and other trees in the immediate area. Views into the site are very local from the adjacent farmland. There would be limited impact, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential. Archaeological work to the west has demonstrated the presence of widespread archaeological material including a prehistoric field system and funerary monuments. Development here also has the potential to expose similar associated deposits, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 68 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station. It also has access to a bus route with an hourly or greater service, a slight positive effect. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect. Overall a neutral effect is considered.	0
I) Delivering the necessary infrastructure	An adequate access is achievable via the Quick's Farm access provided it was substantially improved and the 30 mph limit on Uffculme Road was extended to provide the required visibility, a neutral effect. Pedestrian and cycle provision would need to be provided as there are none at this location on Uffculme Road. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable and possible issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will contribute

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

## Summary of Recommendations

1. Part of site carried forward as an affordable housing rural exception site with the remaining area seeking to achieve 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

## Land adjacent B3181, Willand Option

Land with a gross site area of 1 (ha) at Land adjacent B3181, Willand is proposed for 39 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Wildlife surveys accompanying the planning application noted that badgers actively used the site but found no evidence of setts. No evidence of bat roosts were detected, though dormice and slow worm habitats were identified and will require habitat migration. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Only the south west part is visible from any distance, the rest of the site is well screened by the existing boundary hedging and trees. Any impact is likely to be very low, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 1 excellent quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	-3

E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 39 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect. Overall a neutral effect is considered.	0
I) Delivering the necessary infrastructure	An adequate access is achievable, a neutral effect. There is a footpath along the main road which leads into the centre of the village, a neutral effect. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable and but there are possible issues around education capacity an overall slight negative effect is considered.	-1

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

## Summary of Recommendations

1. Site carried forward as an affordable housing rural exception site.
2. Improved pedestrian links to the village and retention and enhancement of existing public right of way.
3. Measures to protect and strengthen trees, hedgerows, and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside.
4. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

## Land east of M5, Willand



## Option

Land with a gross site area of 5.9 (ha) at Land east of M5, Willand is proposed for 142 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The woodland along the north eastern boundary is covered by a tree protection order, a negative effect. The site lies within the 'lowland plains' landscape character area which is typified by being an open, low lying flat landscape in a prosperous agricultural area. The site is flat in nature, and is well screened from views from the east by the presence of tall trees. There are some distant views from the west into the site. The existing adjacent housing is well screened by the high trees, and therefore any new developments would represent a change in the landscape character when viewed from the west, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 3.7ha (43% of site, northern portion) is located on Grade 1 excellent quality agricultural land, a significant negative effect with the remaining 5 ha (57% of site, southern portion) located on Grade 3 good / moderate quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	-3
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 142 new dwellings a contribution towards future housing need, a significant positive effect.	+3
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect. There are also possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. On balance a slight negative effect is considered.	-1

I) Delivering the necessary infrastructure	An adequate access is achievable. Access from Meadow park verge would appear to be achievable as the verge is maintained by the Highway Authority although this is not shown on the land charges record only on the verge cutting schedule. The Site would serve Cul-de-sac style development and numbers would be dependent on Transport assessment of the junction with Silver St. The Track that runs to the south is not highway and does not appear to be ROW and must be assumed to be private. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable but there are possible issues around education capacity an overall slight negative effect is considered.	-1
--	---	----

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

## Summary of Recommendations

1. 35% affordable housing.
2. Noise mitigation measures due to proximity to the M5 motorway.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

## Dean Hill Road, Willand Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The area of the site sits on elevated ground (the adjacent M5 is at a considerably lower level). As a result the site has a relatively prominent place in the landscape, offering wide and far views to the west and south-west. The area around the site, partially due to its separation from Willand, is generally open countryside, being agricultural in nature. Developing the site would have an impact on the landscape character, particularly given that the existing housing at the site is relatively well screened	-2

	from views, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 1 excellent quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	-3
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 54 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, overall a slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	An adequate access is achievable. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable but there are possible issues around education capacity, an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be

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

## Summary of Recommendations

1. 35% affordable housing.
2. Noise mitigation measures due to proximity to the M5 motorway.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

## Lloyd Maunder Way, Willand (Residential)

### Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	0.17 ha of site is covered by important mixed trees which are protected with tree preservation orders, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and wedged between industrial uses and the M5. Views from the site are short and it is well screened, a neutral effect. The impact on landscape character is likely to be very low should the site be developed. Overall a slight negative effect is considered as a small area of the site is covered by important mixed trees.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting	No impact.	0

economic growth and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 41 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, overall a slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	An adequate access is achievable Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable but there are possible issues around education capacity an overall neutral effect is considered.	0

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

## Summary of Recommendations

1. 35% affordable housing.
2. Noise mitigation measures due to proximity to the M5 motorway.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

## Willand Industrial Estate, Willand Option

Land with a gross site area of 10.4 (ha) at Willand Industrial Estate, Willand is proposed for 21,840 sqm commercial floor space.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site is hidden from the settlement by vegetation, but the site may be seen from the M5 if it is developed. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within this site. Any planning application for development of the undisturbed parts of this site will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, a slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located on part greenfield and part brownfield land, a neutral effect. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect. Given the large scale loss of good / moderate quality agricultural land and greenfield / brownfield land an overall neutral effect is considered.	0
E) Promoting economic growth and employment	Option provides 21,840 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Willand has a local shop and access to a bus service. There are links to Willand and to a lane which leads to a cycle path that links Willand and Uffculme to Tiverton Parkway rail station and Tiverton. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect. Given the sustainable location for walking but potential for harm to air quality an overall slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a positive effect.	+2

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

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

## Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
2. Archaeological investigation and appropriate mitigation measures.
3. Adequate access into the site for existing units immediately adjacent.
4. Provision of a cycle link from Muxbeare Lane to the existing industrial estate.
5. Provision of a footbridge along the north side of the south view road bridge over the former railway line.

## Lloyd Maunder, Willand (Commercial) Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site contains 3.7ha of unconfirmed wildlife area, in the north of the site with development potentially impacting upon species diversity, it is assumed subject to further investigation work that this will have a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would not be visible from the settlement, and is surrounded by hedgerows and trees which would further screen the site. Given the presence of the unconfirmed wildlife area, a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	This site lies adjacent to the flood plain and such development in this area have the potential to expose waterlogged palaeoenvironmental deposits that can provide information on past land use and man's impact upon it. In addition, recent archaeological work at Four Ways Cross to the east has demonstrated the presence of significant amounts of prehistoric archaeological deposits and features. Lying between these recently discovered sites and the river the presence of prehistoric activity in this area cannot be discounted. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a neutral effect.	0
C) Mitigating the effects of climate change	6.1 ha of the site is located on Flood zone 1 the lowest level of flood risk, 1.4ha was located in Flood zone 2 and 0.7ha located on Flood zone 3, a negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect.	-2

D) Safeguarding and minimising resource use	The site is located on greenfield land which is considered to be negative impact on resource use. 2.1 ha to the (east) of the site is located on Grade 3 quality agricultural land with the remaining 2.1ha (west) located on Grade 4 agricultural land. Given the large scale loss of good / moderate / poor quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	Option provides 8,820 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Willand has a local shop and access to a bus service. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect. Given the sustainable location for walking but potential for harm to air quality an overall slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	The site is easily accessible from the B3181 with poor links to the village centre at present, a slight negative effect.	-1

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

## Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
2. Archaeological investigation and appropriate mitigation measures.
3. Areas within the floodplain should be retained for green infrastructure.



## Land off Lower Road, Yeoford

### Option

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

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the Lowland Plains Character Area which is typically present in the area around Crediton. It traditionally has an open, landscape which at times can be gently rolling. The northern element is largely sheltered from views into the site, and is largely flat. There are limited opportunities to view the southern site from the rest of the village, a neutral effect. Development of the site would extend the built form of the village further to the east, though a level of mitigation would be provided by the existing adjoining housing and the modern farm buildings that abut the southern site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential on the edge of the historic core of the settlement at Yeoford, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required depending upon the nature of the proposed development here, a neutral effect. There are a number of listed buildings within the centre of Yeoford. The southern portion of site is adjacent to a small section of the Yeoford Conservation Area, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located largely on greenfield land however within the northern part there is a used, but tired agricultural barn of timber, block and corrugated iron construction, a negative effect. The site is located on Grade 3 good /moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land, a slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 17 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Yeoford is remote from services but lies on a bus route operating a less than daily service and Yeoford rail station is within walking distance, a neutral effect.	0
I) Delivering the necessary	Adequate highway accesses are achievable for both sites however the wider local highway network consists of narrow roads having restrictive alignments, a slight negative effect. Primary school is forecast to have limited spare capacity to support development	0

infrastructure	and has limited capacity to expand. Given an adequate site access is achievable but the local highway network consists of narrow roads and there are possible issues around education capacity, an overall neutral effect is considered.	
----------------	--	--

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

## Summary of Recommendations

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

## Managing Development Policies

Please note the original DM 1 'Presumption in favour of sustainable development' now sits at the front of this plan and has been given the policy number S1.

