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East Devon Local Plan

Updated Sustainability Appraisal Report

Prepared by LUC
August 2015

Project Title: Sustainability Appraisal of the East Devon Local Plan

Client: East Devon District Council

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1	08/05/12	SA Report for the East Devon Local Plan (Proposed Submission Draft) <i>Internal Draft for EDDC</i>	Kate Nicholls Ifan Gwilym	Taran Livingston	Robert Deane
2	10/07/12	Draft SA Report for the East Devon Local Plan (Proposed Submission Draft) updated to include appraisal of alternatives to the proposed development management policies. <i>Internal Draft for EDDC</i>	Kate Nicholls Ifan Gwilym	Taran Livingston	Robert Deane
3	11/07/12	Final SA Report for the East Devon Local Plan (Proposed Submission Draft) updated to include appraisal of alternatives to the proposed development management policies. <i>Internal Draft for EDDC</i>	Kate Nicholls Ifan Gwilym	Taran Livingston	Robert Deane
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6	20/08/15	Draft Updated SA Report for the East Devon Local Plan incorporating Proposed Changes	Kate Nicholls Ifan Gwilym Jonathan Hill Donald McArthur	Taran Livingston	Taran Livingston
7	25/08/15	Final Updated SA Report for the East Devon Local Plan incorporating Proposed Changes	Kate Nicholls Ifan Gwilym Jonathan Hill Donald McArthur	Taran Livingston	Taran Livingston

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1 Introduction

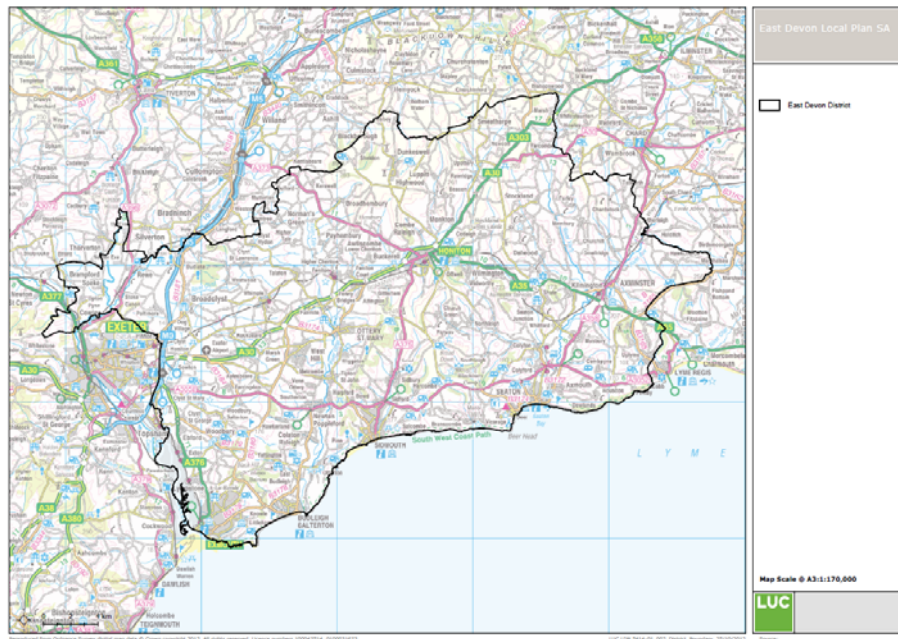
- 1.1 This Sustainability Appraisal Report has been prepared by LUC, working with and on behalf of East Devon District Council (EDDC) as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the emerging East Devon Local Plan.
- 1.2 This report relates to the current version of the new East Devon Local Plan, which comprises the Local Plan that was submitted to the Secretary of State for examination in August 2013, also incorporating the proposed changes to the Local Plan that were consulted on between May and June 2015 and the additional proposed changes that were published by EDDC in August 2015.

East Devon District

- 1.3 East Devon District covers approximately 82,373 hectares (315 square miles) and borders Exeter City and Teignbridge in the west and parts of Dorset and Somerset in the north and east, with the English Channel coastline forming the southern boundary. The character of the District is varied, ranging from urban fringe on the edge of Exeter to smaller market and seaside towns as well as many small villages and hamlets. There are seven towns in East Devon that each have a population exceeding 3,000 people, of which Exmouth in the south west of the District is the largest. These will be complemented by an eighth town of Cranbrook that is currently being developed at a rapid rate.
- 1.4 The total population of East Devon in 2014 was approximately 136,400¹, including a larger than average proportion of elderly people. This is particularly the case in the seaside towns such as Budleigh Salterton and Sidmouth, which are popular retirement destinations. In terms of household size, the District averages 2.08 people per dwelling which is slightly lower than the regional and national averages, although the ongoing decline in average household size is in line with the national picture.
- 1.5 **Figure 1.1** below shows the boundary of East Devon District.

¹ ONS (2014), 2014 Mid-Year Population Estimates

Figure 1.1: Map of East Devon District



The East Devon Local Plan

- 1.6 East Devon District Council originally began preparing a Core Strategy under the previous system of Local Development Frameworks that was introduced by the Planning and Compulsory Purchase Act 2004. Following the announcement by the Coalition Government in 2010 about the Localism agenda and the plan to revoke the Regional Spatial Strategies, the context for East Devon's Core Strategy changed and the Council decided to review the housing and employment land allocations that it had previously been required to include in the Core Strategy. The Council decided to produce a new-style Local Plan instead of the Core Strategy, to set out the long term spatial vision for the District, including the strategic policies, site allocations and development principles required to deliver that vision.
- 1.7 The Local Plan identifies sites for the delivery of housing and other strategic development needs within East Devon, including employment land, essential public services, and retail, leisure, community, and transport-related development. The Local Plan also includes policies that are not spatially specific, instead comprising general principles for development across the District.
- 1.8 Part 1 of the Local Plan sets out the strategic approach and policies (including site allocations for residential, employment and mixed-use developments), within the following sections:
- Spatial Strategy
 - Development of East Devon's West End
 - Axminster
 - Budleigh Salterton
 - Exmouth
 - Honiton
 - Ottery St Mary
 - Seaton
 - Sidmouth
 - Smaller Towns, Villages and Countryside
 - Thriving Communities

- Climate Change and Renewable Energy
 - Our Outstanding Natural, Built and Historic Environment
 - Delivery and Infrastructure Provision
- 1.9 The final part of Part 1 of the Local Plan then sets out information on monitoring, which describes how the implementation of the policies will be measured.
- 1.10 Part 2 of the Local Plan sets out more specific development management policies, within the following sections:
- Design Standards
 - The Natural and Historic Environment
 - New Residential Development
 - Employment, Economic Development, Retail and Tourism
 - Recreation and Community Facilities
 - Transportation and Communications
- 1.11 The final section of the Local Plan (Part 3) provides information about the production of Neighbourhood Plans.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.12 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the Development Plan Document (DPD) preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process appraises the likely social, environmental and economic effects of the strategies and policies within a DPD (in this case the East Devon Local Plan) from the outset of its development.
- 1.13 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Regulations (Statutory Instrument 2004, No 1633). The Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment, and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)². The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.14 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses only on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. Government guidance³ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. This document has been prepared taking this integrated approach and throughout the report the abbreviation 'SA' should therefore be taken to refer to both SA and SEA.
- 1.15 **Table 1.1** below signposts how the requirements of the SEA Directive have been met within this SA report.

² Under EU Directives 2011/92/EU and 2014/52/EC concerning EIA.

³ [http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-how-does-it-relate-to-strategic-environmental-assessment/](http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/)

Table 1.1: Requirements of the SEA Directive and where these have been addressed in this SA Report (after Appendix 1, SA Guidance, ODPM, 2005)

SEA Directive Requirements	Where covered
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapters 1 and 3 and Appendix 1.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 2.
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 2.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3 and Appendix 2.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix 1.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 5 and 6 and Appendices 3, 4, 6 and 8.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapters 5 and 6.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 4.
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 7.
j) a non-technical summary of the information provided under the above headings	A separate non-technical summary document has been produced to accompany this SA

SEA Directive Requirements	Where covered
	report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
Consultation: <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation on the SA Scoping Report for the LDF was undertaken in 2008. Certain elements of the Scoping work (e.g. the baseline information) have been regularly updated throughout the SA process and included in the SA reports that have been published for consultation alongside the Local Plan.
<ul style="list-style-type: none"> authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Consultation on the SA Report for the Local Plan has been undertaken at each stage of the Plan's development, as described in Chapter 3 .
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9) 	To be addressed at a later stage in the SA process.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	To be addressed at a later stage in the SA process.
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	This table demonstrates where the requirements of the SEA Directive have been met.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach taken to the SA of the East Devon Local Plan is based on current best practice and the following guidance:
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Office of the Deputy Prime Minister (November 2005). *Note this guidance was used for earlier stages of the SA, but is no longer relevant for local plan preparation.*
 - Practical Guide to the SEA Directive, Office of the Deputy Prime Minister (September 2005)
 - Sustainability Appraisal guidance within the Government's Planning Practice Guidance⁴.
- 2.2 The government guidance introduces the SA process and explains how to carry out SA as an integral part of the plan-making process. **Table 2.1** sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1 Corresponding stages in plan making and SA

DPD Step 1: Pre-production - Evidence Gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives • A2: Collecting baseline information • A3: Identifying sustainability issues and problems • A4: Developing the SA Framework • A5: Consulting on the scope of the SA
DPD Step 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the Local Plan objectives against the SA Framework • B2: Developing the Local Plan options • B3: Predicting the effects of the Local Plan • B4: Evaluating the effects of the Local Plan • B5: Considering ways of mitigating adverse effects and maximising beneficial effects • B6: Proposing measures to monitor the significant effects of implementing the Local Plan
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report
<p>Stage D: Consulting on the Draft Local Plan and the Sustainability Appraisal Report</p>

⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

DPD Step 1: Pre-production - Evidence Gathering
<ul style="list-style-type: none"> • D1: Public participation on draft Local Plan and the SA Report • D2(i): Appraising significant changes
DPD Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations
DPD Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Local Plan
<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring • E2: Responding to adverse effects

2.3 The methodology set out below describes the SA work that has been undertaken to date for the East Devon Local Plan. Note that the tasks involved in the earlier stages of the SA were undertaken in relation to the Core Strategy, but that this work has been updated where relevant to ensure that it applies to the new Local Plan and reflects the current policy context and baseline situation in East Devon District.

Stage A: Scoping

2.4 The SA process began in 2008 with East Devon District Council producing a Scoping Report for its Local Development Framework (LDF), which at that stage was being produced and would include the Core Strategy. The scoping stage of work and the accompanying report encompassed the following procedures and outputs:

- Policies, plans and programmes (PPP) of relevance to the LDF were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- In line with the SEA Regulations, baseline information was collected on the following topics: biodiversity, flora and fauna; population and human health; water; soil; air; climatic factors; material assets; cultural heritage and the landscape. Information about social and economic issues was also collated. This baseline information provides the basis for predicting and monitoring the likely effects of the plan and helps to identify alternative ways of dealing with any adverse effects identified.
- Drawing on the PPP review and the baseline information gathered, key sustainability issues were identified (including environmental problems, as required by the SEA Directive).
- A Sustainability Appraisal framework was then developed, setting out the SA objectives against which options for the LDF Core Strategy would be appraised. These objectives were developed from the key sustainability issues and, where appropriate, targets and indicators for measuring progress against these objectives were identified.

2.5 Public and stakeholder participation is an important element of the SA and wider plan-making processes. This consultation helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Report for the LDF was published in August 2008 for a five week

consultation period with the three statutory consultees that existed at the time (Natural England, the Environment Agency and English Heritage (now Historic England)) as well as an extensive number of additional stakeholders. The SA Scoping Report was also made available online in order to enable members of the public to participate in the consultation more easily. Following the consultation, the Scoping Report was updated to take into account comments and suggestions where appropriate.

Scoping Evaluation

- 2.6 LUC was commissioned in September 2009 by EDDC to undertake an evaluation of the SA Scoping Report that the Council had produced and to complete the remainder of the stages in the SA process. The purpose of the evaluation was to ensure that the requirements of the SEA Directive had been met in the production of the Scoping Report and to consider the degree to which the report complied with the Government 2005 SA Guidance that was in place when it was prepared.
- 2.7 As the former Planning Policy Statement 12 (PPS12) which related to the preparation of LDFs has now been replaced by the National Planning Policy Framework (NPPF), that SA guidance is no longer current; however it continues to provide a useful check for how well the SEA and SA processes have been integrated. The Scoping Report was also assessed against the main recommendations of the SA guidance that was contained within the Government's Plan Making Manual at the time (this was hosted on the Planning Advisory Service website but has since been superseded by the National Planning Practice Guidance). This meant that any relevant advice could be incorporated into future stages of the SA, in order to ensure its compliance with current best practice.
- 2.8 The evaluation process was documented in an Evaluation Report (October 2009). No significant issues were identified in relation to the Scoping Report that could not be adequately addressed later in the SA process, aside from the need to ensure that there is a clear link between the baseline information and the SA objectives. Some additional work was therefore carried out in order to strengthen the key sustainability issues and to better demonstrate this link. This work was undertaken prior to commencing the SA of the Issues and Options version of the Core Strategy, in order to ensure that the assessment of options was fully informed by a robust SA Scoping Report.
- 2.9 Note that, due to the time that has passed since the Scoping Report was originally produced, certain elements of the work involved (e.g. the baseline information and PPP review) have since been updated for inclusion in the SA reports that have been produced alongside various iterations of the Local Plan. The baseline information and PPP review have been updated again as part of the production of this updated SA report and can be found in **Appendices 1 and 2**.

Stage B: Develop, refine and assess options

- 2.10 Developing options for a plan is an iterative process usually involving a number of consultations with public and stakeholders. The SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.11 Regulation 12 (2) of the SEA Regulations requires that:
"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—
(a) implementing the plan or programme; and
(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme"
- 2.12 It should be noted that any alternatives considered to the plan need to be "reasonable". This implies that alternatives that are "not reasonable" do not need to be subject to appraisal. Examples include alternatives that do not meet the objectives of the plan, or are not within the geographical scope of the plan. In addition, the Regulations do not require 'all' reasonable alternatives to be subject to appraisal, just "reasonable alternatives".