### Policy DM2 High quality design

This policy recognises the importance of good design as a key aspect of sustainable development, setting out key principles to be adhered to. It requires development to have a clear understanding of character, context and surrounding area. New development is required through the policy to make a positive contribution to local character, create safe places, encourage sustainable transport and take account of architecture, layout, siting, scale, massing, orientation, fenestration, materials, landscaping and green infrastructure. There is also a requirement for major residential developments to achieve a 75% score against the Building for Life standard. The policy may need to be revised to take account of the Government's review of housing standards.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Criteria within the policy states that development should demonstrate a clear understanding of the characteristics of the site, wider context and the surrounding area as well as a positive contribution to the local character including biodiversity assets, a positive effect on the natural environment.	+2
B) Protection and promotion of a quality built and historic environment	The policy states that the design of new development must be of high quality and based on set principles: characteristics of the site, efficient and effective use, positive contribution to local character, creation of safe and accessible places, visually attractive places including taking into account Architecture, Siting, layout, scale and massing, orientation and fenestration, materials and landscaping and green infrastructure and appropriate use of sustainable urban drainage schemes. Major proposals will be expected to achieve 8 out of 12 against the building for life criteria. The policy also requires development to make a positive contribution to character including heritage assets, and therefore scores positively for the effect it should have on listed buildings, historic parks and gardens and the character of conservation areas. The policy's focus on architecture, scale, and materials ensure that the details that contribute towards historical character are positively emphasised. Overall this policy will have a significant positive effect.	+3
C) Mitigating the effects of climate change	Criteria within the policy seek the efficient and effective use of sites, a positive effect. Policy criteria seek appropriate drainage including sustainable urban drainage systems (SUDs) and connection of foul drainage to a main sewer where available, a positive effect. The policy requires major developments to meet 75% of the criteria within the Building for Life criteria – these standards cover a range of issues which include access to public transport and the reduction of environmental impact. Through designs that maximise opportunities for the use of sustainable transport modes such as walking, cycling and public transport and environmental improvements incorporating facilities such as plug-ins for ultra-low emission vehicles, carbon emissions can be reduced, a significant positive effect towards climate change	+3
D) Safeguarding and minimising resource use	The policy requires major developments to meet 75% of the criteria within the Building for Life standard, which covers a range of issues which include assessing potential of any older buildings or structure for conversion and providing convenient, dedicated bin and recycling storage, a positive effect.	+2
E) Promoting	No impact.	0

economic growth and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Criteria in policy seek high quality development that create visually attractive places that do not adversely effect on the privacy and amenity of proposed neighbouring properties, a positive effect.	+2
H) Ensuring community health and wellbeing	Criteria within the policy seek the creation of safe and accessible places that encourage sustainable modes of travel such as walking and cycling, a positive effect.	+2
I) Delivering the necessary infrastructure	Proposals should take into account green infrastructure, a positive effect.	+2

Secondary/cumulative/synergistic effects:	This policy will complement a number of other policies within the plan. Particularly DM3 (sustainable design) through the incorporation of Sustainable Urban Drainage Systems (SUDS) where appropriate; DM6 (transport and air quality) through prioritising sustainable modes of transport in developments, particularly walking and cycling; and DM14 (design of housing) through complementary approaches to high quality local places, daylight, orientation, materials etc; and DM27 (heritage assets) as the policy requires development to make a positive contribution to local character.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as this policy will apply to all new development that takes place in the district over the lifetime of the plan. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA

### Policy DM3 Sustainable design

This policy incorporates sustainable design features into proposals for new housing and major commercial development, thereby reducing negative environmental and social impacts. The policy required applicants to demonstrate that developments are energy and water efficient and resilient to climate change. The Code for Sustainable Homes and BREEAM are used to determine compliance with the policy, with the level of achievement required to meet the policy rising over time. The policy may need to be revised following the outcome of the Government's consultation on the review of housing standards.

Sustainability	Commentary	Impact
----------------	------------	--------

objective		
A) Protection of the natural environment	It is possible that there could be some negative impacts arising from the requirement to cut carbon emissions, particularly by using more visual forms of renewable energy technologies. For example, developments that include photovoltaic panels could have a negative effect on valued landscapes. However such proposals for development will also have to consider their impact on protected landscapes to ensure a level of control. Given this mitigation a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	It is possible that there could be some negative impacts arising from the requirement to cut carbon emissions, particularly by using more visual forms of renewable energy technologies. For example, developments that include photovoltaic panels could have a negative effect on the character of conservation areas. However such proposals for development will have to consider their impact on heritage assets which will ensure a level of control. Given this mitigation a neutral effect is considered.	0
C) Mitigating the effects of climate change	Policy requires proposals involving the construction of new buildings to demonstrate how sustainable design and construction methods will be incorporated to achieve energy and water efficiency and resilience to climate change. Design must use landform, layout, building orientation, massing and landscaping to minimise energy consumption. Major housing development should meet the Code for Sustainable Homes levels. Major commercial development will be required to meet BREEAM standards. If evidence demonstrates the development is unachievable the benefits of the proposal will be weighed against the objective of the policy. The Code for Sustainable Homes covers a range of criteria from which developers are able to pick and choose the elements that they wish to deliver in order to obtain the required number of credits. Therefore it is difficult to be absolutely certain of each positive impact against the sustainability framework, but overall the impacts on carbon emissions are likely to be the most certain. The policy will contribute to reducing carbon dioxide emissions and increasing renewable energy capacity, a significant positive effect.	+3
D) Safeguarding and minimising resource use	The code requires developments to tackle waste, a positive effect.	+2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The Code for Sustainable Homes has an objective to reduce NOx emissions, and therefore implementation of the policy could result in a positive impact on air quality.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Indirect effects may include the need for more assessors who can complete BREEAM or Code for Sustainable Homes assessments and sign-off post-construction certificates. Synergistic effects include how the policy complements others which include other building standards. For example, builders of a major housing development will need to comply with Code for Sustainable Homes requirement (from Policy DM2), Building for Life (from Policy DM2) and Lifetime homes (from Policy DM14). However these requirements can be collectively undertaken as part of the Code for Sustainable Homes design stage; in particular Lifetime homes is already one of the credits under the Code's 'Health & Well-being' category. Other synergistic impacts relate to the visual impact of renewables technologies, and their potential impact on valued landscapes and heritage assets as discussed above. Such proposals would also be considered against DM27 (heritage assets) and DM29 (protected landscapes) to mitigate against potential negative impacts.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as the policy is a mechanism to reduce carbon emissions that arise as a result of the 'lifetime' of a building. Short to long term, though the policy will set a higher standard from 2016, so there will be changes in the short term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA

## Policy DM4 Waste management

This policy sets out requirements for development proposals to give consideration to the management of waste during construction and operation. In particular it includes a 'waste hierarchy', based on national waste policy that seeks to reduce the amount of waste that goes to landfill. While there is some overlap with Policy DM/3, this policy goes further in setting out a hierarchy. Also not all homes developed in accordance with the Code for Sustainable Homes will choose the waste credits in order to meet their overall total.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the	No impact.	0

effects of climate change		
D) Safeguarding and minimising resource use	Development proposals must demonstrate that the construction and operation of development will accord with sustainable waste management principles. A waste audit statement will be required for all major development in accordance with the proposed waste hierarchy. The policy clearly sets out at a local level a waste hierarchy to guide development. Planning cannot change people's behaviour once a development is in operation, however it can influence the choices people make by providing opportunities for reducing waste/recycling/composting etc. This policy therefore is highlighted as having a positive sustainable impact through the reduction of waste and of carbon dioxide emissions that would otherwise have been expended in processing of waste and production of new products, a significant positive effect.	+3
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Secondary indirect effects are likely to include a reduction in land use for landfill, and the negative environmental impacts associated with landfill. Synergistically the policy complements DM3 (sustainable design) which includes waste as one of the options that development could choose to select in order to meet the criteria of the Code for Sustainable Homes; this policy ensure that waste considerations must be tackled on major developments (under policy DM3 a developer would not necessarily have to select waste as one of its credits to achieve the overall Code requirement). The policy also complements DM14 (design of housing) which has a requirement for homes to be designed with provision for recycling and waste storage.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary in that waste during construction of major developments is subject to this policy; permanent in that sustainable development principles have to be incorporated into the design of the development for the lifetime of its operation. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

### Policy DM5 Renewable and low carbon energy

The policy requires proposals for renewable or low carbon energy to be weighed against their impact. The policy recognises the importance of delivering low carbon or renewable technology, but understands that there are other considerations that need to be taken account of in order for such developments to be acceptable in planning terms. The policy text has been updated from LP3 to list proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact on character, amenity, visual quality, “the community and agricultural land” of the area reflecting Government guidance. Requirement’s for Environmental Impact Assessment has been deleted and the term “similar developments” will be clarified in the supporting text.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy requires development proposals to take account of landscape character, which could be detrimentally affected by renewable technology development, for example where large scale solar farms are proposed in sensitive landscapes. In order to mitigate against such issues the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on ‘character, amenity and visual quality of the area’. The policy seeks to reduce the likelihood of habitat fragmentation and to consider the environmental amenity of nearby properties. Such proposals would also have to be assessed against other policies within the Local Plan, which provide protection for landscapes, a positive effect.	+2
B) Protection and promotion of a quality built and historic environment	The policy requires development proposals to take account heritage assets, which could be detrimentally affected by renewable technology development, for example where solar panels are proposed on listed buildings or buildings in a conservation area. In order to mitigate against such issues the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on ‘character, amenity and visual quality of the area’. Such proposals would also have to be assessed against other policies within the Local Plan, a positive effect.	+2
C) Mitigating the effects of climate change	Proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact, a positive effect towards mitigating climate change. The policy contains a number of factors to mitigate against a number of possible negative aspects of renewable and low carbon development including having regard for character, amenity, visual quality of the area, agricultural land value and biodiversity. The policy represents a significant positive impact on delivering the objective.	+3
D) Safeguarding and minimising resource use	The policy, by permitting renewable energy generation, could reducing district-wide and nation-wide reliance on other forms of energy, such as those derived from fossil fuels. This could have a significant impact on reducing the loss of limited resources. The policy requires development to recognise the quality and productivity of agricultural land including the quality and productivity of the best and most versatile agricultural land (grade 1, 2 & 3a). Overall the impacts are considered to significantly contribute	+3



	towards achieving the objective.	
E) Promoting economic growth and employment	Renewable energy schemes can provide a form of alternative income, particularly for farmers wishing to diversify from traditional land uses. Overall, a slight positive outcome has been assumed as a result.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	There are positive and negative impacts in terms of public support, which vary depending on the individual proposal in question. Overall a neutral impact has been assumed, given the both positive and negative feedback the Council has previously received about such projects.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Wind turbines can have cumulative impacts on a landscape, particularly where isolated small scale developments are granted, eventually dotting the landscape. The policy requires development not to have significant adverse impacts, including cumulative impacts in relation to other similar developments, with many developments being required to support their application with a Landscape and Visual Impact Assessment (LVIA). The policy also works in tandem with DM6 (transport and air quality) to consider the environmental amenity of nearby properties, and with DM29 (protected landscapes) and DM30 (other protected sites) to provide protection against habitat fragmentation.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The scoping stage of installing renewable energy technology to investigate feasibility, such as the installation of anemometer masts to assess wind speeds, will have a temporary effect on the landscape, as temporary permissions are often granted for the masts. Large renewable projects, such as solar farms are often granted long-term permissions, for example 25 years, so that once the Fed In Tariff expires, the facility is required to be removed, in order to protect the landscape and best agricultural land. Immediate to long term as an increasing number of applications have been received in recent years, which is likely to increase as time progresses given the pressures to reduce carbon emissions as a result of climate change.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM6 Transport and air quality