- 2.13 The options/reasonable alternatives considered during development of East Devon's Core Strategy and subsequent Local Plan included potential strategic areas for new housing and employment development, as well as alternative policy approaches for the strategic policies and subsequently the development management policies, and then specific sites in and around the East Devon towns and the West End for allocation. There have been a number of stages in developing and refining the plan options as described below.
- 2.14 A summary of the SA findings for the various reasonable alternatives considered for the policies in the East Devon Local Plan (and previously the Core Strategy) along with an outline of the reasons for selecting or discounting them is provided in **Chapter 4**.

Issues and Options Appraisal (2009-10)

- 2.15 The Issues and Options version of the Core Strategy was produced by EDDC and underwent a period of consultation between December 2008 and February 2009. Consultation responses received in relation to the Issues and Options Core Strategy were reviewed by the Council and summarised in the Issues and Options Report: Analysis of Responses (December 2009). This summary report remains available on EDDC's website.
- 2.16 LUC undertook the SA of this iteration of the Core Strategy using the SA framework that was developed at the Scoping stage. Each option for the Core Strategy was assessed against each SA objective and a judgement was made with regards to the likely effect that the option would have on that objective. These judgements were recorded as a colour coded symbol, as shown in **Figure 2.1** below. The scores were presented in a matrix, along with a brief justification for the judgement made.

Figure 2.1: Key to SA Scores

++	Significant positive effect
+	Minor positive effect
0	Negligible effect
-	Minor negative effect
--	Significant positive effect
?	Uncertain effect
+/-	Mixed effect

- 2.17 In December 2009, LUC conducted a workshop with East Devon District Council Members and officers to discuss the SA process and the emerging findings to date. The outcomes of this event were taken into consideration when reviewing and finalising the SA report for the Issues and Options version of the Core Strategy. The findings of the SA were then presented in an Initial Sustainability Appraisal Report (August 2010)⁵ in order to enable those developing the plan to consider the reasonable alternatives in the light of information about their possible sustainability implications, and to help inform the development of the next iteration of the Core Strategy, the 'Preferred Approaches' document (see below). Where a range of distinct options had not been developed for a particular issue, a general commentary about the likely sustainability effects of various potential approaches was provided in the SA report.

Preferred Approaches Appraisal (2010)

- 2.18 The Council took into account the SA findings for the Issues and Options and the responses received during the consultation period and produced the next iteration of the Core Strategy, the Preferred Approaches document, in autumn 2010.

⁵ Interim Sustainability Appraisal of the East Devon Core Strategy Issues and Options Consultation Document. Prepared for East Devon District Council by Land Use Consultants (June 2010).

- 2.19 The Preferred Approaches version of the Core Strategy was subject to SA by LUC, taking the same broad approach as at the Issues and Options stage. The appraisal considered the likely significant effects of the plan (both positive and negative) on each of the SA objectives, and took into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects of the Preferred Approaches.
- 2.20 The findings of this appraisal were presented in the SA Report for the Preferred Approaches version of the Core Strategy (September 2010)⁶. This report comprised an updated version of the Initial SA Report, reflecting the ongoing development of the DPD and fully documenting all stages of the SA process that had been undertaken to date. The likely significant effects of the Preferred Approaches version of the Core Strategy (both positive and negative) were clearly described within this report and recommendations about the implementation of the plan were made. Potential mitigation measures that may be necessary were also identified.
- 2.21 This SA Report was published alongside the Core Strategy Preferred Approaches Consultation Document as it underwent a six week formal consultation period between September and November 2010, during which time the statutory consultees and members of the public were again invited to make comment on the emerging plan. Responses received in relation to the consultation were analysed by the Council and summarised in the March 2011 document 'Feedback Report on LDF Consultation during 2010 Including Feedback on Core Strategy Preferred Approach Document Consultation'. No specific issues relating to the SA work were raised. This summary report remains available on EDDC's website.

Appraisal of the Consultation Draft Local Plan (2011-2012)

- 2.22 Following the production of the Preferred Approaches version of the Core Strategy, and due to the impending revocation of the Regional Spatial Strategy, EDDC made the decision to revise the housing and employment land allocations that had previously been set out in the RSS, and to pursue the production of a new-style Local Plan.
- 2.23 The Consultation Draft Local Plan underwent public consultation between December 2011 and January 2012, with over 1,400 comments being received during that time. At the same time, the Consultation Draft version of the Local Plan was subject to SA using the same methodology as for the SA of the Core Strategy, described above. Because of the close similarities between the draft 'strategies' (policies) set out in Part 1 of the Consultation Draft Local Plan and the previous Core Strategy Preferred Approaches, the SA matrices that were produced in relation to the Core Strategy in 2010 were updated to reflect the changes made (e.g. changes to the housing numbers in certain locations). Where new draft strategies had been included, which did not equate to any of the previous Preferred Approaches, these were also subject to SA. In addition, new SA matrices were produced in relation to Part 2 of the new Local Plan, which set out the development management policies, as these policies had not previously been included in the plan or therefore subject to SA.
- 2.24 The findings of the appraisal were reported to the Council in the form of an SA summary note, outlining the key findings and recommendations. This, along with the outcomes of the public consultation, helped to inform the production of the next iteration of the new Local Plan, the Proposed Submission version (May 2012).
- 2.25 A number of consultation responses received in relation to the Consultation Draft version of the Local Plan had referred to the need for SA to be undertaken, because an SA report had not been published alongside the Consultation Draft Local Plan. However, as described above, SA work was being undertaken and taken into account by the Council and a full SA Report was published for consultation alongside the Publication Draft in autumn 2012 – see below.

Appraisal of the Proposed Submission Draft Local Plan (May-July 2012)

- 2.26 The Council produced the Proposed Submission Draft Local Plan in May 2012, and the SA matrices produced in relation to the 2011 Consultation Draft Local Plan were updated to reflect the changes

⁶ East Devon Core Strategy Preferred Approaches Consultation: Sustainability Appraisal. Prepared for East Devon District Council by Land Use Consultants (September 2010).

made to the policies in both Parts 1 and 2 of the Local Plan. The findings were described in an updated version of the SA report which was sent to the Council in June 2012, but not published.

- 2.27 While undertaking the SA work on that version of the Local Plan, the SA team advised EDDC that in order to meet the SEA Regulations, there was a need to consider whether there were any alternative approaches to the proposed development management policies in Part 2 of the Local Plan. EDDC officers, with assistance from LUC, identified where reasonable alternatives to the development management policies existed and these were subject to SA to identify any likely significant sustainability effects. This work was incorporated in a further update of the SA report and is also presented in **Chapter 4** and **Appendix 4** of this current version of the SA Report.

Appraisal of the Publication Draft Local Plan (August-October 2012)

- 2.28 The Proposed Submission Draft Local Plan went to East Devon's Development Management Committee in summer 2012 and following that process, a number of changes were made to the Local Plan. These changes led to the production of the Publication Draft Local Plan. The SA matrices for the Proposed Submission Draft Local Plan were updated to reflect the changes made to the plan policies.
- 2.29 In addition to the strategic and development management policies, the specific site allocations included in the Local Plan were at this stage also subject to SA, along with the reasonable alternatives that were considered by EDDC. Detailed appraisal matrices for the allocated and alternative site options were presented in the SA Report for the Publication Draft Local Plan. (That appraisal work has since been updated to reflect the changes to the Local Plan site allocations since October 2012 and the revised set of SA matrices can be found in **Appendix 7** of this report. No new reasonable alternative site options have been introduced since that time.)
- 2.30 The SA report for the Publication Draft Local Plan was published alongside the consultation on the Local Plan between November 2012 and January 2013. An SA Addendum was also produced in-house by EDDC in October 2012 and was published alongside the Publication Draft Local Plan and LUC's full SA Report. That SA Addendum presented the SA findings for the development site options in the West End of East Devon District and along the A3052 corridor⁷, including reasonable alternative options.

Submission of the Local Plan (2013)

- 2.31 Following the consultation on the Publication Draft Local Plan and the SA Report (and the SA Addendum on the West End and A3052 Corridor site options), EDDC made a number of changes to the Local Plan before it was submitted. The Submission version of the Local Plan was very similar to the Publication Draft version, although amendments were made to some of the policies. The changes that were made were generally minor and no entirely new policies or site allocations were added to the Plan at this stage. Therefore, a fully updated SA report was not considered necessary and the implications of those changes for the SA findings reported previously were addressed through the production of an SA Addendum (July 2013). The July 2013 SA Addendum and October 2012 SA Report were submitted to the Secretary of State alongside the Local Plan in August 2013.

Examination of the Local Plan (2013-2015)

- 2.32 Initial examination hearing sessions for the Local Plan were held between February and March 2014. The Inspector then called for a suspension of the examination process while further evidence gathering was undertaken. This included the preparation of an up-to-date assessment of housing need.

Proposed Changes (April 2015)

- 2.33 Once the additional technical assessment work requested by the Inspector was nearing completion, the Council identified a number of alternative options for potential policy changes to the Local Plan as submitted. These options were subject to SA by LUC in February 2015, with the

⁷ Note that, as described in the October 2012 SA Addendum, none of the A3052 corridor sites were considered to be reasonable options for strategic development sites. Therefore, they were not required to be subject to SA and all appraisal work in the SA Addendum related to the West End site options only.

findings being reported in an internal SA note to the Council. The findings of that SA work contributed to the development of a set of detailed proposed changes which were also subject to SA by LUC and the findings were reported in an SA Addendum (April 2015), which was published for consultation alongside the Proposed Changes to the Local Plan.

- 2.34 The purpose of the SA Addendum was to consider the implications of the proposed changes for the findings of the SA process to date. The work drew on the SA findings reported on previously by LUC on behalf of EDDC (in the October 2012 SA Report and updated in the July 2013 SA Addendum) and assessed how the proposed changes would affect those conclusions. Consideration was also given to the revised cumulative effects of the Local Plan as a whole on the SA objectives, taking into account the proposed changes.

Further proposed changes (August 2015) – current stage

- 2.35 Following the consultation on the proposed changes, Examination hearings for the Local Plan resumed in early July 2015. As a result of discussions during the hearings, recent changes to Government policy and in response to concerns raised by Natural England, EDDC has now proposed some further changes to the Local Plan. The changes that are now proposed seek to address Natural England's concerns in relation to the potential for the Local Plan to have likely significant effects on the integrity of European designated biodiversity sites in and around East Devon as well as reflecting discussions that took place during the hearings in relation to other issues.
- 2.36 The implications of the further changes for the SA findings to date have now been considered by LUC. In response to comments received from Natural England in relation to the SA process for the Local Plan, the SA work carried out to date has been collated into a full Updated SA Report (this document), which meets all of the requirements of the SEA Regulations (as described in **Table 1.1**). This report comprises an updated version of the previous full SA report (October 2012) and incorporates the findings of the SA work undertaken since then, as described in the sections above, including the work set out in the July 2013 and April 2015 SA Addenda and the most recent SA work for the August 2015 further proposed changes.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.37 This SA Report describes the process undertaken from 2008 to date in carrying out the SA of the East Devon Local Plan. It sets out the findings of the appraisal, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects) and outlines proposed monitoring measures.

SA Stage D: Consultation on the East Devon Local Plan and the SA Report

- 2.38 East Devon District Council has previously consulted on earlier iterations of the Local Plan and SA work, including the Publication Draft Local Plan and accompanying SA Report, prior to submission of the Local Plan to the Secretary of State in August 2013. Since then, a consultation on proposed changes to the Local Plan took place between April and June 2015. Any further consultation on further proposed changes or Main Modifications to the Local Plan arising since the hearings held in July 2015 will be supported with this Updated SA Report which will be available for comment. The consultations at each stage have been designed to comply with the Statement of Community Involvement and requirements of the SEA Regulations.

SA Stage E: Monitoring Implementation of the Local Plan

- 2.39 This SA Report sets out recommendations for monitoring the social, environmental and economic effects of implementing the East Devon Local Plan. These monitoring proposals should be considered within the context of the broader monitoring framework for the Local Plan.

3 Characteristics of East Devon

Review of Plans, Policies and Programmes

- 3.1 The Local Plan is not prepared in isolation, being greatly influenced by other plan, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international and national level.
- 3.2 As part of the Scoping stage of the SA, a review was undertaken of the other plans, policies and programmes (PPP) that were relevant to the LDF Core Strategy that was being produced at the time. This review has been updated at various intervals throughout the SA process, to reflect the most recent changes in policy and the change to the production of a new Local Plan. The review has been updated again as part of the preparation of this SA Report and the full updated review of relevant plans, policies and programmes can be seen in **Appendix 1**.
- 3.3 The most significant development in terms of the policy context for the Local Plan has been the publication of the National Planning Policy Framework (NPPF) in 2012 which replaced the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The NPPF was intended to streamline national planning policy. In addition, the removal of the regional tier of government and planning, including the revocation of the Regional Spatial Strategy for the South West, has meant that the regional level plans, policies and programmes are no longer relevant and have therefore been removed from the PPP review in Appendix 1.
- 3.4 The East Devon Local Plan must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that:
- 3.5 *“Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.”*
- 3.6 The NPPF also requires Local Plans to be ‘aspirational but realistic’. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 3.7 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.8 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;

- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

Baseline Information

- 3.9 Baseline information provides the context for assessing the sustainability of proposals in the Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.
- 3.10 Schedule 2 of the SEA Regulations requires certain information to be included in the Environmental (or SA) Report, which means that data needs to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other 'sustainability' topics has also been included; for example information about housing, education, health, transport, energy, waste and economic growth.
- 3.11 The baseline information for East Devon District was originally produced by EDDC and presented in the SA scoping report for the LDF in 2008. It was updated by EDDC during the production of the SA reports for the Preferred Approaches version of the Core Strategy in 2010 and the Publication Draft Local Plan in 2012.
- 3.12 During the preparation of this updated SA report, the baseline information has been comprehensively reviewed and restructured by LUC to ensure that it is up to date and that it clearly and concisely meets all of the requirements of the SEA Regulations. The full updated baseline information is presented in **Appendix 2**. The following section summarises the key sustainability issues for East Devon, which have been drawn from the information that is presented in **Appendix 2**.

Key Sustainability Issues

- 3.13 The policies, plans and programmes and the baseline information were reviewed and key sustainability issues were identified, in order to help characterise East Devon District and to develop a locally appropriate SA framework for appraising the Local Plan (previously the Core Strategy). The key sustainability issues are presented under the relevant themes below.