The policy aims to manage the impact of additional transport on air quality arising from development proposals. The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Where Low Emission Assessments are required the policy requires them to specify their impact on existing Air Quality Management Areas, to set out modelling of transport emissions and onsite mitigation measures to off-set negative impacts on air quality. The impacts of transport emissions on environmental assets must also be assessed and mitigated where necessary.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The impacts of transport emissions on environmental assets must also be assessed, with the policy requiring mitigation measures to reduce negative impacts.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Through the implementation of the requested statements it is anticipated that traffic movements in new development can be reduced, thereby decreasing traffic CO2 pollution, a positive effect.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The impact on town centres could also be a positive factor. Cullompton and Crediton are both Air Quality Management Areas, with Tiverton at risk of being classified in addition. It is noted that the poor air quality, caused by the significant amount of road traffic through Cullompton and Crediton, has a link to the viability and vitality of the town centre. This policy may have a positive effect on the town centres through the requirement for development in those areas to provide on-site mitigation to reduce negative impacts on air quality.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring	It is acknowledged that new development can result in an increase in transport and associated emissions, a negative effect.	+2

community health and wellbeing	Without this policy in place only the site specific measures on the largest allocations will apply. These provide a level of protection, however the policy has a specific requirement for major development to provide low emission assessments and associated on site mitigation measures that include encouraging public transport, walking and cycling. This provides a mechanism for addressing negative air quality impacts, whilst also encouraging the introduction of low emission technologies, such as electric charging points, thereby creating the infrastructure for longer term climate change mitigation, an overall positive effect.	
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Emissions can have significant indirect negative impacts on biodiversity and in particular on protected species. The policy links to Policy DM30 (other protected sites) in order to provide protection for sites that may be vulnerable due to their proximity to major roads (such as the Rackenford Special Area of Conservation near to the A361).	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary effects will arise during construction phase, for which the provision of Travel Plans are designed to allow developments to set out alternative sustainable modes of transport as a means of accessing the development site. Permanent effects should be highlighted within the supporting evidence submitted with an application, and mitigation required. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM7 Pollution

This policy aims to protect individuals, the natural environment and general amenity from the harmful effects of noise, odour, light, air, water, land and other forms of pollution. The policy requires development to provide an impact assessment of the effects of pollution from development and details of mitigation where necessary.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional level of protection against developments that would pollute the local environment, a positive effect.	+2
B) Protection and promotion of a	No impact.	0

quality built and historic environment		
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	There could be a positive impact on town centres as a result of implementing the policy. Cullompton and Crediton are already Air Quality Management Areas, with Tiverton at risk of being classed in addition. The various forms of pollution can have a damaging impact on the vitality of a town centre. This policy may result in mitigation schemes being put in place within town centres to address potential negative impacts.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution including on light, air, odour and noise. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional level of protection against developments that would pollute the local environment, a positive effect.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Traffic pollution from individual vehicles can have a low level impact, but indirectly and cumulatively there can be more significant impacts on amenity, biodiversity and the environment. The policy seeks to minimise such unacceptable negative impacts. Synergistically the policy also complements DM3 (sustainable design) which has the option for development to tackle NOx Emissions as a credit towards meeting the Code for Sustainable Homes criteria; having this policy work in tandem with DM3 ensures that the effects of pollution are considered and where necessary mitigated on all development, not just on those where it is selected as a credit towards achieving the Code level.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary, in that some pollution may result during construction; however it is the lifetime of a development where pollution will continue to have an effect. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

### Policy DM8 Parking

The policy takes account of the fact that car ownership is predicted to increase, rather than decrease, over the next 10-15 years, and particularly reflects the importance of car usage in Mid Devon due to its rural nature. Rather than try to limit car usage through applying maximum parking standards, the policy seeks to provide adequate parking, and seeks to deliver low emission vehicle infrastructure to new developments. This recognises that restrictions in parking do not correspond to a reduction in car ownership, which has caused increasing congestion within residential areas. A parking SPD has been produced which provides further guidance. The policy has been updated from LP3 to clarify the retail requirements and “Gross floor area” as opposed to “shop floor area”.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The analysis highlights that the policy has potentially a mixed outcome in terms of reducing carbon dioxide emissions. This is because the positive benefits of using electric vehicles is to some extent offset by the fact that their production incurs a high carbon cost, whilst the electricity that powers them may be derived from fossil fuels, which are a finite resource. However the supporting text does encourage the option for other alternative fuel sources to be used in future.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0
F) Supporting retail	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0

G) Meeting housing needs	These are related to the delivery of affordable housing, as the requirement to deliver low emission technologies adds an additional requirement and cost to developers which may impact on viability. However, building EV charging infrastructure into a development alongside all the other utilities infrastructure is likely to be far cheaper than retro-fitting, and is not considered to impose an excessive burden on development, a slight positive effect. The application of minimum parking standard has implications for the land take of development, as requiring more parking is an additional requirement on space within a development. Therefore, it is possible that this requirement may result in a squeeze on other land-based uses within a development, such as garden sizes, or could perhaps result in a reduction in the overall number of dwellings to be constructed on a given site (and hence would lower the ratio of dwellings per hectare). However, given that residential sites can exceed the proposed minimum, it is considered that the standard does not place a disproportionate burden on development. Therefore, the implementation of a minimum parking standard is considered to have a balanced/neutral impact, taking account of some positive and some negative impacts arising.	0
H) Ensuring community health and wellbeing	It is difficult to be absolutely certain about the positive outcomes, given that low emission technologies are relatively new, though there should be beneficial impacts on public transport and opportunities for walking and cycling, a slight positive effect.	+1
I) Delivering the necessary infrastructure	The success of the policy will be greatly determined by the introduction of affordable mass-market low emission vehicles. The introduction of low emission infrastructure alone is unlikely to be sufficient to change car ownership preference from petrol/diesel usage to more sustainable alternatives. However, without infrastructure in place to enable residents and businesses to charge/re-fuel low emission vehicles there would be a significantly reduced likelihood of the technologies taking hold in the district. It is likely that residents will continue to make use of traditional diesel/petrol vehicles until mass market low emissions technology becomes common across the country, thereby driving down costs, a slight positive effect.	+1

Secondary/cumulative/synergistic effects:	The impact on the use of electric vehicles is likely to have a cumulative effect, as a 'critical mass' will need to be reached in terms of the availability of infrastructure and reduced costs of vehicles for their wider use to take place. Synergistically, this policy, and others such as DM11 (conversion of rural buildings) and DM20 (rural employment development) is unlikely to lead to a reduction in car use in the countryside; more likely car usage may be increased as a result.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The impact will be permanent in relation to setting the amount of parking available per development, and through permanent installation of electric vehicle charging infrastructure. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

NB: Policy DM9 from the Local Plan Part 3, previously titled 'Cross subsidy of affordable housing on exception sites', has been revised and combined with another existing policy. The SA of the revised version, entitled 'Rural exception sites for affordable housing' can be found at the end of this document.

## Policy DM10 Rural workers dwellings

This policy permits the development of housing for rural workers outside of defined settlement limits, providing a criterion based approach when this can take place: the nature and demand of an existing rural business are such that a full time need to be a permanent resident, the need cannot be met elsewhere (a nearby settlement or dwelling), the size and scale of the residence is commensurate with the scale of operation and the rural enterprise has been established for at least three years and is financially sound. Where a rural business is not established the policy allows for a mobile home on a temporary period against set criteria.

Permission will also be subject to an occupancy condition.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Negative impacts could arise from development taking place within the open countryside to the detriment of the surrounding landscape. To minimise the harm, the policy has been worded so that the scale of any building is proportionate to the size of the enterprise, and that it reflects the location and setting of the site. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The location of the dwelling, outside of a settlement is likely to lead to increased car usage in order to access services that potentially could be some distance away, resulting in increased carbon emissions, a negative effect. In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
D) Safeguarding and minimising resource use	This policy permits the development of housing for rural workers outside of defined settlement limits. In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	The policy will positively help a rural business where the need for a worker to be permanently on site is essential to the success of the enterprise, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting	The policy will deliver a limited number of new housing where there is a rural need, a positive effect. This policy attaches a planning	+2

housing needs	condition to rural workers dwellings, tying the dwelling to the agricultural or occupancy use. The removal of a tie is restricted to situations where the use is no longer needed, and requires provision of strong evidence as justification. Whilst not classed as affordable housing, this type of housing could be considered low cost. The tie placed on the building by a planning condition effectively keeps the cost of the property to a level that makes it more affordable to rural workers, thereby possibly providing a form of lower cost housing that meets a local need. Whilst this cannot be highlighted on the sustainability appraisal as having a positive effect on 'affordable housing', it does have a local positive impact.	
H) Ensuring community health and wellbeing	By providing rural workers' dwellings, the policy may permit people to remain living in places from which they originate, where otherwise, many people may have had to move away to find suitable affordable accommodation. A slight positive impact is anticipated.	+1
I) Delivering the necessary infrastructure	The policy may result in more homes being built in the open countryside which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.	-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built in the countryside which cumulatively could impact on the landscape. Any proposals would be determined with regard to DM2 (high quality design) and also Mid Devon's Landscape Character Assessment and the Landscape Sensitivity Assessment. This will have secondary effects on the availability of agricultural/forestry/other important rural labour in the vicinity. The policy should have a positive impact in this regard.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy permits temporary dwellings where a firm intention to establish a rural enterprise is demonstrated, which will result in dwellings appearing for a limited period. Otherwise, the construction of rural workers dwellings is likely to have a permanent impact. The effects will be permanent for occupancy conditions, though the policy does set criteria whereby an occupancy condition can be removed. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

### Policy DM11 Conversion of rural buildings

This policy permits the conversion of redundant or disused rural buildings to a residential or employment use. The policy recognises the importance of rural buildings to the landscape and character of Mid Devon and permits their conversion where proposals meet a number of criteria regarding access, design, amenity and compatibility with rural character. The policy has been updated from LP3 to clarify that it applies to local character.