Healthy and Prosperous Communities

Housing

- 3.14 House prices in East Devon are very high in relation to wages, which are lower than the national average. This issue is compounded by a limited supply of affordable housing in the District - The latest Strategic Housing Market Assessment⁸ identifies a need for 272 affordable dwellings per annum in East Devon between 2013 and 2033. There have, however, been a considerable number of affordable houses built in East Devon in recent years.
- 3.15 The average household size in East Devon is smaller than the national average at 2.08 persons per dwelling and is continuing to fall.
- 3.16 There are high levels of home ownership in the District (70%) and only 9% of the population lives in social rented dwellings.

Social Inclusiveness

- 3.17 In the more remote rural areas and small towns of East Devon, geographical isolation and dependence on low value and seasonal work are key contributing factors to deprivation. However, in those rural areas with easy commuting and access to centres of employment, deprivation levels tend to be far lower.
- 3.18 Market and coastal towns are of particular importance in East Devon in terms of serving their resident communities and the wider surrounding areas.

Population and Health

- 3.19 The total population of East Devon is expected to grow by 11% to 151,300 by 2033⁹.
- 3.20 East Devon is characterised by an elderly population profile, particularly in the coastal towns. Around 28% of the population is of retirement age, compared to 19.3% across England and Wales.
- 3.21 The District has a generally low population density; however there is significant variation between the rural and urban areas of East Devon in this sense.
- 3.22 The vast majority of people in East Devon are white (98.3%) and the District is less diverse than Britain overall).

Settlement 'Liveability'

- 3.23 East Devon experiences lower than average crime rates but despite this there is a high fear of crime, particularly threats such as drug and alcohol abuse, domestic violence and anti-social behaviour.
- 3.24 Index of multiple deprivation data shows East Devon to have generally low levels of deprivation compared to the UK as a whole, although employment and income deprivation scores for the District are comparatively poor.
- 3.25 Relatively low overall deprivation levels for East Devon hide pockets of deprivation, for example in parts of Exmouth in the south west of the District.

Environmental Protection and Enhancement

Built Heritage and Landscape

- 3.26 Around 66% of the District is covered by two AONB designations – East Devon and the Blackdown Hills. In addition, a very small part of the Dorset AONB falls within the District.
- 3.27 There is significant archaeological heritage within East Devon, both land and shore-based. There are 132 Scheduled Monuments in East Devon and over 3,000 listed buildings. Most are privately owned residential buildings and most are in good condition, although a significant minority have defects and show signs of deterioration.
- 3.28 Recent housing developments have often been unsympathetic to local vernacular styles and materials, for example the bungalows built in coastal towns. In Honiton and Exmouth, where

⁸ Exeter Housing Market Area Strategic Housing Market Assessment 2014/2015

⁹ Devon County Council, Area Profile for East Devon

residential growth has been particularly substantial, a large number of newer properties can be seen to pay little respect to traditional local styles.

Biodiversity

- 3.29 East Devon is a district of significant biodiversity and nature conservation value - there are 24 SSSIs, four SACs and two SPAs, as well as a number of non-designated sites which hold high ecological value, including broadleaved woodland, rivers and streams and maritime cliffs and slopes.
- 3.30 The District is a nationally important area for winter roosting bird species in areas such as the Axe and Exe Estuaries.

Air, Soil and Water Quality

- 3.31 A number of potentially significant sources of air pollution exist in and around East Devon, including Exeter International Airport, industrial sites in bordering authorities, petrol stations and road traffic on the M5 motorway and the local road network. There is one Air Quality Management Area (AQMA) which runs along the High Street through Honiton.
- 3.32 East Devon has limited pockets of contaminated land as the District has not had a history of intensive urban growth or industrialisation. The percentage of housing built on previously developed land in East Devon has generally increased over recent years, but particularly with the rapid development of Cranbrook on a greenfield site, and with it likely to account for a significant proportion of new homes being built in the years ahead, the expectation is of a shift towards more greenfield development.

Transport

- 3.33 Car use for travelling to and from work is marginally higher in East Devon than across England as a whole and public transport use is significantly lower.
- 3.34 Although many residents have good access to transport links, particularly in the western part of the District which lies at a strategic transport node, there are rural parts of East Devon which are accessed by remote lanes and have very poor public transport services.
- 3.35 Improvements to Junction 29 of the M5 have recently been made, to support new developments planned in the western part of East Devon, such as a new community at Cranbrook, a new terminal for Exeter Airport and the expansion of Skypark, in order to accommodate increasing volumes of traffic.

Resource Consumption and Climate Change

Energy Consumption

- 3.36 The south west region currently generates 14% of its electricity needs from renewable sources, with installed renewable energy capacity in East Devon in 2014/15 being 81.62MW, made up of 3,715 projects, 85% of which were solar energy installations

Waste

- 3.37 Recycling rates in East Devon are in line with the average across Devon, although there remains an ongoing drive to increase levels of recycling and composting.

Climate Change

- 3.38 The biggest contributors to CO₂ emissions in East Devon are the road transport and domestic sectors at 318.6kt and 290.3kt respectively in the year 2013. This is characteristic of a predominantly rural area with a high reliance on road transport.
- 3.39 Incidences of flooding in East Devon are expected to increase with projected sea level rises and the onset of wetter winters. Areas of land classified as Flood Zones 2 and 3 are identified around all of the main rivers in the District as well as many of their tributaries.

Economic Growth, Education and Employment

Economic Growth

- 3.40 There is a high demand for development land to serve the sub-regional role of Exeter, affecting planning policy and land allocations in East Devon.

- 3.41 Unemployment in East Devon is currently running at 3.2% of the economically active population. This is much lower than the national average of 6%.
- 3.42 A high proportion of jobs in the District are in the tourism sector, which is often poorly paid seasonal work with limited opportunities for training and progression.
- 3.43 Many of the better paid residents of East Devon commute to jobs beyond the District boundary, particularly in Exeter.

Likely evolution of the state of the environment without implementation of the Local Plan

- 3.44 As part of carrying out the Sustainability Appraisal of options and subsequent policies in a plan, the SEA Regulations require that consideration is given to 'the likely evolution of the state of the environment without the plan'. In order to address this requirement, the following section describes how current environmental, social and economic trends in East Devon might evolve if the Local Plan were not implemented. This information, which is required by the SEA Regulations Schedule 2, is set out in **Table 3.1** below.

Table 3.1: The Likely Evolution of East Devon without Implementation of the Local Plan

Current Trend	Likely Evolution without the Local Plan
Healthy and Prosperous Communities	
House prices are high in proportion to wages and there is a lack of affordable housing	An ongoing lack of affordable housing would lead to many people (e.g. first time buyers and lower paid workers) increasingly being priced out of the market and the population profile of the District may become distorted (potentially even more dominated by richer/elderly people). This may have secondary effects on the economy reducing the District's ability to attract key workers in particular.
Many people in more rural parts of the District are geographically isolated and employment opportunities are limited.	High levels of commuting may lead to smaller towns and villages increasingly becoming 'dormitories' and becoming less viable, whilst road traffic would remain high with the associated impacts on air pollution etc. This may also exacerbate the ageing population profile of the District as young people move outside the District to find work.
The population profile of East Devon includes a higher than average proportion of elderly people.	Without the availability of employment opportunities and affordable housing in the more rural parts of East Devon, the small towns are likely to see a continuation of this trend.
Environmental Protection and Enhancement	
Levels of private car use are high and levels of public transport are significantly lower than the national average.	Ongoing poor provision and use of public transport may cause the more rural parts of the District to become increasingly isolated in terms of access to employment opportunities and community services and facilities, whilst high car use will increase levels of air pollution and

Current Trend	Likely Evolution without the Local Plan
	noise disturbance.
East Devon has a high quality and sensitive natural environment, with around 66% of the District covered by two AONB designations – East Devon and the Blackdown Hills, plus 24 SSSIs, four SACs and two SPAs in the District	Without the Local Plan policies new development may occur in sensitive parts of the District, or without sufficient measures in place to mitigate potential adverse effects.
Resource Consumption and Climate Change	
Incidences of flooding are expected to increase as a result of climate change.	Development already situated in areas of high flood risk, e.g. around the main rivers and their tributaries, would be likely to experience increasing problems with flooding and the associated social and economic problems. Existing developments in such areas may reduce in value due to these issues.
Economic Growth, Education and Employment	
A high proportion of employment opportunities in the District are in the tourism sector which is generally poorly paid and low-skilled.	The tourism industry would be likely to remain one of the key employers within East Devon District, which leaves the District vulnerable to any structural changes in the economy.
Many of the better paid residents of East Devon commute to jobs outside of the District boundary, particularly in Exeter.	Ongoing limited employment opportunities within East Devon would mean that commuting levels are likely to remain high, with the associated issues surrounding congestion and air pollution.

An objectives-led approach to the SA

- 3.45 Although not a requirement of the SEA Directive, the use of SA objectives is a recognised way of considering, describing and analysing the environmental and sustainability credentials of a plan and comparing the likely impacts of various alternatives. SA objectives are used in conjunction with the baseline information to predict the likely sustainability effects of each proposal being considered for the plan.
- 3.46 The SA objectives seek to address the full cross-section of sustainability issues, including the SEA topics identified in Annex 1(f) of the SEA Directive. In developing SA objectives for the appraisal of the East Devon Local Plan (previously the Core Strategy), consideration was given not only to those topics specified in the SEA Directive, but also to the findings of the review of plans, policies, and programmes, the baseline information and the key sustainability issues identified for the District.
- 3.47 Government SA Guidance recommends that the SA objectives are developed in consultation with key stakeholders. This occurred during the consultation on the SA Scoping Report which originally presented the SA framework. The set of 20 SA objectives which has been used throughout the SA of the East Devon Local Plan (formerly the Core Strategy) is presented below in **Figure 3.1**.

Figure 3.1: East Devon's SA Framework

SA Objective
1. To ensure everybody has the opportunity to live in a decent home.
2. To ensure that all groups of the population have access to community services.
3. To provide for education, skills and lifelong learning to: i. meet the needs of the local population, and ii. meet local employment needs
4. To improve the population's health
5. To reduce crime and fear of crime.
6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.
7. To maintain and improve cultural, social and leisure provision.
8. To maintain and enhance built and historic assets.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.
10. To maintain the local amenity, quality and character of the local environment.
11. To conserve and enhance the biodiversity of East Devon.
12. To promote and encourage non-car based modes of transport and reduce journey lengths.
13. To maintain and enhance the environment in terms of air, soil and water quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.
15. To ensure that there is no increase in the risk of flooding.
16. To ensure energy consumption is as efficient as possible.
17. To promote wise use of waste resources whilst reducing waste production and disposal.
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce.
19. To maintain and enhance the vitality and viability of the Towns of East Devon.
20. To encourage and accommodate both indigenous and inward investment.

4 Alternatives Assessment

- 4.1 As described in **Chapter 3**, Stage B in the SA process requires that the options being considered for a plan (in this case East Devon's Local Plan, previously the Core Strategy) are assessed during the development of the plan, so that the SA findings can help to refine the options and inform decision making about which options to take forward. This chapter describes the main options (or 'alternatives') that have been considered during the preparation of the East Devon Local Plan to date and summarises the SA findings in relation to those options.

Development of Alternatives

- 4.2 Alternatives are a useful tool when considering different ways of achieving the objectives of a plan and the range of possible environmental and sustainability effects. The consideration of alternatives is also a statutory part of the SEA process. The SEA Regulation (Regulations 12(2)(b), 16(4)(e) and Schedule 2 (8)) require that '*...reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme are identified, described and evaluated*' and '*an outline for the reasons for selecting the alternatives dealt with*' are provided in the Environmental Report (in this case the SA Report). Alternatives must be 'reasonable' and must fall within the legal scope of the plan that the relevant authority is preparing. When developing the range of options to be considered, full recognition of any geographical, technological and financial constraints must be made in order to help determine if the options are 'reasonable'.

Issues and Options stage 2009-10

- 4.3 EDDC produced a Core Strategy Issues and Options Consultation Report in 2008 which was subject to public consultation between December 2008 and February 2009. The report presented the draft spatial vision and overarching objectives for East Devon, outlined the issues identified as being of particular local importance and considered a range of options for how these may be addressed. In addition, the Council prepared and published a further Issues and Options consultation paper (November 2009) regarding an extra option for an urban extension to Exeter at Redhayes/Blackhorse which had not been included in the original Issues and Options Consultation Report.
- 4.4 The alternatives that the Issues and Options Consultation Report addressed were all appraised where possible as part of the SA process (using the SA framework developed at the Scoping stage), although for some of the Core Strategy issues, alternative options were not specified. In such cases, a short description of the potential sustainability effects of those issues was provided, based on the supporting text included in the Issues and Options report. LUC also conducted a workshop with EDDC members and officers in December 2009, in order to discuss the SA process and the emerging findings to date. The findings of the workshop were taken into consideration when finalising the SA of the Core Strategy Issues and Options. The full appraisal of the Issues and Options was presented in the Initial SA Report (August 2010) and the findings were taken into consideration by the Council when developing the Preferred Approaches version of the Core Strategy.
- 4.5 Overall, sustainability considerations were well presented in the supporting text of the Issues and Options Consultation Report. However, it was recognised that many of the likely sustainability effects would be more easily determined as more specific policies were developed from the options and taken forward to form the draft plan. The key conclusions resulting from the SA in relation to each option were presented in the Initial SA Report for the Issues and Options version of the Core Strategy (August 2010 – available from EDDC upon request), and are summarised below.

Key conclusions from the Initial SA Report for the Core Strategy Issues and Options (August 2010)

- 4.6 The key conclusions of the SA for each Issue are summarised below. The findings are grouped under the headings used in the Core Strategy Issues and Options Report.

Pen Portrait of East Devon and Spatial Vision and Objectives

- 4.7 The Spatial Vision and Objectives section of the Issues and Options Report set out 10 objectives which were found to have generally positive effects, although the effects of overarching objective 7 in particular were more mixed as the objective involved focusing development in the West End, which may draw facilities, services and employment opportunities away from other parts of the District.
- 4.8 As expected with a vision and the associated objectives, there was a significant amount of uncertainty associated with their likely effects as the more detailed options specifying the exact location and nature of development will determine most of the likely impacts.