Sustainability objective	Commentary	Impact
--------------------------	------------	--------



A) Protection of the natural environment	Rural buildings such as barns can provide habitats for creatures such as barn owls and bats, particularly if the buildings have been redundant for some time, and therefore negative effects could be anticipated. However, criteria within the policy seek to retain any nature conservation interest associated with the site or building and provide a net gain in biodiversity where possible, and the supporting text requires provision of a habitat survey and makes reference to other legislation that exists to provide protection for priority species, a positive effect. Other effects include the impact on the rural landscape of the district. Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact. The policy seeks to improve the landscape by retaining buildings of character – others will eventually be knocked down, a positive effect. Given the negative effect to nature conservation / landscape through conversion but mitigation measures available an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact. The policy seeks designs that will retain the original character of the building and its surrounds, a positive effect. Given the negative effect to through conversion but the mitigation measures available an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	The policy could have an effect on carbon emissions. Locating development away from existing settlements is likely to lead to increased car usage, given the low levels of public transport in the more rural parts of the district. Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. This has implications for carbon usage in increasing the length of collection rounds, as well as increasing the cost of services. To some degree there will be a positive impact on carbon emissions as converting an existing building will use less energy than constructing a brand new dwelling. Given the negative effect through the creation of isolated homes in the countryside but mitigation measures available an overall slight negative effect is considered.	-1
D) Safeguarding and minimising resource use	Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. To some degree the re-use of rural buildings is a positive effect. Given some positive and some negative impacts, and overall neutral impact has been considered.	0
E) Promoting economic growth and employment	There are positive impacts on the provision of employment floorspace in rural areas as a result of converting rural buildings for a commercial purpose. Tourism could also be affected as the rural nature is central to the attraction of the district. To mitigate against such impacts the policy requires a conversion to be undertaken without significant alteration to existing building, to retain the original character of the building and surrounding landscape, and to result in an overall enhancement to the immediate vicinity as required by the NPPF. Given the positive effect of employment floorspace and negative effect to tourism through conversion but mitigation measures available an overall neutral effect is considered.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	There are positive impacts on the number of houses created, in rural areas.	+2
H) Ensuring community health and wellbeing	No impact.	0

I) Delivering the necessary infrastructure	The policy may result in more homes being built in the open countryside which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.	-2
--	--	----

Secondary/cumulative/synergistic effects:	The conversion of rural buildings to residential use will increase the number of people living in the countryside; this has effects in terms of carbon emissions and services reaching those dwellings. Synergistically, when assessed alongside Policy DM20 (rural employment development) which sets criteria by which new employment development can take place in the countryside, both policies will be adding to the number of people not living and working in the main settlements. However there is a limited stock of available buildings for conversion, so it is anticipated that these effects will not be too significant.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once converted, those buildings cannot be used again for their original purpose. However the policy stipulates that any conversion must result in an enhancement of the setting, thereby having a positive permanent effect on the landscape. Immediate to long term. Proposals for conversion of rural buildings could be submitted immediately given the provisions of the NPPF.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM12 Replacement dwellings in rural areas

This policy permits the replacement of existing dwellings with new buildings, but limits the floorspace to no greater than that of the original property.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts landscape.	+2
B) Protection and promotion of a quality built and historic environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts built and historic environment.	+2
C) Mitigating the effects of climate	In terms of carbon emissions the construction of a new building will result in the use of large amounts of emissions during the manufacture of the materials and during construction. However a new building will have to adhere to higher standards of energy	0

change	efficiency as set out by building control and Policy DM3 (sustainable design) set out in this document, which will act positively against the negative impacts. A new building may also feature renewable energy technologies as part of the design, thereby increasing the capacity of the district. 20% of new buildings will also have to be constructed to Lifetime Homes standards; therefore some replacement buildings will meet this standard. Given the negative effect associated with construction but mitigation measures proposed, an overall neutral effect is considered.	
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	A general beneficial impact of the policy is that it may allow sub-standard homes to be improved, a positive effect.	+2
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Synergistically this policy will be read in conjunction with policies DM2 (high quality design) and DM14 (design of housing) thereby ensuring that any replacement dwellings are built to a high standard, improving the quality of the housing stock across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Replacement buildings will be permanent additions to the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM13 Residential extensions and ancillary development

This policy sets out the conditions under which extensions to existing dwellings and any other ancillary development can take place.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>
A) Protection of the natural environment	Extensions and ancillary development can have an impact on an area, though the scale of the impact is typically determined by the size of the development. Small domestic extensions, where there are few immediate neighbours can have very little impact. Larger extensions, taking up significant parts of a garden, or that affect the amenity of neighbours, or are in a rural location and visually impact on the quality of a landscape can be particularly detrimental to the local environment. Given the positive and negative effects an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Extensions and ancillary development can have an impact on building character, a negative effect. Criteria within the policy require development to respect the character, scale, setting and design of the existing dwelling, a positive effect. Given the positive and negative effects an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	In terms of climate change impacts, permitting extensions increases the footprint of a property, and thereby the energy consumption of a property, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The land an extension is built on is often classed as previously developed land, which is being reused, a slight positive effect.	+1
E) Promoting economic growth and employment	Householder applications make up approximately 30% of the applications received by Mid Devon District Council and these typically request planning permission for extensions. The building work undertaken for this type of development is an important part of the local economy and is typically undertaken by local self-employed building contractors or small firms, an overall positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	In rural areas adding an extension to a property can significantly increase the desirability and therefore the price of a dwelling. The reduction of 'lower cost' housing in rural areas contributes towards gentrification and creates less sustainable communities. On the reserve of this however, permitting someone to extend their home may remove their need to move home, either to a bigger property, or to one that is designed to meet their needs, e.g. if they have a disability. In such cases allowing them to extend their own home may mean they do not need to join a waiting list for an adapted local authority or housing association property. Given the positive and negative effects an overall neutral effect is considered.	0
H) Ensuring community health and wellbeing	Residential extensions and ancillary development could harm the living conditions of neighbours through the loss of light, privacy, and overbearing or over-dominating effect, a negative effect. Criteria within the policy state that development will not have a significant adverse impact on the living conditions of occupants of neighbouring properties and will not result in the over-development of the dwelling curtilage. Given the negative effects but mitigation available, an overall neutral effect is considered.	0
I) Delivering the	No impact.	0

necessary infrastructure		
--------------------------	--	--

Secondary/cumulative/synergistic effects:	The local street scene can be affected by many properties adding extensions. Extensions may also present opportunities for home working.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once built, extensions and ancillary development are permanent additions. Immediate to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM14 Design of housing

This policy seeks to guide the development of new housing within the district. It stipulates requirements to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and a proportion of homes to meet lifetime homes standard and in accordance with car parking standards. The policy has been updated from LP3 to include “type” within point e).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, an overall positive effect for the protection of the natural environment.	+2
B) Protection and promotion of a quality built and historic environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, a significant positive effect for the promotion of a quality built environment.	+3
C) Mitigating the effects of climate change	Housing development should include space for cycle storage, a positive effect. Criteria within policy seek sustainable forms of development that maximise the natural benefits of the site through design, materials, technology and orientation, a further positive effect.	+2
D) Safeguarding and minimising resource use	Adaptable dwellings that can accommodate a range of occupiers and their changing needs over time which will include the provision of a stairway suitable for stair lift installation or space for the provision of a lift in homes with more than one storey, allowing residents to remain in their homes for longer is considered a positive effect.	+1
E) Promoting	No impact.	0

economic growth and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy seeks to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and a proportion of homes to meet lifetime homes standard and in accordance with car parking standards, a significant positive effect on the new housing stock of the district.	+3
H) Ensuring community health and wellbeing	Research by the RIBA in recent years highlighted that the UK is building some of the smallest houses in Europe. It noted the importance of providing flexibility of space within the home to adapt to changing needs, to provide space for family life and opportunities for children to study in private and most importantly that improved health and well-being can result from living in a well-designed home that provides sufficient space to function well and support privacy and social activity. This policy includes the delivery of a proportion of new homes to be built to lifetime homes standard, the inclusion of space for cycle storage and the impact this could have on local cycling activity and the need for adequate room for storage and movement within a property, a positive effect. The impact on public open space deriving from the requirement to provide 'private amenity space that reflects the size, location, floorspace, type and orientation of the property' could result in larger private gardens at the expense of public open space, an uncertain effect. However, overall the policy is considered to have a generally positive effect.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Cumulatively the policy will start a process by which more properties across the district are adaptable, though the policy will have no effect on the existing housing stock. The policy is therefore likely to have the indirect effect of allowing elderly or disabled people the opportunity to remain in their homes, should their needs change. The policy complements DM2 (high quality design) in the delivery of both a high quality urban realm with well-designed housing that meets the needs of local residents, as well as DM15 which sets minimum dwelling size space standards.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as the policy requires a high standard of design which will affect the lifetime of a development. The requirement for adaptable properties will have a changing effect over time on the layout of a house, for example allowing buildings to be altered as circumstances change. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM15 Dwelling sizes