Sustainable Development and Climate Change

- 4.9 The Issues and Options Report raised a number of questions regarding the appropriateness of giving primary or significant weight to the technical demands of achieving low or zero carbon development in evaluating options for where and how additional development should take place, both in East Devon's West End and elsewhere in the District. In addition, opinions were sought regarding the level of renewable energy production to be sought, and the appropriateness of identifying specific sites and areas for renewable energy production.
- 4.10 Climate change is one of the most significant challenges to be addressed and the issue needs to be given due consideration in decision making, therefore it was encouraging that this was one of the first issues discussed in the Core Strategy Issues & Options Consultation Report. Innovative solutions need to be sought to ensure that other sustainability considerations (such as the conservation and enhancement of the landscape) do not constrain low and zero carbon development as it is often possible to achieve positive outcomes where there may initially appear to be conflicting concerns.
- 4.11 Allocating specific sites for renewable energy production sends a positive message to developers that the District is proactive in encouraging renewable and low carbon energy generation. The SA Report highlighted the potential sustainability benefits of pursuing reduced energy use followed by on-site renewable energy generation.

Strategic Direction and Scale of Growth

- 4.12 The strategic direction and scale of growth section of the Issues and Options Report raised questions regarding the amount and distribution of housing and employment land to be provided throughout the District. It drew heavily on the requirements of the now-revoked South West RSS in terms of housing provision, including the strategic allocation at Cranbrook.
- 4.13 The SA Report noted that there needs to be flexibility in providing different levels of affordable housing to ensure that there is a good mix of household types throughout the District. This will help to support the economy and to retain key services such as schools where they are needed.
- 4.14 It was also recognised that achieving a high level of self-containment within towns and villages generally has significant sustainability benefits.

Major Growth in East Devon's West End

- 4.15 This section of the Issues and Options Report sought to address the provision of employment land in East Devon's West End, and set out a number of options including:
- Expansion of Skypark.
 - Expansion in the vicinity of the proposed Science Park.
 - Expansion of the Airport Business Park.
 - Provision of further employment land at Cranbrook new community.
 - Provision of mixed employment and residential development.

- 4.16 Eight options for the expansion of Cranbrook were also set out, as follows:
- Expansion to the west across to Station Road.
 - Expansion to the south west, north of the Treasbeare Farm ridge line.
 - Expansion to the south.
 - Expansion to the north east, to the east of Burrow Road.
 - Expansion to the east across to the stream running between Hand and Pen and Southbrook.
 - Expansion to the south east.
 - Expansion to the east of the stream running between Hand and Pen and Southbrook.
 - Expansion to the east of the lane running between Little Cobden and Crockernhayes.
- 4.17 The SA noted that locating employment provision in the West End of the District will help to protect more environmentally sensitive areas of East Devon from development and will ensure that it is well situated in terms of links to key population centres such as Exeter and to the rest of the country. The potential benefits of locating employment provision close to the main population centres relating to sustainable transport use need to be fully exploited by incorporating the necessary infrastructure provision into proposals for the West End wherever appropriate.
- 4.18 It was also recognised that a careful balance needs to be achieved in order to ensure that major growth in the West End protects environmentally sensitive areas across the rest of East Devon but at the same time does not reduce the viability and vitality of the market towns within the District, particularly those furthest to the east.
- 4.19 The SA recommended that green infrastructure principles should be incorporated in the design, layout and siting of all major developments in the West End, ensuring that environmental services are retained and enhanced and that building design is sensitive to, and enhances, local character.
- 4.20 The risk of flooding was highlighted in the SA as a significant concern in relation to major developments in the West End and their siting and design needs to take account of this issue. It was also noted that developments of all types that are located in close proximity to the airport are likely to experience significant noise disturbance from air traffic.
- 4.21 The Issues and Options document also presented options for a new community, either through development adjoining Pinhoe, at Clyst St Mary/Westpoint, or at an alternative site. The SA report concluded that establishing a second new community in the West End would be likely to incur a mixture of both positive and negative sustainability effects, regardless of its specific location within this part of the District.

Development on the A3052 Corridor

- 4.22 Development potential along the A3052 Corridor was highlighted in the Core Strategy Issues and Options to recognise the fact that Area of Search 4B in the proposed changes to the now-revoked RSS was diagrammatically indicated as extending into East Devon for an undefined distance that includes some of the A3052 corridor. It was noted that this part of the District did offer potentially significant development opportunities and was already home to a number of significant developments/businesses. The question was raised regarding whether employment sites and other commercial/tourism business in the A3052 Corridor should be expanded to meet employment needs and job creation opportunities.
- 4.23 The SA concluded that this option was likely to have significant negative effects on the natural environment as the number of car trips made would be expected to increase notably in this area, and because the route cuts directly through two designated nature conservation sites (East Devon Pebblebed Heaths SAC and East Devon Heaths SPA).
- 4.24 Employment development in the west of the District is likely to be more sustainable overall if it is located within the West End or close to existing developments. Businesses located away from existing settlements may be beneficial in more sensitive and constrained locations, such as those to the east of the District, but given the proximity to Exeter and the potential large-scale employment growth in the West End, developing the A3052 corridor appeared to be a less sustainable option.

Axminster

- 4.25 Four options for the expansion of Axminster were presented, either to the north, west or south of the town, or as infill development near to the town centre. The SA noted that significant growth in and around Axminster as proposed in these options may have significant positive impacts in relation to the vitality and viability of the eastern part of District and may help to reduce the pull of people and economic activities to Exeter and the West End whilst bolstering the already well-established local economy.

Budleigh Salterton

- 4.26 No specific options for growth at Budleigh Salterton were set out in the Issues and Options Report; however a question was raised regarding the scale of residential and employment development that would be appropriate at the town. The SA concluded that, given the constrained nature of Budleigh Salterton, additional development may result in adverse effects on the landscape and the wider natural environment. Although there were potential economic and social benefits associated with development at the town (for example reducing trip generation), given the proximity of other settlements, the additional development required may be better located in other less constrained settlements nearby, such as Exmouth.

Exmouth

- 4.27 Four options for the growth of Exmouth were presented, either to the north, east or south, or as infill development within the existing built up area. The SA noted that the increased development of this already fairly large town of 36,000 residents could potentially lead to increased self-containment and greater independence from Exeter. Its proximity to the city was highlighted as a key strength, being one of the few settlements in the District that can draw off the amenities, services and economic potential offered by a nearby city.
- 4.28 It was also noted that development in Exmouth would offer an opportunity to regenerate much of the town's built environment and should have social benefits such as improvements to the health and wellbeing of the local population.

Honiton

- 4.29 Five options for the growth of Honiton were presented, either to the north, south, east or west, or as infill development within the existing built up area. The SA noted that this growth means that Honiton's relatively good public transport links should be able to be exploited, with new development in the town being likely to benefit significantly from the presence of this existing infrastructure.
- 4.30 Community facilities, services and employment opportunities would need to be significantly improved if additional housing was to be located in the town as there was already a deficit in provision.
- 4.31 Development in Honiton would be likely to benefit the vitality and viability of the east of the District, reducing the need to travel to the west of East Devon to access services, facilities and jobs in Exeter and the wider urban fringe area.

Ottery St Mary

- 4.32 Five options for the growth of Ottery St Mary were presented, either to the north, south, east or west, or as infill development within the existing built up area. Given the location of Ottery St Mary in between Exeter, Honiton and Cranbrook/the West End, the SA noted that care would need to be taken to avoid it becoming a dormitory town with unsustainable live-work patterns.

Seaton

- 4.33 Three options for the growth of Seaton were presented, either to the north or north-west, or as infill development within the existing built up area. Seaton is highly constrained and it was recognised that the need to avoid harming the natural environment and character of the town through development could limit growth.
- 4.34 The SA also recognised that development in and around the town may have significant social and economic benefits, regenerating Seaton and boosting its vitality and viability. The promotion of green tourism (as included in the options) is one way in which these potential social and economic benefits could be achieved whilst minimising adverse impacts on the natural environment.

4.35 A more flexible approach to affordable housing may be particularly necessary in Seaton if development is promoted within the existing urban area, as development sites are likely to be small to require a particular proportion to be provided as affordable housing.

Sidmouth

4.36 Four options for the growth of Sidmouth were presented, either to the north, north-west or east, or as infill development within the existing built up area. The SA noted that Sidmouth was in a similar position to Seaton, being highly constrained, and again measures to avoid harming the natural environment and character of the town would be likely to limit growth. However, it was also noted that development offers an opportunity for regeneration of the town and for the delivery of social and economic benefits.

Promoting Vibrant and Sustainable Rural Communities

4.37 This part of the Issues and Option Report related to the promotion of sustainable communities and raised questions regarding the level and location of growth that would be appropriate in rural areas. It also raised questions about the level of affordable housing that would be appropriate and the approach to restricting the occupation of new housing (i.e. to local people only) and to the potential reuse of agricultural dwellings. The SA recognised that flexibility would be required when developing policy and setting targets for affordable housing, in order to ensure that the maximum affordable housing provision is achieved without deterring potential developers from the District.

4.38 It was concluded that while the distance between housing and amenities, services and employment sites should be minimised, in particular circumstances the impacts of a greater distance may actually be preferable to locating development close together, e.g. where this provides some protection to the landscape or other environmental assets.

Preferred Approaches stage 2010

4.39 As described in **Chapter 3**, the findings of SA of the Issues and Options report (summarised above) contributed to the development of the Preferred Approaches version of the Core Strategy. No new reasonable alternative options were introduced in the Preferred Approaches Core Strategy; therefore the appraisal of options at the Issues and Options stage continued to represent the reasonable alternatives to the Preferred Approaches Core Strategy. The policies in that version of the Plan were also subject to SA and the outcomes of that appraisal contributed to the development of the policies that were set out in subsequent versions of the Local Plan.

4.40 **Table 4.2** below summarises the likely sustainability effects of the Preferred Approaches as a whole on each of the SA objectives, presenting an overall score representing the cumulative effects of the Preferred Approaches on each of the SA objectives. No cumulative significant negative effects were identified, but the Preferred Approaches Core Strategy was considered to have significant positive cumulative effects on SA objectives relating to ensuring people have decent homes, access to community services, cultural and leisure facilities and employment opportunities.

Table 4.1: Summary of SA Scores for the Preferred Approaches Core Strategy

Sustainability Objective	Likely overall effect
1. To ensure everybody has the opportunity to live in a decent home.	++
2. To ensure that all groups of the population have access to community services.	++
3. To provide for education, skills and lifelong learning to: i. meet the needs of the local population, and ii. meet local employment needs	+
4. To improve the population's health	+/-

Sustainability Objective	Likely overall effect
5. To reduce crime and fear of crime.	+
6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.	-
7. To maintain and improve cultural, social and leisure provision.	++
8. To maintain and enhance built and historic assets.	+/-
9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.	+/-
10. To maintain the local amenity, quality and character of the local environment.	+/-
11. To conserve and enhance the biodiversity of East Devon.	-
12. To promote and encourage non-car based modes of transport and reduce journey lengths.	+
13. To maintain and enhance the environment in terms of air, soil and water quality.	+/-
14. To contribute towards a reduction in local emissions of greenhouse gases.	+/-
15. To ensure that there is no increase in the risk of flooding.	+/-
16. To ensure energy consumption is as efficient as possible.	+/-
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+/-
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce.	++
19. To maintain and enhance the vitality and viability of the Towns of East Devon.	+/-
20. To encourage and accommodate both indigenous and inward investment.	+

4.41 A number of recommendations were made in the Preferred Approaches version of the Core Strategy regarding amendments that could be made to the Plan in order to improve its sustainability effects, several of which related to the need for an overarching development management policy to be included in the Plan. Now that it has been restructured to also include a whole section of development management policies (Part 2 of the Local Plan), this issue has been addressed.

4.42 Other recommendations made at the Preferred Approaches stage are summarised below. Note that policy references refer to those used in the Preferred Approaches document.

- Where housing development is proposed, it should be consistently stated that community services/facilities will be provided to support the growing population, and it would be beneficial to make clear which services this will include.
- Where developments are located in small communities and services are provided in existing key service centres, there should be a requirement for the impact on transport requirements and community viability to be addressed.

- The proposals relating to green infrastructure and open space provision should make reference to the need to ensure that such spaces are designed and located in a way that will minimise any potential security concerns for users.
- The Preferred Approaches relating to sustainable development (CS3) should include reference to maximising the proportion of development that takes place on previously developed land, and the use of previously developed buildings.
- Preferred Approach CS7 should be amended to focus more strongly on the expansion and increased use of sustainable transport methods, and to make less of an allowance for continued car use.
- The proposal for development at Axminster should make specific reference to the need to protect water quality at the River Axe, within the Environment section of the Preferred Approach.
- The importance of the natural stores of organic carbon present in the District's heathland, pasture and woodland soils and in timber vegetation should be stated in Section 16 of the Core Strategy with specific reference in CS33.
- The Preferred Approaches could be strengthened by stating explicitly within more of the spatial options that renewable energy will be incorporated into the development planned.
- More recognition could be made within the Preferred Approaches of the potential benefits that can be achieved through employment provision in terms of education and skills development, for example within CS24 (future job and employment land provision) some reference could be made to the provision of work-based training opportunities.

4.43 While some of these recommendations were addressed in the next iteration of the Plan (the Consultation Draft Local Plan), others were not and the SA continued to make the same recommendations. All remaining recommendations were then addressed in the Publication Draft Local Plan in 2012.

Consultation Draft and Publication Draft Local Plan 2011-12

4.44 The strategic policies presented in the Consultation Draft Local Plan (December 2011) were developed taking into consideration the consultation responses received and the SA work carried out in relation to the Preferred Approaches. The strategic policies that were then presented in the Publication Draft Local Plan (November 2012) comprised slightly amended versions of the Consultation Draft Local Plan policies, which had been revised to take into account consultation responses received and the SA work that was undertaken in relation to the Consultation Draft Plan and the interim Proposed Submission Draft (May 2012). Part 1 of the Publication Draft Local Plan (2012) therefore consisted of strategic policies which had been developed from the Preferred Approaches set out in the last iteration of the Core Strategy.

4.45 In trying to meet the Government's requirements for the new Local Plan, Part 2 of the Consultation Draft Local Plan (December 2011) presented development management policies which were taken from the adopted East Devon Local Plan (2006) (these policies were not previously included in the early iterations of the Core Strategy). The suite of development management policies presented in the Consultation Draft Local Plan were subject to consultation and the responses received, as well as the SA work that had been undertaken in relation to the Plan, fed into the drafting of the development management policies that were then set out in the Publication Draft Local Plan (November 2012). As these development management policies are generally criteria-based, and must comply with national policy, in many cases no reasonable alternatives were identified. However, in order to ensure that the requirements of the SEA Regulations were met, and reasonable alternatives considered, EDDC officers, with assistance from LUC, identified where reasonable alternatives to the development management policies existed. Further work to appraise alternative approaches to the development management policies was carried out prior to the Publication consultation. This work was presented in the SA Report for the Publication Draft Local Plan and is summarised below.

4.46 Three of the development management policies that were included in Part 2 of the 2011 Consultation Draft Local Plan were moved into the Strategic Policy section of Part 1 in the Publication Draft Local Plan. In that document, these policies were referred to as Strategy 6:

Development within Built-Up Area Boundaries, Strategy 7: Development in the Countryside, and Strategy 8: Development in Green Wedges. The alternatives identified for these three policies were appraised within their relevant SA matrix in Appendix 3 of the SA report for the Publication Draft Local Plan. In summary, the alternative policy approaches would have generally similar, but less pronounced sustainability effects and were not considered to be more sustainable than the wording in the Publication Draft Local Plan.

- 4.47 The 77 development management policies included in the Publication Draft Local Plan were unlikely to affect a number of the SA objectives, but were likely to have a number of minor and some significant positive effects generally in relation to the environmental SA objectives, as the policies required additional consideration of protection and enhancement of local environmental assets when new development is being proposed in the District. In contrast, minor negative effects were identified for many of the social and economic objectives, as the provision of housing, community services and cultural, social and leisure development may be discouraged and consequently employment opportunities may be limited due to the restrictive nature of the policies in relation to environmental protection.
- 4.48 For three of the policies (RC5, RC6 and RC7) no reasonable alternatives were identified because the NPPF requires local planning authorities to plan positively for the provision of shared space and community facilities, which these policies addressed.
- 4.49 In the case of 41 of the development management policies (e.g. DM Policies EN1, TC2 and E19), the only reasonable alternative identified would be to not have the specific policy in the Local Plan and to instead rely on national policy. Where this is the case, the likely sustainability effects of taking that approach (i.e. not having the development management policy in the Local Plan) were described. In some of these cases (for example in relation to emissions to air and water from development), national regulations and standards would still apply, which would mean that the sustainability effects of not having the policy would be broadly unchanged. However, the effects may be less pronounced if these emissions were referred to in the Local Plan policies, as a Local Plan policy may be better able to address specific local circumstances.
- 4.50 In the case of the other 33 policies (e.g. DM Policies D1, D4 and TC1), reasonable alternatives other than simply relying on national policy were able to be identified – these mainly comprised policy approaches that were either more or less stringent than the development management policy as drafted, for example where a policy quantified a proportion or size of development that would allowed in particular circumstances. Where this was the case, the likely sustainability effects of changing these standards were described. In general, the likely SA effects would be either more or less pronounced depending on whether the identified standards were to be made more stringent or relaxed.
- 4.51 Most of the identified reasonable alternatives for the 77 development management policies were not considered to be more appropriate in sustainability terms for inclusion in the Local Plan than the Part 2 policies set out in the Publication Draft Local Plan. However, it was concluded that the two alternatives for Policy H7: Sites for Gypsies and Travellers (prepare a specific SPD for these sites or allocate specific sites on the Proposals Map) may be more likely to result in significant positive effects on homes, community services, health and amenity than the policy as drafted, as they would reflect and respond to specific local circumstances, and give more certainty to provision of these sites. However, no recommendation was made by the SA team to adopt either of these two alternatives as an assessment undertaken by the Council had shown a low need for Gypsy and Traveller sites within the District. It was also recognised that resource constraints at EDDC would not have allowed either of the two alternative options to be pursued.

Site Specific Allocations

- 4.52 The Publication Draft version of the Local Plan (November 2012) included a number of site specific allocations for residential, employment and mixed-use development. These were subject to SA, along with all reasonable alternative site options identified, in line with the requirements of the SEA Directive. The findings of the appraisal of allocated sites and reasonable alternatives were described in the October 2012 SA Report for the Publication Draft Local Plan and were the same as the effects described in **Chapter 5** of this SA report (while some changes have been made to the sites that are allocated in the plan and those that are reasonable alternatives, the SA findings for each site have not changed).

- 4.53 The site options that were assessed were those that featured in the 2011 and/or 2012 Strategic Housing Land Availability Assessment (SHLAA) exercise and/or were submitted as proposed development sites when the Local Plan (formerly the Core Strategy) was consulted on previously. In a limited number of other cases, sites that EDDC was aware of as having development potential were also included. EDDC chose to look at as many reasonable site choices as possible (where they were supported by a land owner/agent aspiration to see development occur).

West End and A3052 Site Options

- 4.54 An SA Addendum was also produced in-house by EDDC in October 2012 and was published alongside the Publication Draft Local Plan and LUC's full SA Report. That SA Addendum related to the development site options in the West End of East Devon District and along the A3052 corridor¹⁰, including reasonable alternative options. It was produced because the appraisal of those specific site options was not included in the full October 2012 SA Report. While the West End site allocations had been considered within the SA Report as part of the appraisal of the strategic policies within which they are allocated¹¹, the SA Addendum sought to ensure that all reasonable alternative options to those sites were also appraised robustly. It also ensured that each of the West End sites were subject to SA on their own merits (e.g. without taking into account other elements of the strategic policies in which they were allocated), in the same way that the site allocations for each of the market towns had been.
- 4.55 This work was later revised by LUC as part of the preparation of the SA Addendum for the Submission Local Plan in 2013 (see below) and the options considered are summarised in that section below.

Submission Local Plan 2013

- 4.56 Before it was submitted to the Secretary of State for examination, a small number of changes were made to the policies in the Publication Draft Local Plan. The Submission version of the Local Plan was very similar to the Publication Draft version, although a number of amendments were made to the wording of some of the policies. Those changes were generally minor and no entirely new policies or site allocations were added to the Plan. Therefore, a fully updated SA report was not considered necessary and the implications of those changes in terms of the SA were addressed through the production of an SA Addendum, which was submitted along with the Local Plan.
- 4.57 Note that the SA findings as described in the July 2013 SA Addendum (and summarised below) have now been incorporated into this fully updated SA report and updated where relevant to reflect the further changes that have been proposed to the Local Plan since Submission.

SA implications of changes to the Local Plan prior to Submission

- 4.58 The minor wording changes that were made to the Local Plan policies prior to Submission in all cases made the SA scores more positive, particularly in relation to SA objectives 8 (historic environment) and 9 (landscape character), where a number of previously minor positive effects were now expected to be significant.
- 4.59 Potential but uncertain positive effects in relation to SA objectives 2 (access to services), 3 (education) and 4 (health) became more certain, and a number of previously negligible effects on SA objectives 3 (education), 6 (noise), 8 (historic environment), 9 (landscape), 11 (biodiversity), 12 (sustainable transport), 13 (environmental quality), 15 (flooding), 17 (waste) and 20 (encouraging inward investment) were now likely to be minor positive.
- 4.60 As described above, these changes to the SA findings have been incorporated into this fully updated SA report and reflected in the SA findings described in **Chapter 6** and **Appendices 3 and 4**.

¹⁰ Note that, as described in the October 2012 SA Addendum, none of the A3052 corridor sites were considered to be reasonable options for strategic development sites. Therefore, they were not required to be subject to SA and all appraisal work in the SA Addendum related to the West End site options only.

¹¹ The Local Plan includes a number of strategic policies relating to development in East Devon's West End, with a policy for each broad location (e.g. Cranbrook, Pinhoe, North of Blackhorse). Within the strategic policy for each broad development location, one or more site specific allocations are made, along with some other background information about the provision of services, infrastructure etc. to be incorporated into the overall development.

SA findings for the West End and A3052 site options

- 4.61 At this time, the SA work for the West End and A3052 Corridor site options that was previously presented in EDDC's SA Addendum (October 2012, see above) was revised in order to make it consistent with the SA work that had been undertaken previously by LUC in relation to other development site options in the District.
- 4.62 The reasonable alternative site options for the West End and A3052 Corridor that were identified by EDDC and subject to SA included nine sites at Cranbrook, four at Pinhoe, four at Blackhorse and a site at Exeter Airport (Exeter Business Park). The revised SA findings for those site options were described in the July 2013 SA Addendum and are also presented in **Chapter 5** and **Appendix 7** of this SA report.

Examination 2013-2015

- 4.63 East Devon District Council submitted its Local Plan to the Secretary of State for examination in August 2013. Initial examination hearings for the Local Plan took place in February and March 2014, following which the Inspector suspended the examination process and requested that the Council undertake some further evidence gathering. This included the preparation of an up-to-date assessment of housing need.

Proposed Changes (February-April 2015)

- 4.64 The additional technical assessment work requested by the Inspector resulted in the Council identifying a number of options for potential policy changes to the Local Plan as submitted. Those options were subject to SA and the findings reported in an SA addendum that was used internally by EDDC, with the findings then helping to inform decisions regarding which options to take forward. The SA matrices for the Proposed Changes Options are presented in **Appendix 8** of this updated SA report and the findings are summarised below.

SA of Options for Proposed Changes (February 2015)

- 4.65 The additional options that the Council identified and which were subject to SA related to the following themes:
- The distribution strategy for the additional housing that was expected to be required.
 - The strategy for allocating housing development at the District's villages.
 - The provision of sites for Gypsies and Travellers.
- 4.66 The options for allocating housing development at the District's villages and for the provision of Gypsy and Traveller sites were not linked to the requirement for additional housing; rather they related to the overall approach taken in the Local Plan.
- 4.67 The Council was also considering changing the start date of the Local Plan to 2013 (to align with the Strategic Housing Market Assessment) and extending the end date to 2031 or 2033. This change could not be subject to SA in the same way as a policy option; however it was considered in terms of its implications for the timescales over which the potential effects of the Local Plan would occur.
- 4.68 The Council advised that any additional housing required due to the updated assessment of housing need would be allocated at sites that had already been through the SA process as part of the preparation of the Local Plan, but which were not currently included in the Plan as submitted. Therefore no additional development site options were identified or appraised at this time.
- 4.69 Four options for the distribution of additional housing were considered:
- Option A: Concentrate all or the vast majority of the additional housing provision at the West End with some potential scope for sites that whilst not 'at' the West End are physically very close to and well related to Exeter.
 - Option B: More evenly spread extra development across the West End and the rest of East Devon.
 - Option C: Concentrate the bulk of development in the rest of East Devon and not at the West End.

- Option D: Not plan to meet additional housing requirements.
- 4.70 In general, the likely sustainability effects of locating all or most of the additional housing development at the West End (Option A) were found to be more positive than for the other options. This is because new jobs, services and facilities are proposed to be densely concentrated in that area (and already exist in adjacent Exeter City), and the co-location of jobs and homes should help to reduce journey distances (through providing scope for people to choose to live close to where they work) and increase the potential for using sustainable transport links.
- 4.71 Five options for the strategy for allocating housing development at the District's villages were considered:
- Option A: Retain settlement Built-up Area Boundaries (BUABs) in Strategy 27 and housing numbers.
 - Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing.
 - Option C: Remove BUABs from all the settlements in Strategy 27 and have nil or limited rural development.
 - Option D: Assess the settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB.
 - Option E: Look to key villages to accommodate substantial levels of residential development.
- 4.72 The options for the distribution of development at the villages were considered likely to have a wide range of positive and negative effects, reflecting the relative advantages and disadvantages of focussing more development in rural or urban areas. Options D and E performed slightly better than the other options overall, as there were more positive effects associated with those options (although most were minor). While there were a number of likely significant positive effects identified for Option C, there were also some likely significant negative effects associated with that option.
- 4.73 Four options for the provision of sites for Gypsies and Travellers were identified by the Council:
- Option A: To not make land allocations.
 - Option B: Make provision on larger scale housing allocation sites.
 - Option C: Make provision as part of smaller scale housing sites.
 - Option D: Allocate dedicated sites for Gypsies and Travellers.
- 4.74 In general, the likely sustainability effects of making provision for Gypsies and Travellers on larger scale housing allocations sites (Option B) were found to be more positive than for the other options. This is because larger-scale housing sites are more likely to incorporate services, facilities and public transport links, which Gypsy and Traveller residents would be able to make use of. The closer proximity of jobs, services and facilities may also mean that journeys are shorter and are more likely to be undertaken on foot or by bicycle.
- 4.75 As described above, the Council was also considering the option of changing the start date of the Local Plan from 2006 to 2013, and the end date from 2026 to 2031. While this would not affect the findings of the earlier SA work in terms of the nature of the likely effects that the Local Plan would have on the SA objectives, it was noted that the timescales over which those effects would be experienced would change in accordance with the revised plan period. The proposed revised start date for the Local Plan would bring it into line within the updated Strategic Housing Market Assessment (SHMA). This would ensure that the likely significant positive effects of the Local Plan that were identified in the 2012 SA Report in relation to SA objective 1: housing would still occur, as the housing provision made in the Local Plan would reflect the latest evidence regarding levels of need over the period during which the Plan would be implemented. In addition, any potential extension of the end date of the plan would spread its sustainability effects over a longer time period.
- 4.76 The SA findings for the options described above were set out in an SA Addendum and were taken into account by EDDC. This SA work, along with the completed evidence studies (in particular the updated Strategic Housing Market Assessment), informed the preparation of the Proposed Changes that were published for consultation by EDDC between May and June 2015.

4.77 With regards to the distribution of the additional housing, Option A was taken forward as this was considered by the Council to be the most sustainable option in terms of access to services, facilities and jobs, and opportunities to use sustainable transport modes. For the approach to allocating housing development at the district's villages, the Council took forward a hybrid of Options B and D which involved amending Strategy 27 to list the villages that were considered to be the most appropriate locations for housing development based on sustainability considerations and which should therefore retain their BUAB, but not allocating housing at those villages within the Local Plan. This approach leaves it open for Neighbourhood Plans to bring forward development in those locations. In relation to the options for Gypsy and Traveller sites, initially the Council took forward Option A which was not to allocate sites in the Local Plan. However, following discussions during the examination hearings after the consultation on the Proposed Changes (see below) a further change has now been proposed which involves allocating pitches for Travelling Showpeople as an extension to the existing site at Clyst St Mary.