This policy seeks to address the provision of housing with sufficient internal space for the activities of family life. This policy sets minimum floorspace requirements for new housing development. It uses Homes and Communities Agency standards for affordable housing and seeks to apply it to all housing.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Increasing minimum dwelling sizes could reduce the number of dwellings per hectare that can be delivered on a particular site. A concern could be that this policy impacts on the number dwellings that can be delivered, and then the district would need to consider whether it allocating sufficient land for housing, which itself has implications for wildlife and landscape. However the proposed minimum standard represents overall a very marginal increase on only the smallest homes constructed (as most would be above the standard anyway). Therefore a neutral effect has been assumed.	0
B) Protection and promotion of a quality built and historic environment	Providing minimum space standards should ensure that the newest homes have a sufficient level of internal space. Properties which are built without sufficient space may be less desirable, and potentially have a shorter usable life – particularly as research indicates that older houses, typically have more space, and are therefore often more desirable. Homes with a shorter life may need to be demolished sooner. Such homes could not be considered to contribute to the promotion of a quality built environment. Therefore a small positive impact has been assumed.	+1
C) Mitigating the effects of climate change	Increasing the size of houses could also lead to increased carbon emissions, a negative effect. Larger and/or more rooms are likely to result in greater use of materials during construction and increased heating/energy costs during the lifetime of the building. Though, providing larger dwellings does provide opportunities to consider orientation as a way to increase passive solar gain, particularly through the use of larger windows. Properties that have suitable internal space are more desirable, and should have a longer life span – whilst those that do not meet the needs of people could have a shorter life, and could be demolished and replaced earlier. This has implications for carbon usage. Therefore, a small positive impact has been assumed.	+1
D) Safeguarding and minimising resource use	A potential negative outcome of implementing this policy is the effect it could have on the land take. Increasing minimum dwelling sizes could reduce the number of dwellings per hectare that can be delivered on a particular site. A concern could be that this policy impacts on the number dwellings that can be delivered, and then the district would need to consider whether it allocating more land for housing is required, which itself has implications for wildlife and landscape. However the proposed minimum standard represents overall a very marginal increase against only the smallest houses, and therefore an overall neutral effect is anticipated.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	This policy seeks to address the provision of housing with sufficient internal space for the activities of family life. This policy sets minimum floorspace requirements for new housing development, a positive effect.	+2
H) Ensuring community health	This policy seeks to address the provision of housing with sufficient internal space for the activities of family life. This can have a positive effect on educational achievement. RIBA research from recent years has indicated where children had no place for private	+2

and wellbeing	study in houses this could be linked to poor educational attainment.	
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Indirect effects may include the impact on land take, as increasing room sizes may reduce the number of dwellings that can be built on a plot. The policy, working in tandem with DM14 (design of housing) requiring sufficient private amenity space and Policy DM28 (green infrastructure in major development) which contains provisions for larger gardens could collectively add to the overall land take.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, the policy will set the size of rooms in a dwelling, which once built are a permanent feature. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM16 Town centre development

This policy encourages sustainable growth and regeneration of the district’s principal settlements of Tiverton, Cullompton and Crediton. The policy focuses on promoting a variety of town centre uses, whilst resisting development that would harm the vitality and viability of defined primary shopping frontages. The policy has been updated from LP3 to remove Bampton town centre reflecting its proposed new settlement status as a village.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	Development will be supported where it retains or enhances the town centre’s historic character, a positive effect.	+2
C) Mitigating the effects of climate change	There are anticipated to be positive impacts of permitting a wide variety of uses within town centres. These are places where there are already a range of uses, facilities and services, which are already used to varying degrees. Promoting further and more varied uses could help regenerate the town centres, ensuring that residents continue to make use of their centralised locations, which can	+2



	be accessed by sustainable modes of transport, i.e. on foot, or via bus services.	
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	It is considered that providing some housing within town centres can positively contribute towards vitality. Mixed use town centres can have a wider economic benefit through developing the evening economy, whereby residents' access facilities such as restaurants/cinemas after traditional retail closing hours. The policy is therefore striking a balanced approach to maintaining vitality and viability, seeking to encourage a range of uses that support economic growth, an overall positive effect.	+2
F) Supporting retail	Development and change of use of ground floor premises to alternative uses will not be permitted where the primary retail role and character is undermined causing unacceptable fragmentation and isolation of remaining shops, a detrimental effect on the visual character and harm to the vitality and viability of the primary shopping area, a positive effect.	+2
G) Meeting housing needs	This policy may also increase the level of housing across the district. It is felt that providing some housing within town centres can positively contribute towards vitality, a positive effect.	+2
H) Ensuring community health and wellbeing	The town centres of Crediton and Cullompton are already designated as Air Quality Management Areas, whilst Tiverton is at risk of being given the same status. Whilst town centre living is likely to result in increased use of sustainable modes of transport, evidence suggests that residents will still wish to own a vehicle. More residents living in a town centre could have a negative impact on town centre air quality, but overall the concentration of commercial development in town centres is likely to reduce travel to out of centre retail and business premises and reduce the district's residual transport emissions. Other policies set criteria to control and reduce such negative effects. Overall a neutral effect is anticipated.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	As a direct consequence the policy concentrates town centres uses within town centre boundaries, and therefore indirectly may make residential uses more likely outside of those boundaries. Synergistically this policy along with DM17 (development outside town centres) directs new employment development towards the town centres, i.e. the most sustainable location. The policy will need to be applied alongside DM8 (parking), given that driving to town centres is a popular means of travel, and any new developments will need to take account of parking levels, noting what existing provision is currently in place.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, but will be incremental in nature, and the option to revise town centre boundaries to permit different uses can be revisited in future should circumstances change. Medium to long term - change of use is an incremental process, and the concentration of town centre uses within the primary shopping areas and shopping frontages is likely to be more noticeable in the medium to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM17 Development outside town centres

The policy aims to guide development to the most sustainable locations, e.g. town centres, closer to other shops, services and public transport provision. This policy sets out a sequential approach to approving main town centre uses in the three towns of the district. Retail and leisure development over 500 square metres gross floorspace is required to be accompanied by an impact assessment. The policy has been updated from LP3 to remove Bampton town centre reflecting its new settlement status as a village.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The policy aims to have a positive impact on reducing carbon emissions. By applying a sequential approach which directs development towards town centres, and away from out of town sites, this should reduce the number of vehicle journeys to less sustainable locations. A positive impact is anticipated.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	The variation in impact is dependent on whether new development is located within the town centre (and largely has positive benefits), or as it moves to the edge of, or out of centre, those impacts become less pronounced or can have a negative effect. It is noted that the policy does not stop development taking place, and therefore should result in a positive impact on the amount of employment floorspace for the district. However, where edge-of-centre and out-of-centre land is marketed at a lower price than land within the town centre, there could be considerable pressure to be less than rigorous in applying the sequential test. The perceived benefit would be the creation of additional jobs. Whilst new employment development would create new posts, there could be negative effects on the viability of existing retail or other employment, particularly in town centres. The creation of jobs in one location could reduce jobs in another location, having no net effect on jobs, or degrading the town centre to the point that there is an overall reduction in employment. People may choose to work or shop in new developments if they are out of town, and	+2

	in doing so, visit town centres much less frequently. The policy aims to minimise such opportunities by applying the sequential approach and requiring an undertaking of an impact assessment which considers the effect on town centre vitality and viability. It will be the Council's responsibility to make balanced judgements based on evidence. An overall positive effect.	
F) Supporting retail	The variation in impact is dependent on whether new development is located within the town centre (and largely has positive benefits), or as it moves to the edge of, or out of centre, those impacts become less pronounced or can have a negative effect. It is noted that the policy does not stop development taking place, and therefore should result in a positive impact on the amount of employment floorspace for the district. However, where edge-of-centre and out-of-centre land is marketed at a lower price than land within the town centre, there could be considerable pressure to be less than rigorous in applying the sequential test. The perceived benefit would be the creation of additional jobs. Whilst new employment development would create new posts, there could be negative effects on the viability of existing retail or other employment, particularly in town centres. The creation of jobs in one location could reduce jobs in another location, having no net effect on jobs, or degrading the town centre to the point that there is an overall reduction in employment. People may choose to work or shop in new developments if they are out of town, and in doing so, visit town centres much less frequently. The policy aims to minimise such opportunities by applying the sequential approach and requiring an undertaking of an impact assessment which considers the effect on town centre vitality and viability. It will be the Council's responsibility to make balanced judgements based on evidence. An overall positive effect.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	The policy directs development towards the town centres as the most sustainable locations. Indirect effects of this include the impact on traffic, which would be reduced if not having to access out of centre retail parks, instead making use of accessible sites in town centres with good public transport links. This policy complements Policy DM8 (parking) in this regard. The policy also works synergistically with DM19 (rural shopping) to direct larger retail towards town centres, rather than permit any development in the countryside or on the edge of settlements that may jeopardise town or village centre viability.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once built these facilities are a permanent fixture of the townscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

### Policy DM18 Fronts of shops and business premises

This policy sets a standard for the design of shop fronts and business premises. The three towns of the district are all historic settlements, where the character of the high street is integral to their sense of place. Most of the town centre area for each of the three towns forms part of a conservation area. Over time the significance of a historic character can be diluted if unsympathetic shop and business fronts are permitted.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	The policy will have a positive effect on listed buildings and the character of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the criteria of the policy. It is possible that in some cases this could be the determining factor between an operation remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre. Given the positive and negative effects, an overall positive effect is still considered.	+2
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The policy will have a positive effect on listed buildings and the character of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the	+1

	criteria of the policy. It is possible that in some cases this could be the determining factor between an operation remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre in the long-term. Given the balance between positive and negative effects, an overall slight positive effect is still considered.	
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Synergistically the policy support DM27 (heritage assets) in that the town centres of the three towns are all conservation areas. The quality of the retail environment in these centres is closely interlinked to their history as market towns and both policies would be applied together in order to preserve the character of the street scene.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, though the effects can be reversed much more simply (relatively), than making changes to buildings that have been constructed. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM19 Rural Shopping