SA Addendum for Proposed Changes (April 2015)

- 4.78 The draft Proposed Changes to the Local Plan were then subject to SA by LUC in the form of a further SA Addendum, which described the implications of each proposed change for the earlier SA findings (i.e. those described in the October 2012 SA Report and updated through the July 2013 SA Addendum). The SA Addendum was published in April 2015 alongside the Proposed Changes during the consultation period.
- 4.79 Most of the Proposed Changes to the Local Plan involved amendments to policy wording, and in most cases the proposed wording amendments did not change the policy's meaning or its likely effects on the SA objectives. However, a number of changes to the SA findings were identified as a result of wording amendments, most of which made the likely effects identified previously more positive. Three previously significant negative effects (on SA objectives 11: biodiversity, 13: water quality and 6: noise) were reduced to minor negative, and one new likely significant positive effect was introduced, in relation to SA objective 15: flood risk.
- 4.80 In addition to the changes to policy wording that were proposed, a small number of new policies were proposed and others deleted.
- 4.81 Two new policies were introduced into the Local Plan through the Proposed Changes - Redevelopment of Redundant Offices Complex at Winslade Park, and Development at Uplyme. These policies were subject to SA and the findings described in the April 2015 SA Addendum.
- 4.82 The policies that were proposed to be deleted from the Local Plan in their entirety through the Proposed Changes were:
- Strategy 16 – Exeter Science Park
 - Strategy 19 – Skypark Business Park
 - Strategy 42 - Green Infrastructure Provision and Strategy
 - D5 - Advertisements within Areas of Special Control of Advertisements and Advance Advertisement Signs
 - EN11 - Demolition of Unlisted Buildings in Conservation Areas
 - EN12 - Development Affecting Parks and Gardens of Special Historic Interest
 - EN15 - Environmental Impacts, Nuisance and Detriment to Health
 - EN20 - Private Sewage Treatment Works
 - EN23 - Coastal erosion and surface water run-off
 - EN24 - Coastal Defence Schemes
 - H1 - Residential Land Allocation
 - E1 - Provision of Employment Land
 - E3 - Safeguarding Employment Land and Premises
 - E8 - Agricultural Development and Succession Housing

- 4.83 As a result of the proposed deletion of the above policies, a number of potentially significant positive effects that were previously associated with those policies would no longer occur, particularly in relation to the social and economic objectives, but also in relation to some of the environmental objectives (Strategy 42). However, two potentially significant negative effects on the vitality and viability of towns in relation to Strategies 16 and 19 would be avoided.
- 4.84 In the case of policy E1, which previously set out allocations for employment land, most of the allocations previously made in that policy are still included in the Local Plan, but through the Proposed Changes were moved into the strategic policies for the relevant towns. Therefore, most of the effects associated with the employment site allocations would still occur.
- 4.85 Similarly, some of the residential site allocations previously set out in policy H1 were moved into the strategic policies for the towns; however most of the residential site allocations from policy H1 were removed from the Local Plan entirely because they now had planning permission and as such had been taken into account in the updated overall housing figures set out in Strategy 2: Scale and Distribution of Residential Development. Therefore, while the likely effects of those site allocations would no longer occur as a direct result of the Local Plan, the developments are still progressing separately to the Local Plan process and may still result in some of the sustainability effects identified.
- 4.86 Note that the SA findings described in the April 2015 SA Addendum (and summarised above) have now been incorporated into this fully updated SA report.
- 4.87 The SA Addendum was published for consultation alongside the Proposed Changes between April and June 2015. Some of the responses received referred to the SA work, although in most cases the SA was referred to only to support a point being made by the consultee, rather than comments directly relating to the approach taken to the SA and the content of the SA Addendum. However, two consultees including Natural England, made a number of comments about the SA. Natural England was concerned that the SA work since the Publication Draft Local Plan consultation at the end of 2012 was set out in SA Addenda rather than a full SA report, and commented on the information sources used to inform the SA. The other consultee noted that the February 2015 SA Addendum, which appraised the spatial distribution options for additional housing provision, was not made available for consultation by EDDC. Those comments have been addressed through the production of this full Updated SA Report, which describes the options considered and appraised since the Publication Draft Local Plan, and presents in Chapters 5 and 6 the SA findings of the potential effects of the East Devon Local Plan as submitted and incorporating all of the proposed changes consulted upon since the Examination commenced.

Further Proposed Changes (August 2015)

- 4.88 Following further examination hearing sessions held in July 2015, EDDC has now proposed a number of further proposed changes to the Local Plan. These further proposed changes reflect the latest Government guidance in relation to wind energy developments and seek to reflect discussions during the hearing sessions. They also seek to satisfy concerns raised by Natural England during the examination process, most of which related to the potential for the Local Plan to have likely significant effects on European designated biodiversity sites and the extent to which adequate mitigation could be achieved through Strategies 10 and 47. In addition, Natural England was concerned that particular developments at Exmouth that were referred to in Strategy 22 were identified in the HRA of the Exmouth Masterplan as having potential significant effects on European sites.
- 4.89 EDDC sought to identify reasonable alternative options for these further proposed changes; however in some cases the only alternative option identified was to not make changes to a policy (i.e. so that it would remain as it appeared in the submitted Local Plan, also taking into account the April 2015 proposed changes). The options considered in relation to each of the relevant policies are summarised below.

Strategy 10: Green Infrastructure in East Devon's West End

- 4.90 The options for changes to this policy were to either leave the policy as currently drafted or to supplement and strengthen the policy, seeking to more robustly ensure that mitigation (required to avoid adverse effect on European sites) will be delivered. Leaving the policy as it previously stood would not address the concerns that have been raised by Natural England (a statutory

consultee) and may not provide sufficient confidence that mitigation for the impacts of development at the West End on European sites will be delivered. Therefore, this option is not considered to be a reasonable alternative.

- 4.91 However, revising the policy as proposed under the second option would be more likely to ensure that the significant positive effect on SA objective 11: biodiversity that was previously identified in the SA would in fact occur. The approach in the second option should provide more certainty about the delivery of mitigation for the recreation-related impacts of population growth and therefore help to avoid significant effects on the integrity of European sites. The option could involve the inclusion of a map to identify land areas or sites for Suitable Accessible Natural Greenspace (SANGs) in East Devon's West End, which would provide additional certainty about the delivery of the mitigation sought by Natural England.
- 4.92 Therefore, the second option was taken forward by EDDC and reflected in the August 2015 Further Proposed Changes. The proposed change to Strategy 10 is reflected in the SA findings for the Local Plan that are described in this SA Report in **Chapter 6**.

Strategy 22: Development at Exmouth (first set of options)

- 4.93 The first set of options for the strategic policy relating to development at Exmouth related to how the policy refers to schemes that are proposed in the Exmouth Masterplan. The three options identified were to either leave the policy wording as drafted (with only possible minor tweaks to the wording); to delete all or most references to the Exmouth Masterplan from the Local Plan; or to amend the policy to list the projects in the Masterplan that may come forward and that would be acceptable under the HRA as well as listing those that are unlikely to be acceptable.
- 4.94 Leaving the policy as it previously stood would not address the concerns that have been raised by Natural England, in particular its outstanding objection to some component parts of the Masterplan, and whether they would be able to be implemented without having likely significant effects on European sites. Therefore, this option is not considered to be a reasonable alternative.
- 4.95 The second option, to delete references to the Masterplan from the Local Plan, would help to avoid the likely significant effects identified in the HRA of the Masterplan (December 2011) relating to particular developments that were to be implemented through the Masterplan. Therefore, taking this option forward as part of the further proposed changes would reduce the potential for negative effects on SA objective 11: biodiversity. In addition, it is noted that the Council is currently undertaking further work in relation to the Exmouth Masterplan, which may result in it becoming a separate DPD or SPD and therefore it may be subject to further SA and HRA work.
- 4.96 The third option, to amend the policy to refer to which Masterplan projects would and would not be likely to be acceptable in relation to their impacts on European sites, would also help to avoid the likely significant effects identified in the HRA of the Masterplan (December 2011). Therefore, taking this option forward as part of the further proposed changes would again reduce the potential for negative effects on SA objective 11: biodiversity. However, the Council was concerned that this approach may result in the information in Strategy 22 about the projects becoming quickly out of date. Furthermore, there remains some degree of uncertainty about whether mitigation is needed or viable in respect of some projects and the form that any mitigation that might take. At this stage, given these uncertainties and the fact that other circumstances have changed, the Council considers it to be reasonable and prudent to defer relevant assessment to updated and new Masterplan work.
- 4.97 Therefore, the second option was taken forward by EDDC and reflected in the August 2015 Further Proposed Changes. The proposed change to Strategy 22 is reflected in the SA findings for the Local Plan that are described in this SA Report in **Chapter 6**.

Strategy 22: Development at Exmouth (second set of options)

- 4.98 The second set of options for the strategic policy relating to development at Exmouth related to how the policy addresses the need for mitigation to avoid recreation-related impacts on European sites. The two options identified were either to leave the policy as currently drafted, or to strengthen the policy to be more explicit about the requirement for mitigation measures.
- 4.99 Leaving the policy as currently drafted would not address the concerns that have been raised by Natural England and may not provide sufficient confidence about the delivery of mitigation for the

impacts of development on European sites. Therefore, this option is not considered to be a reasonable alternative.

- 4.100 However, revising the policy as proposed under the second option would provide more certainty that mitigation could be achieved in relation to the potential negative effects of the policy on SA objective 11: biodiversity. A potential but uncertain minor negative effect on SA objective 11 was previously identified through the SA work, having been reduced from a potential significant negative effect as a result of the changes to the policy that were proposed in April 2015. The further proposed changes that would be made to the policy if this option were to be taken forward would help to provide more certainty about the delivery of mitigation for the recreation-related impacts of population growth and therefore help to avoid significant effects on the integrity of European sites and continue to reduce the previously significant negative effect on SA objective 11: biodiversity to minor negative.
- 4.101 Therefore, the second option was taken forward by EDDC and reflected in the August 2015 Further Proposed Changes. This proposed change to Strategy 22 is reflected in the SA findings for the Local Plan that are described in this SA Report in **Chapter 6**.

Strategy 22: Development at Exmouth (third set of options)

- 4.102 The third and final set of options for the strategic policy relating to development at Exmouth related to how the policy refers to the Valley Parks. The three options identified were to either leave the wording of the policy largely as currently drafted (noting that the Plan recognises that the Valley Parks could be part of or contribute to SANGs provision); to revise the policy to clearly state that the Exmouth Valley Parks are to be SANGs; or to not see the Valley Parks as having a SANGs role or function.
- 4.103 The first option identified was to leave the policy largely as previously drafted, noting that the Plan recognises that the Valley Parks could be part of or contribute to SANGs provision. The Valley Parks could also be more explicitly identified as being part of the SANGs provision for Exmouth with clearer reference to funding and actions to actively promote the Parks to fulfil their SANGs function. This approach would provide more certainty that mitigation could be achieved in relation to the potential negative effects of the policy on SA objective 11: biodiversity. As described above, a potential but uncertain minor negative effect on SA objective 11 was previously identified through the SA work, having been reduced from a potential significant negative effect as a result of the changes to the policy that were proposed in April 2015. The further proposed changes that would be made to the policy if this option were to be taken forward would help to provide more certainty about the delivery of mitigation for the recreation-related impacts of population growth and therefore help to avoid significant effects on the integrity of European sites and continue to reduce the previously significant negative effect on SA objective 11: biodiversity to minor negative.
- 4.104 The second option would also go further than the first option in terms of helping to avoid significant effects on SA objective 11: biodiversity; however while the approach is considered by the Council to be technically feasible, it would fail to recognise the broader benefits of the Parks as multi-functional green space and therefore more land might be required to make other green space provision.
- 4.105 The third option would provide less certainty about the delivery of mitigation for recreation-related impacts on European sites as it removes the possibility of SANGs being provided at the Valley Parks, meaning that SANGs delivery elsewhere would be needed. Therefore, this option would mean that the previously identified significant negative effect on SA objective 11: biodiversity may still occur.
- 4.106 Therefore, the first option was taken forward by EDDC and reflected in the August 2015 Further Proposed Changes. This proposed change to Strategy 22 is reflected in the SA findings for the Local Plan that are described in this SA Report in **Chapter 6**.

Strategy 47: Nature Conservation and Geology

- 4.107 The two alternative options identified by EDDC in relation to this policy were to either leave the plan as currently drafted or to amend the policy to make it more robust, formally requiring mitigation for impacts on European sites to be considered as part of the determination of a planning application.

- 4.108 Leaving the policy as it was currently drafted would not address the concerns that have been raised by Natural England and may not provide sufficient confidence about the delivery of mitigation for the impacts of development at the West End on European sites. Therefore, this option is not considered to be a reasonable alternative.
- 4.109 However, revising the policy as proposed under the second option would help to ensure that the significant positive effect on SA objective 11: biodiversity that was previously identified would occur.
- 4.110 Therefore, the second option was taken forward by EDDC and reflected in the August 2015 Further Proposed Changes. The proposed change to Strategy 47 is reflected in the SA findings for the Local Plan that are described in this SA Report in **Chapter 6**.

5 Appraisal Findings for the Site Options

- 5.1 This chapter summarises the SA findings for the specific site allocations which are included in the Local Plan. As with the SA findings for the strategic and development management policies described in the next chapter, this chapter and the associated appendices (**Appendices 6 and 7**) relate to the current version of the Local Plan i.e. the Local Plan as it was submitted in 2013, taking into account the changes that were proposed in April and August 2015.
- 5.2 Since the October 2012 SA Report, a number of changes have been made to the site allocations made in the Local Plan. Some of the site allocations have been moved from the now-deleted policies H1 and E1 in Part 2 of the Local Plan into the strategic policies in Part 1 of the Local Plan. Other site allocations have been removed from the Local Plan altogether as they now have planning permission, although they have been taken into account as existing permissions in the updated housing and employment figures for each town (in Strategy 2). Therefore, in this chapter of the SA report and Appendix 7, reference is made to allocated sites, reasonable alternatives and in some of the towns where relevant, 'sites previously allocated but that now have planning permission'.
- 5.3 The SA work that has been undertaken for the West End site options since the October 2012 SA report (as described in **Chapter 4**) has now also been incorporated into this chapter and **Appendix 7**.
- 5.4 The allocations for employment, residential and mixed-use development sites at each town and at the West End are shown on the proposals maps and are made in the following policies:
- Axminster – Strategy 20
 - Exmouth – Strategy 22
 - Honiton – Strategy 23
 - Ottery St Mary – Strategy 24
 - Seaton – Strategy 25
 - Sidmouth – Strategy 26
 - West End Sites – Strategies 12, 13, 14 and 18
 - Budleigh Salterton – Strategy 21 (*Note that since Submission of the Local Plan, the two site allocations at Budleigh Salterton have been granted planning permission, therefore, there are no longer any sites allocated at this town. However, a description of the SA findings for the reasonable alternative sites considered for Budleigh Salterton is included in this chapter for completeness.*)
- 5.5 In order to ensure consistency in the appraisals of all the allocated sites and reasonable alternatives, detailed assumptions about potential sustainability impacts were developed and applied during the appraisal. The assumptions that have been used for the appraisal of residential and employment sites can be found in **Appendix 5**. For mixed-use sites, both sets of assumptions have been taken into account as relevant.
- 5.6 Many of the assumptions are based around whether a site is within walking distance of the services, facilities and other amenities that are relevant to particular SA objectives. In such cases, 600m has been assumed as a reasonable walking distance. The Department for Transport (DfT) collects walking and cycling statistics, which are based annual on 'active people surveys' that ask questions about the frequency and purpose of walks of at least ten minutes¹². Another DfT publication¹³ refers to the assumption that 10 minutes travel time is equivalent to 800 metres

¹² <https://www.gov.uk/government/publications/walking-and-cycling-statistics-notes-and-definitions>

¹³ Accessibility Statistics: Guidance v1.4 October 2014. Department for Transport.

in walk time. It is recognised that walkable distances can vary considerably based on different peoples' abilities and perceptions, therefore 600m is considered to be an appropriate distance to apply for the appraisal.