This policy sets the criteria by which retail development can take place within villages, adjacent to villages, or elsewhere in the open countryside. The policy aims to direct rural shopping to the centre of villages, setting stricter criteria for proposals on the edge of settlements or in the countryside. The policy supporting text has been updated from LP3 to make reference to new permitted development rights.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Landscape impacts could be negative if developing in the countryside. Criteria within the policy also seek development that would not have an unacceptable adverse impact on the character and appearance of the countryside, an overall neutral effect.	0

B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The overall effect of the policy on sustainability is largely determined by the eventual location of development. Locating retail development within villages is likely to have a much less harmful impact in terms of reducing the need for the use of unsustainable modes of transport and promoting walking and cycling. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the private car. The policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts. An overall slight negative effect.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	The policy scores positively for increasing overall employment floorspace, particularly within villages, but this should be tempered against the impact this will have on existing retail offers. The impact on the availability of jobs within rural areas should be positive, given the criterion that the development should not impact on the viability of existing facilities.	+2
F) Supporting retail	The overall effect of the policy on sustainability is largely determined by the eventual location of development. Locating retail development within villages is likely to have a much less harmful impact in terms of encouraging vitality of rural centres. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the risk of detrimental effect on existing village retail viability. Therefore the policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts, an overall positive effect.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	Criteria within the policy require development that would not lead to an unacceptable impact on the local road network, an overall neutral effect.	0

Secondary/cumulative/synergistic effects:	Indirectly the policy may reduce traffic in the open countryside or edge of settlement locations, instead directing uses to more central locations depending on the scale of the proposal. The policy supports DM/17 (development outside town centres) in directing development towards central locations with better public transport links.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

### Policy DM20 Rural employment development

This policy sets out the criteria by which employment development can take place within the open countryside. The policy permits employment development, but seeks to ensure that it is appropriate in scale for its location and reduces adverse impacts.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This policy sets out the criteria by which employment development can take place within the open countryside. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result, which could impact on biodiversity. Criteria within the policy state that there should not be an unacceptable adverse impact on the character and appearance of the countryside, an overall slight negative effect.	-1
B) Protection and promotion of a quality built and historic environment	The supporting text of the policy notes that there are various indirect consequences of employment development, such as security fencing, lighting, advertising material, open storage and vehicle parking. To ensure that new employment development contributes to a quality built environment, the policy requires that there is not an unacceptable adverse impact on character, and that the proposal is of an appropriate scale and use for its location. This is considered to be a positive impact.	+2
C) Mitigating the effects of climate change	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result. Furthermore, for the most rural locations, access to these locations via sustainable modes of transport becomes increasingly unlikely. However this policy has in place a number of criteria that set standards by which development would have to be in accordance. Transportation impacts are limited by criterion (a), whilst other impacts on character and appearance of the countryside are restricted by criterion (b). A slight negative impact has been assumed, given that the impacts can vary depending on the location of the development.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	This policy sets out the criteria by which employment development can take place within the open countryside supporting new build employment opportunities or the expansion of existing businesses, specifically where there is insufficient suitable sites or premises in the immediate area to meet the needs of the proposal, a positive effect for economic growth.	+2
F) Supporting	No impact.	0

retail		
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries, this could result in a negative effect on road infrastructure. Criteria in the policy state that development should not lead to an unacceptable impact on the road network. Overall therefore, there could be some negative impacts on road capacity for certain developments, dependent on their location – therefore a slight negative impact has been assumed..	-1

Secondary/cumulative/synergistic effects:	Indirectly this policy may lead to a greater number of businesses operating within the countryside. When combined with Policy DM11 (conversion of rural buildings) together this could result in more people both working and potentially living in the countryside. This has an effect on the delivery of services, e.g. waste collection that would need to access new employment sites, increasing the size of collection rounds, increasing carbon emissions and potentially increasing costs for service delivery agencies.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

### Policy DM21 Protection of employment land

This policy sets out Mid Devon’s approach to protecting allocated and existing employment sites. The SA Scoping Report highlighted the loss of employment land as being a particularly importance sustainability issue for the district. Out-commuting to larger centres such as Exeter and Taunton is an existing concern, which has negative impacts on transport emissions, pollution and climate change. Employment sites have been allocated in sustainable locations within the Local Plan, to meet an identified shortfall across the district. Therefore, the protection of these sites, in the immediate term is a priority.

Sustainability objective	Commentary	Impact
A) Protection of the natural	No impact.	0



environment		
B) Protection and promotion of a quality built and historic environment	In the short term the policy could mean that sites allocated for development remain in their current state. For greenfield sites this is not an issue, but for brownfield sites, particularly where there are dilapidated buildings, the immediate result could be a negative impact on the quality of the overall street scene. For this reason, a minor negative impact has been assumed.	-1
C) Mitigating the effects of climate change	Without the policy it is possible that should these sites be given over to other uses, most likely to housing, out-commuting would likely increase. This would have negative impact on the transportation emissions and climate change, and reduce the district's ability to meet its own needs. The application of this policy will therefore be likely to have a positive effect in terms of mitigating climate change.	+2
D) Safeguarding and minimising resource use	Without a safeguarding policy there could be increased pressure for non-allocated sites to come forward for employment, which could likely be on greenfield land. The policy has a positive effect in respect of minimising the loss of greenfield land.	+2
E) Promoting economic growth and employment	This policy sets out Mid Devon's approach to protecting allocated and existing employment sites, a positive effect for business by ensuring the district has a range of available sites of different sizes. Criteria within the policy allow for alternative uses where there is a suitable range of suitable and available employment sites in the local area, there is no commercial interest in the site which has been marketed for 18 months, a sequential viability test has been applied following unsuccessful marketing, testing mixed use and non-employment uses. Overall, it is considered that the policy will have a positive impact on economic growth.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy seeks to protect employment land from the change of use to other use. As housing is a likely alternative use for such sites this policy has the potential to provide a limited amount of residential development should other uses prove unlikely to come forward in the long term. However, there needs to be consideration of the appropriateness of the location for housing, as some employment land will be in a location where it is acceptable, but perhaps, housing would not be. Overall, there are possible positive and negative impacts on housing, so a neutral impact has been assumed.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	The redevelopment of existing employment sites is covered by the policy which states this will be permitted where there are not strong economic reasons. Mid Devon has an undersupply of small employment allocations and such sites may be protected from development for alternative uses in line with this policy. In the short term this may result in certain sites in towns not being redeveloped immediately, and potentially being vacant. Vacant sites can attract vandalism, can deteriorate and affect the feel of an area, therefore there are circumstances where a
---	--

	negative indirect impact could be felt. Though a long-term view on the availability of employment land across the district would be taken. Any proposals to redevelop the site would also be considered in light of Policy DM2 (high quality design) as it may be inappropriate to redevelop a site in a predominantly industrial area for residential use as this would result in a poor level of amenity for potential residents.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary in that an employment site may be protected for up to 5 years, but after this period it may be considered for other uses. Short to medium term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM22 Agricultural development

This policy permits agricultural development where it supports activity on a farming enterprise and is sensitive in its design and location to limit any adverse effects.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The scale of some modern agricultural facilities and their impact on the surrounding landscape could have a negative effect. Criteria within the policy however require development to be sensitively located to limit any adverse effects on residents and are well designed respecting the character and appearance of the area. Development should also not have an unacceptable impact on the environment. Given the proposed mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The policy requires development to be sensitively located, be well-designed and respectful of character and appearance of the area. Therefore a positive impact is anticipated.	+2
C) Mitigating the effects of climate change	The increased carbon emissions created at all stages of construction of a new building (i.e. at manufacture of materials, transportation, on-site energy usage), a slight negative effect.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth	Through being allowed to upgrade to more modern buildings and/or expand their farming enterprise, potentially creating more jobs in the process, the policy will have a positive effect for rural enterprise.	+2

and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Pollution, air quality and transportation impacts on rural roads are also a negative impact, but these have been limited through criteria in the policy. An overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	Agricultural development in the countryside can put additional pressure on road infrastructure, a potentially negative effect. Criteria within the policy seek development that will not have an unacceptable traffic impact on the local road network, so the overall effect is considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The cumulative development of large modern agricultural buildings can alter a landscape. The policy seeks to limit such cumulative impact by requiring development to respect the character and appearance of an area. Together with Policy DM11 (conversion of rural buildings) the policy could result in some agricultural buildings being developed that could later be converted to other uses, however they would need to demonstrate that they were of substantial and permanent construction and make a positive contribution to an area's character.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM23 Equestrian development

This policy permits equestrian related development within the countryside, providing that it is well integrated with the local landscape, through appropriate location, scale, design and materials. Commercial or large domestic developments are also required to demonstrate that they do not result in an unacceptable increase in traffic.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This policy permits equestrian related buildings within the countryside which are often located in fields away from other development leading to a negative effect on the landscape. The policy has been written so that any development must be well integrated with the surroundings, and to take account of factors such as location, scale, design and materials, in order to reduce	-1

	any harmful effects of building within the countryside, an overall slight negative effect is anticipated.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	This policy permits equestrian related development within the countryside with the carbon dioxide emissions related to construction (from extraction/manufacture of materials, transportation and on-site emissions), being a slight negative effect.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	This policy permits equestrian related development within the countryside with the growth in employment related developments, providing opportunities for economic growth and potentially tourism, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Potential negative impacts include pollution from vehicles accessing the site at construction and during operation use is also a concern, though that will be dependent on the scale of the development. Whilst some schemes could potentially have a negative effect, overall a neutral effect has been considered, typically because equestrian developments are largely very small scale.	0
I) Delivering the necessary infrastructure	There is the possibility of the potential negative impacts on road safety from riders using local roads, where the bridleway network coverage is poor, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	Where there are a number of equestrian developments in an area this could cumulatively change the nature of the landscape, particularly in the case of smaller scale domestic size developments.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM24 Tourism and leisure development