- 5.7 Note that for SA objective 13 (effects on air, soil and water quality), the effects identified in the site appraisals refer mainly to soil quality. Air quality effects in most cases were negligible, except where a site was in close proximity of the Honiton Air Quality Management Area (AQMA) and water quality effects were not able to be determined because they will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites alone.
- 5.8 In line with the requirements of the SEA Directive, as well as the sites that have been allocated in the Local Plan, all of the reasonable alternative sites considered for allocation in the Local Plan have also been subject to appraisal. The detailed appraisal matrices for the allocated sites and reasonable alternatives are presented in **Appendix 7**. As described above, some sites that were previously allocated in earlier versions of the Local Plan now have planning permission. Those sites were appraised at earlier iterations of the SA and are presented in a separate category in **Appendix 7** because they are no longer allocations but are also not reasonable alternatives at this stage, as allocation in the Local Plan is not necessary due to their having planning permission. Therefore, the sustainability effects identified for those sites with planning permission will not occur due to implementation of the Local Plan policies, but may still occur as the planning permissions are implemented. More detailed assessment of potential effects would have been undertaken as part of the planning application process and should be mitigated through adherence to relevant conditions associated with the planning permission.
- 5.9 An audit trail is presented in **Appendix 6**, showing why the allocated sites were selected and which alternative sites were discounted by EDDC. Where sites were previously allocated in the Publication Draft Local Plan in 2012 but have since been removed because they now have planning permission, this is noted in the audit trail. A number of the sites were originally considered for uses other than those for which they have now been allocated, and some sites have been allocated with revised boundaries from those originally considered. The audit trail shows where such changes have been made to the sites, and all have been subject to SA based on both the original and revised boundaries and uses.
- 5.10 It is important to note that, in addition to the SA, separate work carried out by the Council has informed the selection of sites for allocation in the Local Plan. In particular, EDDC carried out a detailed landscape assessment in respect of possible site allocations in the AONBs and investigating potential alternatives. Technical constraints and other considerations have also informed site choices, and these issues/considerations are separate from the findings of the SA.
- 5.11 Maps showing the locations of all of the sites that were subject to SA can also be found in **Appendix 6**. All of the sites in the first column of the audit trail are shown on the maps, and for those sites which have been allocated with revised boundaries, the final revised boundaries can be seen on the inset maps.
- 5.12 It should be recognised that the potential sustainability effects of each site presented in the detailed appraisal matrices in **Appendix 7** and summarised in this section have been identified without taking into account the potential mitigation provided by other Local Plan policies. The implementation of the strategic and development management policies in the Local Plan should go a long way towards mitigating the potential negative effects identified for the allocated sites, as discussed in **Chapter 5**. **Table 5.1** below lists the SA objectives that are associated with negative effects identified from one or more of the site allocations, and for each SA objective the policies in the Local Plan that should provide mitigation for those effects have been identified.
- 5.13 In addition, the findings of the SA can be used to inform decisions regarding the most appropriate form of development on any given site, particularly where the SA has highlighted potential negative effects that the development could have. Individual detailed schemes should be designed around overcoming the adverse issues that the SA has identified, as well as maximising the potential benefits.

Table 5.1 Mitigation provided by Local Plan policies for potential negative effects from site allocations

SA objectives for which negative effects have been identified in relation to one or more site allocations	Local Plan policies providing mitigation for potential negative effects
2: To ensure that all groups of the population have access to community services	Strategy 4: Balanced Communities RC6: Local Community Facilities
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	Strategy 4: Balanced Communities Strategy 29: Promoting Opportunities for Young People
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	Strategy 38: Sustainable Design and Construction EN14: Control of Pollution
8: To maintain and enhance built and historic assets	Strategy 49: The Historic Environment EN10: Conservation Areas
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	Strategy 46: Landscape Conservation and Enhancement and AONBs D2: Landscape Requirements
10: To maintain the local amenity, quality and character of the local environment	Strategy 48: Local Distinctiveness in the Built Environment D1: Design and Local Distinctiveness
11: To conserve and enhance the biodiversity of East Devon	Strategy 5: Environment Strategy 47: Nature Conservation and Geology EN5: Wildlife Habitats and Features
12: To promote and encourage non-car based modes of transport and reduce journey lengths	Strategy 5B – Sustainable Transport TC2: Accessibility of New Development TC4: Footpaths, Bridleways and Cycleways TC6: Park and Ride and Park and Share/Change
13: To maintain and enhance the environment in terms of air, soil and water quality	EN13: Development on High Quality Agricultural Land EN14: Control of Pollution EN18: Maintenance of Water Quality and Quantity
15: To ensure that there is no increase in the risk of flooding	Strategy 3: Sustainable Development Strategy 5: Environment EN21: River and Coastal Flooding
17: To promote wise use of waste resources whilst reducing waste production and disposal	Strategy 38: Sustainable Design and Construction

- 5.14 The potential sustainability effects of the allocated and alternative sites for each of the seven towns in East Devon, and the West End, are discussed below. In general, if any of these sites were to be developed, the potential negative effects identified are associated with the SA objectives relating to environmental factors, such as effects on the landscape, historic assets, biodiversity or amenity. More positive effects have been identified for the social and economic SA objectives relating to provision of housing, and community services, improving vitality of town centres and access to cultural, leisure, employment and education opportunities, and improving health (due to location of housing and employment in proximity to each other and the town centres, improving the ease of travel by foot or bicycle). Significant positive effects have been identified for a number of the sites in relation to reducing contributions to climate change, again due to increased opportunity for residents to travel by modes other than the car due to the provision of more housing and employment within close proximity of each other, public transport and the town centre.

Summary of SA Scores for Axminster Site Allocations

- 5.15 Two sites have been allocated in Axminster. One site has been allocated for mixed-use development (E105: North and East of the Town) while the other site (O15 (A & B)): Land at Millwey Rise Industrial Estate) is allocated for employment development only. Another site (E057: Cloakham Lawns) was previously allocated in the Publication Draft Local Plan for mixed use development but it has since been granted planning permission and is now taken into account in the updated housing and employment figures for Axminster as an existing permission. Therefore, it is no longer included in the Local Plan as an allocation but development at the site is progressing separately to the Local Plan process.
- 5.16 Four of the seven alternative sites that were considered were for residential development only, while three were for mixed-use development. Note that sites E057 and E105 were originally considered on the basis of different site boundaries to those that have now been allocated/have planning permission. As such, they have each been subject to SA on the basis of both boundary options (in separate SA matrices in **Appendix 7** and summarised in **Table 5.2**). In order to distinguish between them in the table below they are referred to as boundary options 1 and 2.
- 5.17 **Table 5.2** overleaf summarises the SA scores for the allocated and alternative sites in Axminster. Site E057 which now has planning permission is also shown in the table for completeness. Overall, the sites that have been allocated, in particular the mixed-use site allocation, are likely to have a greater number of significant positive effects than the alternatives considered. The large scale of the development proposed at the allocated site E105 means that generally more significant effects (both positive and negative) are likely than for the other sites. The co-location of residential, employment and other development is assumed to result in a range of sustainability benefits including lower levels of car use and improved access to jobs, services and facilities. While there are a fairly high number of potential significant negative effects associated with the sites that have been allocated in Axminster, many of these are also associated with the alternative sites considered and may be able to be mitigated through the implementation of other Local Plan policies (as summarised in **Table 5.1**).
- 5.18 A significant positive effect has been identified for the mixed-use site allocation in relation to SA objective 1 (**housing**) because that site is larger in size than most of the alternative sites considered and so could accommodate a greater number of new homes. The exceptions are alternative sites E105, E203 and E057 which are also scored as significantly positive for that reason. The employment site allocation (O15 (A & B)), is not expected to affect this objective because of the nature of the development proposed.
- 5.19 Significant positive effects have also been identified for the mixed-use site allocation in relation to SA objective 2 (**access to community services**) because of the proximity of the site to existing services and facilities and because new services would be provided within the site as part of the large-scale mixed-use development proposed. Most of the alternative sites considered, as well as the employment site allocation, would have a minor negative effect on this objective due to the greater distance of those sites from existing services and facilities.

Table 5.2: Summary of Axminster Site Appraisal Scores

SA Objective	E105 Boundary 1	(O15 (A & B)),	E057 Boundary 1	E057 Boundary 2	E105 Boundary 2	E133	E203	E208	E072	E100
	Allocated sites		PP ¹⁴	Alternative sites						
1: To ensure everybody has the opportunity to live in a decent home	++	0	++	++	++	+	++	+	+	+
2: To ensure that all groups of the population have access to community services	++	-	++	++	++	-	-	-	-	0?
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	+	++?	++?	++?	+	-?	+	-?	-?
4: To improve the population's health	++?	++	++	++?	++?	+	+	+	+	+
5: To reduce crime and fear of crime	0	0	0	0	0	0	0	0	0	0
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	-?	--?	--?	--?	--?	--?	--?	-?	--?
7: To maintain and improve cultural, social and leisure provision	++?	0	++	++	++?	+	+	+	+	+
8: To maintain and enhance built and historic assets	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/--	+/-	+/--	+/--	+/--	-	--	--	+/-	+/-
10: To maintain the local amenity, quality and character of the local environment	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
11: To conserve and enhance the biodiversity of East Devon	--?	-?	--?	--?	--?	-?	-?	--?	-?	--?
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++/-	+	+	+	++	+	+	+	+	+
13: To maintain and enhance the environment in terms of air, soil and water quality	-	-	-	-	-	-	-	-	-	-
14: To contribute towards a reduction in local emissions of greenhouse gases	++	++	++	++?	++	+	+	+	+	++

¹⁴ PP – Site(s) were previously allocated in the Publication Draft Local Plan (2012) but now have planning permission so are no longer allocated but are coming forward separately to the Local Plan.

SA Objective	E105 Boundary 1	(O15 (A & B)),	E057 Boundary 1	E057 Boundary 2	E105 Boundary 2	E133	E203	E208	E072	E100
15: To ensure that there is no increase in the risk of flooding	-	-	--	--	-	-	--	--	-	-
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	0	0	0	0	0
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	-	--	--	--	-	--	-	-	-
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	+	++	++?	++	+	+	+	+	++
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	+	++	++	++	+	++	+	+	+
20: To encourage and accommodate both indigenous and inward investment	+	+	+	+	+	0	0	0	0	+

- 5.20 The mixed-use site allocation is also likely to have a significant positive effect in relation to SA objective 3 (**education**) because of the proximity of the site to existing schools that can be used by new residents, and because the provision of employment development within the site (as part of the mixed-use development proposed) could result in improved opportunities for work-based learning and skills development. The employment site allocation is likely to have a minor, rather than significant, positive effect because, although it may offer similar opportunities for training in the workplace, the relatively small size of the site means that such opportunities are likely to be more limited. A mix of mainly minor positive and minor negative effects would be likely to result from the alternative sites considered.
- 5.21 Both of the allocated sites are likely to have a significant positive effect on SA objective 4 (**health**) because both are within walking distance of existing healthcare facilities, areas of open space that can be used for active outdoor recreation and/or footpaths and cycle paths that may encourage higher levels of walking and cycling by residents and employees commuting to and from the sites. All of the alternative sites are also likely to have positive effects on this objective; however in most cases the effects would be minor rather than significantly positive because of the generally more limited range of healthcare facilities, open space and public rights of way that are within walking distance of those sites.
- 5.22 The mixed-use allocation is also likely to have a significant positive effect on SA objective 7 (**cultural, social and leisure provision**). This is because the site is within close proximity of existing areas of open space and other facilities such as churches and a leisure centre. In addition, new cultural, social and leisure facilities are expected to be provided as part of the development of site E105. Most of the alternative site allocations would again have minor positive effects, due to the more limited range and number of cultural, social and leisure facilities within close proximity and because most are not proposed for mixed-use development that could potentially result in the provision of new such facilities. The employment site allocation would not be expected to affect this objective.
- 5.23 A further significant positive effect is likely for both of the allocated sites in relation to SA objective 14 (**reducing greenhouse gas emissions**). The co-location of residential and employment development in one of the sites (E105), as well as the close proximity of public transport links to both of the sites, may help to reduce levels of car use, as will the fact that the employment site allocation (015 (A & B)), is located within close proximity of one of the residential site allocations in the new Local Plan and public transport links. One of the alternative residential sites considered (E100), as well as the alternative sites E057 and E105 (pre-boundary revisions) will also have significant positive effects because those sites are within close proximity of the employment site allocation (015 (A & B)), as well as public transport links. However, the other alternative sites would all have minor rather than significant positive effects because they are within close proximity of public transport links, but are not within walking distance of an employment site allocation or Axminster town centre; therefore levels of car use are likely to be higher than they may be at the allocated sites.
- 5.24 A number of significant negative effects have also been identified for the allocated sites, in particular the mixed-use site, in relation to some of the environmental SA objectives. Significant negative effects on SA objective 6 (**noise**) are likely to result from site E105 due to the proximity of the site to existing sensitive receptors and the strategic road network. However, all of the alternative sites considered would also be likely to have negative effects on noise, and most will also be significant although the effects of the employment site allocation and one of the alternative residential only sites (E072) would be minor due to the smaller number of sensitive receptors and main roads near to those sites.
- 5.25 All of the sites, both allocated and alternatives, are likely to have significant negative effects on SA objective 8 (**historic assets**) because all are within 250m of a designated historic asset such as a listed building or Conservation Area. The mixed-use site allocation is also likely to have a significant negative effect on SA objective 11 (**biodiversity**) because of its close proximity to the River Axe SAC, which may therefore be adversely affected by development. Two of the alternative sites considered (E208 and E100), as well as the alternative sites E105 and E057 (pre-boundary revisions) are also likely to have a significant negative effect for this reason, while the effects of the employment site allocation and the other alternative residential sites are all likely to be minor negative as all are less than 1km (but more than 250m) from the nearest biodiversity designation. The potential for any of the site allocations in the Local Plan to affect European sites

such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).