This policy sets out the circumstances in which tourist or leisure facility developments are acceptable. Development is permitted inside or adjacent to settlements, and only permitted in the countryside where proposals meet a criterion based approach.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Developing within the open countryside could impact negatively on the landscape, however to a degree this is mitigated by the policy requirement to respect local character and appearance. Overall a neutral effect is anticipated given the mitigation.	0
B) Protection and promotion of a quality built and historic environment	Development is required to take account of character and appearance, thereby ensuring the promotion of a quality built environment. A sequential approach is taken, whereby development is first directed to nearby settlements, in order to ensure unnecessary building in countryside locations.	0
C) Mitigating the effects of climate change	Negative impacts are linked to the transportation and carbon emissions associated with locating new development away from existing settlements. The policy applies a stricter control of tourist development away from settlements, only agreeing proposals where there is not an unacceptable impact on the road network. Despite this provision, any development away from settlements will involve a greater level of carbon emissions from the longer journeys required to access the site. This is in addition to the carbon emitted during the manufacture of materials and construction phases.	-2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	In terms of employment, it is noted that the policy supports the development of tourist, visitor and leisure facilities, both in/adjacent to settlements, or where justified, within the open countryside, thereby supporting an increase in employment floorspace in rural areas, and overall across the district. This will also result in an increase in the number of tourist bedspaces provided and thereby should positively impact on tourist numbers across the district, an overall positive effect.	+2
F) Supporting retail	Town centres may also have a mixed outcome from the policy, which will largely be determined by whether the development is located in such a position as to draw focus towards itself and away from an existing centre, thereby impacting on vitality and viability. Given the positive and negative effects an overall neutral effect is considered.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Access to public transport and local services will depend on the location of the development. If located in or adjacent to a settlement this could have a positive impact on public transport provision, through additional number of tourists/visitors accessing the facility. However, any development in the open countryside is considerably less likely to be close to public transport provision, and unless it is significant in size and attraction, is unlikely to lead to alterations to existing networks.	0

	Given the positive and negative effects an overall neutral effect is considered.	
I) Delivering the necessary infrastructure	Tourism and leisure facilities located in the countryside could increase the amount of traffic on unsuitable roads, a negative effect. Criteria with the policy require proposals to justify the countryside location, avoiding unacceptable traffic impact on the local road network. Development will also be expected to demonstrate that the need is not being met by existing provision within nearby settlements, an overall slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The policy could work positively with DM11 (conversion of rural buildings) to convert appropriate buildings in the countryside to tourist uses. These are lower impact in terms of sustainability than residential developments, such as not needing access to the same level of services, and generating lower carbon emissions because they tend to be less frequently used during autumn/winter, when more fuel would be needed to heat them if lived in all year round. Indirect effects could include the boost to rural incomes, particularly in cases where farm owners wish to diversify their activities, and research has often shown that tourism is traditionally an area considered.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM25 Community facilities

This policy covers a wide range of community facilities including shops, pubs, post offices, village halls and places of worship. It aims to provide new community facilities where they are accessible and provide a benefit to local residents, whilst only permitting the loss of existing facilities where it can be proven that the facility is not economically viable.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0

C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	The policy supports proposals for the redevelopment of existing community facilities that enable them to modernise, remain viable and continue to be retained for the benefit of the community will be supported. The reuse of existing buildings is a positive effect towards minimising resources.	+2
E) Promoting economic growth and employment	New community facilities in rural areas could increase retail and employment opportunities, a slight positive effect.	+1
F) Supporting retail	New shops in rural areas will increase retail and employment opportunities, a positive effect. New development could be harmful to the viability of existing facilities by acting in competition, e.g. a new edge of village retail offer could reduce footfall in the existing centre. However, such proposals will be judged against this policy, and others on employment set out in the Local Plan, a negative effect on existing retail facilities in towns and smaller settlements. The policy does not support proposals involving the loss of community facilities such as local shops and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs. Overall, a slight positive impact is anticipated.	+1
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The appraisal highlights the positive effects this has in terms of delivering social objectives. In particular the provision of new community facilities in a settlement has positive effects on the viability of settlements. For instance the greater level of services in a settlement, the higher likelihood that it will be served by public transport. Such facilities include schools and colleges, thereby increasing access to education and training. The policy does not support proposals involving the loss of community facilities such as local shops, public houses, allotments, cultural and recreational facilities and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Retaining community facilities within settlements can increase the vitality and viability of a town/village. Where community facilities do not exist or are lost an indirect effect is likely to take place on the level of local traffic. Where people do not have access to local community facilities they may access others in different settlements; typically they will do this by using a car. The presence of community facilities in a settlement is likely to reduce traffic in that location.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once facilities are built they are a permanent feature of the landscape. Once community facilities are lost, such changes are unlikely to be reversed. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM26 Protection of recreational land and buildings

This policy provides protection for recreational land and buildings against being used for alternative development. It provides a criterion based approach under which open space, sports or recreational buildings and land can only be redeveloped in certain circumstances. Redevelopment is limited to situations where the existing use is surplus, or where there will be replacement provision in a suitable location, or where the new development is for better sports or recreational provision.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	The most likely alternative use for such sites is housing development. However, the plan will allocate sufficient housing to meet local need, so it is not felt that protecting recreational land and buildings will have a detrimental effect on housing provision.	0
H) Ensuring community health and wellbeing	There are positive outcomes in terms of the implications for public open space, in that its loss is severely restricted and can only take place where it is surplus or is to be replaced by equivalent or better provision. Development for alternative sports and recreational provision, where the need outweighs the loss. However because the policy does not result in a net increase of public open space, only a slight positive effect is considered.	+1



I) Delivering the necessary infrastructure	Protecting sites of public open space, sports and recreational land is a positive impact, as these are critical elements of local infrastructure.	+3
--	---	----

Secondary/cumulative/synergistic effects:	Indirectly, retaining open space, sports and recreational land and buildings is likely to have a positive impact on health and wellbeing by providing places for residents to take part in sport or other outdoor activities. When considered alongside policies within the Local Plan that allocate land for new housing, thereby creating additional demand, and putting pressure on existing facilities; their protection is therefore important to meet the needs of future generations.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once the loss has taken place this is not likely to be reversible. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM27 Development affecting heritage assets

This policy aims to preserve or enhance the heritage of the district, covering all heritage assets and their settings including; listed buildings, conservation areas, historic parks and gardens, archaeological sites and other locally important features. Heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	The policy scores positively against enhancing or improving the understanding of the district's heritage assets. Criteria within the policy include a presumption in favour of preservation in situ, requiring development proposals likely to affect heritage assets and their settings the opportunities to enhance them, only approving proposals that would be likely to substantially harm heritage assets and their setting if substantial public benefits outweigh the harm requirements of paragraph 133 of the NPPF, where development proposals would lead to less than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use and requiring developers to make a systematic assessment of the impact on setting as set down in the guidance from English Heritage, a significant positive effect.	+3

C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	Local heritage and character is important for tourism, which whilst not playing as large a role as in other parts of the county, is an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority, a positive effect.	+2
F) Supporting retail	The sustainability impacts on town centres also scores a mixed outcome. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority. However, for retailers in these areas this places limitations on changes they can make to the appearance of their facility, and can add a cost burden to and development they wish to carry out. Given the positive and negative effects an overall neutral effect is considered.	0
G) Meeting housing needs	Requiring development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting and local distinctiveness, and the opportunities to enhance them may in a limited number of cases add an additional financial cost to development. A minor negative impact has been assumed as a result.	-1
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	The policy provides protection from harm to heritage assets, even if that harm is indirect. Providing appropriate protection to heritage assets should result in no incremental or cumulative loss of historic character or gradual fragmentation of conservation areas across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, provides protection for heritage assets, as once they are lost they are gone forever. Short to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.
-------------------------------------

## Policy DM28 Green infrastructure in major development

This policy aims to ensure positive gains for biodiversity, public open space and other elements of green infrastructure are delivered as part of major development schemes. Allowances are made within the policy for alternative arrangements when viability or feasibility is a concern.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The requirement for a net gain in biodiversity where warranted, means that though biodiversity may be affected by development, overall there will be a positive effect, for example through establishing greater links between wildlife networks or increasing habitat areas. Criteria within the policy seek new green infrastructure such as the creation of native woodland where possible. Landscape quality and character should be positively impacted by the requirement to develop green corridors, new woodland and public open space.	+2
B) Protection and promotion of a quality built and historic environment	Inclusion of green infrastructure within a development is considered to add positively to its quality.	+2
C) Mitigating the effects of climate change	Green infrastructure should be incorporated into major sites as flood and water resource management a positive effect on flood risk. Green infrastructure can also act to mitigate the effects of climate change by acting as a 'carbon sink', thereby helping to reduce the overall CO2 levels in the atmosphere, a positive effect.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where viability is cited as a concern, the elements of a scheme that historically have been reduced or omitted have tended to be affordable housing or employment development. However the policy does set out options for providing off-site provision where the criteria would render a development undeliverable. Therefore the negative impacts should be considerably reduced and in many cases off-site provision may mitigate them entirely, an overall slight negative effect.	-1
F) Supporting retail	No impact.	0
G) Meeting housing needs	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where viability is cited as a concern, the elements of a scheme that historically have been reduced or omitted have tended to be affordable housing or employment development. However the policy does set out options for providing off-site provision where the criteria would render a development undeliverable. Therefore the negative impacts should be considerably reduced and in many cases off-site provision may mitigate them entirely, an overall slight negative effect.	-1

H) Ensuring community health and wellbeing	The policy should also result in an increase in walking and cycling opportunities, through the creation and/or improvements to public rights of way, a positive effect. There could also be an overall reduction in pollution, e.g. through inclusion of sound buffers to reduce noise or by sustainable urban drainage systems bringing about natural improvements to water quality, a further positive effect.	+2
I) Delivering the necessary infrastructure	This policy aims to ensure positive gains for biodiversity, public open space and other elements of green infrastructure are delivered as part of major development schemes, a significant positive effect. Allowances are made within the policy for alternative arrangements when viability or feasibility is a concern.	+3

Secondary/cumulative/synergistic effects:	Synergistically the policy works alongside a number of other policies within the Local Plan, impacting positively on district wide sustainability issues. In particular it works jointly with Policy DM2 (high quality design) to provide flood attenuation measures and walking and cycling opportunities.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, the policy sets the level of green infrastructure that is delivered per major development proposal, which will be a permanent feature. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM29 Protected landscapes

This policy affirms the value of protected landscapes and the need to safeguard them from inappropriate development. Strict controls are in place to ensure that proposals for development within or affecting these areas take account of the character, appearance, setting and special qualities of the landscape. The policy requires, where possible, these features and biodiversity to be enhanced as a result of the development proposal.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Protected landscapes, such as the Blackdown Hills AONB, are a distinctive and highly valued element that contributes to the character of the district. Development proposals within or affecting the Blackdown Hills Area of Outstanding Natural beauty, Dartmoor National Park, Exmoor National Park and the North Devon Biosphere Reserve must demonstrate that the a) cultural heritage and the character, appearance, setting and other special qualities of the landscape will be conserved or, where possible enhanced and b) biodiversity will be conserved and enhanced where possible through improved linking of habitats, appropriate landscaping and habitat creation. Against the sustainability framework this policy scores significantly positively for the effect it will have on priority habitats, protected/priority species, wildlife networks and landscape quality and character.	+3
B) Protection and	There are also positive effects in terms of cultural heritage, which the policy supports. For example the Dartmoor landscape	+2

promotion of a quality built and historic environment	contains many examples of mining heritage that may be visible from long distances, and the implementation of this policy should ensure that the special qualities of these landscapes, in terms of cultural heritage, are conserved or enhanced.	
C) Mitigating the effects of climate change	The policy is likely to restrict opportunities for new renewable/low energy developments within or affecting those landscapes, a negative effect.	-2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	None of the landscapes referenced in the policy text are in locations where strategic policy focuses development, therefore the effects on economic sustainability are not a major issue, a neutral effect. In contributing towards the district's character and appearance, these landscapes also are a primary factor in the area's attraction for tourism, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy is likely to constrain some opportunities for new housing within or affecting those landscapes, a minor negative effect.	-1
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Indirectly this policy should have a positive impact on tourism, as the character, appearance and setting of these landscapes is directly linked to their appeal as visitor destinations. Synergistically the policy will work alongside a number of others that require consideration of the character and appearance of the landscape, e.g. Policies DM2 (high quality design), DM5 (renewable and low carbon energy), DM11 (conversion of rural buildings), DM19 (rural shopping), DM17 (development outside town centres), DM22 (agricultural development), DM23 (equestrian development) and DM24 (tourism and leisure development). This is likely to reduce opportunities for new housing or renewable/low energy developments within or affecting those landscapes.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; it provides protection for the special qualities of designated landscapes, which could be permanently affected by inappropriate development. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Policy DM30 Other protected sites

This policy requires development proposals to balance their benefits against any adverse impacts on protected sites. It aims to provide a degree of protection for important sites that do not have the level of security given to designations such as national parks or AONBs.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Where development proposals would lead to an individual or cumulative adverse impact on Special Areas of Conservation, Sites of Special Scientific Interest, ancient woodland, Regionally Important Geological Sites, County Wildlife Sites and Local Nature Reserves, the Council will balance the overall benefits of the proposal against the impact. Impacts on habitats, biodiversity and landscapes are noted as being positive because the criteria are strong enough to afford sufficient protection. In most cases a less harmful location for development could be identified, i.e. where most development is already provided for, such as the towns of the district, or elsewhere in the countryside such as on a farm. Overall the impact of the policy is considered to be positive.	+2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0

I) Delivering the necessary infrastructure	No impact.	0
--	------------	---

Secondary/cumulative/synergistic effects:	The cumulative effect of the policy is likely to be noted in directing some development to other locations that are less harmful to protected sites. The scope of the policy covers individual and cumulative adverse impacts on these sites and these are assessed in terms of the significance of the site. The policy provides greater protection for the most significant sites, and cumulative impacts could be felt on those sites of lesser significance. However any development proposals would need to meet the criteria of the policy, which does include demonstrating that other, less harmful locations are not available. The policy recognises that where development proposals would lead to an individual or cumulative impact on Natura 2000 sites, planning permission will be refused unless the proposal complies with criteria a) & b) and the fundamental integrity of the features of the Natura 2000 site would not be affected.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; the policy provides protection and appropriate mitigation for protected sites, which could be permanently affected by development. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.
-------------------------------------

## Policy DM31 Planning enforcement

This policy sets out the district’s approach to taking enforcement action. It confirms that investigations will be undertaken and action taken where it is deemed appropriate. The policy and supporting text notes that unauthorised development can have a detrimental impact on the local environment and can be a source of social tension.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Without effective enforcement action inappropriate development can have an adverse impact on the local environment, biodiversity and landscape character. Such development could affect feel of a landscape, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district’s approach to taking enforcement action, a positive effect.	+2
B) Protection and promotion of a quality built and historic	Without effective enforcement action inappropriate development can have an adverse impact on the historic environment through the detrimental impact on heritage assets such as listed buildings, conservation areas and historic parks and gardens. Such development could affect the setting of a heritage asset, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district’s approach to taking	+2

environment	enforcement action, a positive effect.	
C) Mitigating the effects of climate change	Without effective enforcement action inappropriate development can have an adverse impact on climate change and flood risk, by avoiding requirements that may have been put in place as part of any planning consent. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Without effective enforcement action inappropriate development can have an adverse impact on community health and well-being for example through inappropriately located development and lack of services. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2
I) Delivering the necessary infrastructure	Without effective enforcement action inappropriate development can have an adverse impact on infrastructure provision, for example through inappropriately located development placing unacceptable pressure on the local highways network. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2

Secondary/cumulative/synergistic effects:	Cumulatively the impact of failing to tackle inappropriate development could result in a loss of public confidence in the planning system, and could mean an opportunistic increase in attempts at unauthorised development. The policy has indirect implications for the service provision of planning enforcement, requiring a budget contribution that ensures the local authority adheres to the text of the policy in 'investigating unauthorised development' and 'acting proportionately'. A sufficient level of resources will be required to ensure this is undertaken in accordance with the policy.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The effects of the policy may have both temporary and permanent effects. Planning enforcement may result in unauthorised development being regularised, either through granting of temporary or permanent planning permission; or may result in inappropriate development being addressed through enforcement action, which could mean developments that are currently part of the landscape or streetscape, being permanently removed. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.



## Rural 'exception sites' for affordable housing

The policy allows for the development of sites for predominantly affordable housing to meet proven local need in rural areas subject to certain criteria. The policy has been updated from a version contained within the Allocations and Infrastructure Development Plan Document to allow the inclusion of a proportion of market housing within exception sites. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs. The proportion of market housing will be expected to be less than the provision of affordable housing and the market housing will be at the lowest level to ensure that the development is deliverable.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>
A) Protection of the natural environment	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on landscape, a negative effect. Criteria within the policy note that exception sites are expected to adjoin a settlement and take into account the visual impact and other relevant planning issues, positive effect. Given the potential for cumulative impact against mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy allows for the development of sites for predominantly affordable housing to meet proven local need in rural areas subject to criteria, a positive effect. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs. Criteria within the policy ensure that the proportion of affordable housing will always be larger than the provision of market housing on exception sites and developers will be expected to submit evidence to demonstrate the level of market housing proposed is the lowest level needed to deliver significant affordable housing. Evidence of local need will also be required in relation to exception sites.	+3
H) Ensuring community health	Exception sites allow affordable housing to come forward in rural locations where other developments would not normally be permitted. Such schemes allow people to remain living in settlements where they have a strong local connection. This is	+1

and wellbeing	considered to be a positive impact on local community well-being.	
I) Delivering the necessary infrastructure	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on local infrastructure including traffic, schools and health services. However, such affordable housing schemes are generally exempt from contributions towards infrastructure, so there may be a negative impact as a result of housing growth taking place without the necessary accompanying growth in rural infrastructure.	-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on the landscape and local infrastructure. Any proposals would be determined with regard to DM/2 (high quality design) and also Mid Devon's Landscape Character Assessment.	
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development coming forward through this exception site policy is considered permanent. Short to long term.	
Spatial extent: (District wide / local)	District wide.	

## Summary of Recommendations

1. No recommendations following SA.

## Gypsies and travellers

Planning applications for gypsy and traveller pitches including for travelling showpeople will be permitted subject to certain criteria. The policy has been updated from the version included within the Allocations and Infrastructure Development Plan Document to clarify sites will be permitted subject to suitable on-site facilities, consideration of environmental quality and that sites with employment or storage elements should not have a harmful impact on local amenities.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The location of gypsy and traveller sites in the open countryside could impact upon landscape sensitivity and local biodiversity, a negative effect. Development proposals should be considered against all policies within the Plan including those on landscape protection and biodiversity. Sites with associated employment or storage elements will be permitted where the location will not have a harmful impact on the local amenity or the environment. Given the negative impact on the natural environment but availability of mitigation measures a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate	Sites should be located where they can access services within the use of a car. Though the use of cars for such purposes cannot be ruled out, the possibility of the use of sustainable modes of transport is considered to be a minor positive impact on carbon	+1

change	emissions.	
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	Sites with associated employment or storage will be permitted where there is a specific justification subject to harmful impact on local amenity or the local environment, a positive effect towards supporting local businesses.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy supports proposals for gypsy and traveller pitches including travelling showpeople where a need is identified. Occupancy will be limited to those who met the Governments published definition of gypsies and travellers, a positive effect.	+2
H) Ensuring community health and wellbeing	Criteria within the policy seek proposals that provide suitable on-site facilities including space for children's play, consideration of environmental quality for residents, a positive effect.	+2
I) Delivering the necessary infrastructure	The policy may result in residential sites being built in the open countryside which cumulatively could impact on local road infrastructure. A minor negative impact, given the generally small scale of typical sites in the district.	-1

Secondary/cumulative/synergistic effects:	The provision of gypsy and traveller sites in rural locations will increase the number of people living in the countryside, this has effects in terms of carbon emissions and services reaching those dwellings
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permissions can be either temporary or permanent. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

## Summary of Recommendations

1. No recommendations following SA.