- 5.26 While most of the sites (including most of the alternative sites considered) are likely to have a minor positive effect on SA objective 12 (**reducing journey lengths** and minimising the need to travel), one of the allocated sites (mixed-use site E105) is likely to have mixed effects. This is because the proposal for the site includes the provision of a relief road for Axminster which could encourage ongoing car use; however the site is within close proximity of public transport links which could encourage people to make use of buses instead of cars.
- 5.27 All of the sites considered are likely to have a negative effect on SA objective 15 (**flooding**) and while in most cases the effect is expected to be minor, the effects of three of the alternative sites (E203 and E208 as well as the alternative site E057 (pre-boundary revision)) are likely to be significant because part of each site lies within flood zone 2.
- 5.28 All of the sites considered are likely to have a negative effect on SA objective 17 (**waste**) and while in most cases the effect is expected to be minor, the effects of the mixed-use site allocation and one of the alternative sites (E203), as well as the two mixed-use sites pre-boundary revisions, are likely to be significant because of the larger size of those sites and the fact that they are located on greenfield land which means that opportunities to re-use existing buildings and materials are likely to be more limited.

Summary of SA Scores for Exmouth Site Allocations

- 5.29 There are three site allocations proposed in Exmouth. Two sites have been allocated in Exmouth for employment development (420b: Liverton Business park and 040(A): land south of Redgate), while one site has been allocated for mixed-use development (W147, Goodmores Farm).
- 5.30 Another site, W079: Littleham was previously allocated in the Publication Draft Local Plan for residential development but it has since been granted planning permission and is now taken into account in the updated housing figures for Exmouth as an existing permission. Therefore, it is no longer included in the Local Plan as an allocation but development at the site is progressing separately to the Local Plan process.
- 5.31 Thirteen alternative sites were also considered for residential development only and a further three were considered for mixed-use development. Note that site W079 was originally considered with a different boundary from that which was allocated in the Publication Draft Local Plan (and now has planning permission); therefore it has been appraised twice on the basis of both potential boundaries (in two separate SA matrices in **Appendix 7** and summarised in **Table 5.3**). In order to distinguish between them in the table below they are referred to as boundary options 1 and 2.
- 5.32 **Table 5.3** overleaf summarises the SA scores for both the allocated and alternative sites in Exmouth. Site W079 (now with planning permission) is also shown in the table for completeness. Overall, the likely effects of all of the allocated sites are generally in line with or are more favourable than the alternative sites considered. Although there is some variation in the likely sustainability effects of the allocated sites, the mixed-use site (W147) has generally more positive effects than the employment-only allocations.
- 5.33 One of the allocated sites (mixed-use site W147) is likely to have a significant positive effect on the **provision of housing** (SA objective 1) because the relatively large size of the site means that it will be able to accommodate a larger number of new homes. The two employment site allocations are not expected to have any effect on this objective because of the nature of the proposed development (employment, not residential). The alternative sites would have a mixture of minor and significant positive effects because all make provision for at least some residential development, with most of the likely positive effects being minor due to the relatively smaller sizes of those sites.

Table 5.3 Summary of Exmouth Site Appraisal Scores

SA Objective	W147	420b	O40(A)	W079 Boundary 1	Waterfront sites	3691	W007	W063	W074	W085	W111	W145	W146	W164	W211	W079 Boundary 2	W202	W315	W317	W170	
	Allocated sites			PP ¹⁵	Alternative sites																
1: To ensure everybody has the opportunity to live in a decent home	+++	0	0	++	+	++	+	+	+	+	+	++	++	++	+	++	+	+	+	+	
2: To ensure that all groups of the population have access to community services	0	-	+	++	++	0	+	0	-	-	-	-	0	+	0	++	0	-	++	++	
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+++	+	+	+++	+++	+	+	+	-?	-?	+	+	++?	-?	+	++?	-?	-?	++/-?	++?	
4: To improve the population's health	++	++	++	+	+++	+	++	+	+	+	+	+	++	+	+	+	+	+	+	++	
5: To reduce crime and fear of crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	0?	--?	-?	--?	-?	-?	-?	-?	-?	-?	-?	-?	--?	-?	-?	--?	-?	-?	--?	
7: To maintain and improve cultural, social and leisure provision	+	0	0	+++	++	+	++	+	+	+	+	+	+	+	+	++?	+	-?	++	++	
8: To maintain and enhance built and historic assets	--?	-?	-?	--?	--?	-?	--?	-?	--?	--?	--?	--?	--?	--?	-?	--?	--?	--?	-?	-?	
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	-	-/+	--	--	--	+/-	+/-	+/-	+/-	+/-	--	--	--/+	+/-	--	+/-	+/-	+/-	+	
10: To maintain the local amenity,	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	0

¹⁵ PP – Site(s) were previously allocated in the Publication Draft Local Plan (2012) but now have planning permission so are no longer allocated but are coming forward separately to the Local Plan.

SA Objective	W147	420b	O40(A)	W079 Boundary 1	Waterfront sites	3691	W007	W063	W074	W085	W111	W145	W146	W164	W211	W079 Boundary 2	W202	W315	W317	W170	
quality and character of the local environment																					
11: To conserve and enhance the biodiversity of East Devon	-?	0?	0?	-?	--?	--?	0?	-?	-?	0?	0?	--?	-?	-?	-?	-?	-?	-?	0?	--?	
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	+/-	+/-	+/-	++	+/-	+/-	+/-?	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-?	++	
13: To maintain and enhance the environment in terms of air, soil and water quality	-	--	0	--	0	--	-	-	-	-	-	-	-	--	-	--	--	--	0	0	
14: To contribute towards a reduction in local emissions of greenhouse gases	++	++	++	+?	++	++	++	++	+?	++	++	++	++	++	++	++	+	+	++	++	
15: To ensure that there is no increase in the risk of flooding	-	-	-	-	--	-	-	-	-	-	-	-	--	-	-	-	-	-	0	0	
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	-	-	--	--	--	-	-	-	-	-	--	--	--	-	--	-	-	0	0	
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	+	+	+?	++	++	++	++	+?	++	++	++	++	++	++	+?	+?	+?	+?	+?	
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	+	+	++	++	++	+	+	+	+	+	++	++	++	+	++	+	+	+	+	
20: To encourage and accommodate both indigenous and inward investment	0?	+	+	0	+?	0	0	0	0	0	0	0	0	0	0	0	0	0	+/-?	0	

- 5.34 The alternative Waterfront redevelopment site would have a significant positive effect on **access to services and facilities**, due to the close proximity of the site to a wide range of existing services and facilities such as post offices, supermarkets, community halls and churches. While three of the alternative sites considered (W317 and W170, both of which were considered for mixed-use development, and the residential site that now has planning permission W079) would also have significant positive effects (partly due to their proximity to existing services and partly due to the potential for new community facilities to be included within the mixed-use development proposed), most of the alternative residential-only sites would be likely to have either a negligible or minor negative effect due to the distance of those sites from existing services and facilities. For this reason, one of the employment site allocations (420b) will also have a minor negative effect as it is not within close proximity of any key community facilities that employees there may otherwise have been able to make use of e.g. during lunch breaks and after work.
- 5.35 A number of significant negative effects have also been identified for one or more of the allocated sites in relation to SA objectives 8 (**historic assets**), 13 (**air, soil and water quality**) and 17 (**waste**); however in all cases the majority or all of the alternative sites would also have minor or significant negative effects on these SA objectives. These effects are predicted due to the nature of the development proposed making it likely in all cases that waste generation would increase (associated with increased residents and employees), and as the sites are proposed within the existing urban area, all are within reasonably close proximity of existing built historic assets that could potentially be adversely affected. In addition, a number of the sites are on high quality agricultural land (grades 1-3), which if developed for residential, employment or mixed use would have a negative effect on preserving **soil quality**. However, for all of the sites, negligible effects were identified in relation to **air quality** as the sites are not within proximity of the strategic road network or any Air Quality Management Areas (AQMAs). The residential site that already has planning permission (W079) would have a significant negative effect on SA objective 9 (the **wise use of land and landscape character**) because it is large and is on greenfield land, and another alternative site (the Waterfront redevelopment sites) would also have a significant negative effect because it is partially within the East Devon AONB; however four of the other alternative sites would also have a significant negative effect on that objective and most sites would have either mixed or entirely negative effects. By contrast, all but five of the sites would have significant positive effects on SA objective 14 (**reducing greenhouse gas emissions**) due to the increased opportunities for residents and employees to make journeys on foot, by bicycle or public transport.
- 5.36 All of the allocated sites and most of the alternatives (all except sites W317 and W170) would have a negative effect in relation to **flooding** (SA objective 15). In almost all cases this negative effect would be minor because the site is either within a higher flood risk zone (2 or 3) but is on brownfield land, or because it is on greenfield land but is outside the areas of higher flood risk. However, in the case of the alternative Waterfront redevelopment sites and W146, the negative effect would be significant because these sites are either partly or entirely on greenfield land and lie within flood zones 2 and/or 3.

Summary of SA Scores for Honiton Site Allocations

- 5.37 There are three site allocations proposed in Honiton. Two sites have been allocated for employment development only (E158A: West of Hayne Lane and 011 (A, B, C and D): Land off Heath Park Industrial Estate) and one site has been allocated for residential development only (E164/E322/E321: Ottery Moor Lane). Another site, E158B was previously allocated in the Publication Draft Local Plan as a reserve site for residential development but it has since been granted planning permission and is now taken into account in the updated housing figures for Honiton as an existing permission. Therefore, it is no longer included in the Local Plan as an allocation but development at the site is progressing separately to the Local Plan process.
- 5.38 Nine alternative site options were considered, eight of which were for residential development only and one of which could potentially also include a range of other uses alongside new housing. Note that site E158A has been allocated for employment development; however the same site was also considered as an alternative for residential development. Sites E164, E321 and E322 (which are adjacent to one another) were originally considered as separate sites but have been

allocated as one combined site. They have each been subject to SA individually in **Appendix 7** as well as the allocated combined site.

- 5.39 **Table 5.4** overleaf summarises the SA scores for the allocated and alternative sites in Honiton. Site E158B is also shown in the table for completeness. Overall, the allocated sites are expected to have slightly more positive effects than the alternative sites considered, in particular site E158A. The effects of site E158A for employment use (as it has been allocated) are slightly more positive than if the site were to be used for residential development.
- 5.40 While the two employment allocations are not expected to have any effect on **housing** (SA objective 1), all of the other sites (allocated and alternatives) will have positive effects, as all provide for new housing. Larger sized sites (none of which have been allocated) will have significant positive effects as they will allow for the development of a greater number of new homes, while the effects of the other sites (including the allocated residential site E164/E322/E321) will be minor positive. Most of the alternative sites considered would be expected to have minor positive effects on this objective, although three (E158A, E170 and E167) would have more significantly positive effects than the allocated site E164/E322/E321 because of their larger size.
- 5.41 One of the allocated sites (E164/E322/E321) and four of the alternatives (E212, as well as E164, E322 and E321 when considered as separate sites) would be expected to have a significant positive effect on **access to community services** (SA objective 2) due to the proximity of those sites to a range of services and facilities. However, all of the other sites (allocated and alternatives) would have either negligible or minor negative effects due to the distance of those sites from facilities that could be used by residents and employees.
- 5.42 Most of the sites will have minor negative effects on **education** (SA objective 4) due to the distance of the sites from existing schools; however of the seven sites that are likely to have positive effects, three have been allocated for development (and three of the alternatives that would have a significant positive effect have been allocated as a combined site). These sites scored more favourably because they are within close proximity of existing schools; however there is some uncertainty due to a lack of information regarding capacity at those schools to accommodate new residents. The employment site allocation E158A has been scored as significantly positive because it is a large site which should offer good opportunities for work-based training and skills development.
- 5.43 A significant positive effect is likely from the allocated residential site (E164/E322/E321) in relation to SA objective 7 (**cultural, social and leisure provision**) because of the proximity of that site to existing open space and other leisure facilities such as a gallery, a scout's hall, religious establishments and a leisure centre. The employment site allocations would not affect this objective. None of the alternative sites scored particularly well in relation to this objective either, with only one (as well as parts E164, E322 and E321 of the allocated site when considered separately) being likely to have a significantly positive effect and two being expected to have minor negative effects.
- 5.44 A significant positive effect is also likely from the allocated residential site (E164/E322/E321) in relation to SA objective 12 (reduce journey lengths and encourage **sustainable transport**), because it is within walking distance of Honiton town centre and a number of bus stops. With the exception of one of the alternative sites (E174) and the three parts of the allocated site E164/E322/E321 when considered separately, all other allocated and alternative sites would have mixed effects as they are close to bus stops but not Honiton town centre.
- 5.45 All of the sites (allocated and alternative) will have positive effects on SA objective 14 (**reduce greenhouse gas emissions**); however while half of the alternative sites are scored as minor positive, the allocated sites are all likely to have a significant positive effect because all are within close proximity of bus stops and the residential and employment site allocations are within walking distance of one another. As such, people should be more likely to be able to access new job opportunities on foot.

Table 5.4: Summary of Honiton Site Appraisal Scores

SA Objective	E164 E322 E321	E158A (Emp)	011 (A, B C & D)	E158B	E156	E026	E212	E164	E321	E322	E174	E034	3054	E158A (Res)	E170	E167
	Allocated Sites			PP ¹⁶	Alternative Sites											
1: To ensure everybody has the opportunity to live in a decent home	+	0	0	++	+	+	+	+	+	+	+	+	+	++	++	++
2: To ensure that all groups of the population have access to community services	++	-	-	0	0	0	++	++	++	++	0	-	-	0	-	0?
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	++	+	-?	-?	-?	++?	++?	++?	++?	-?	-?	-?	-?	-?	-?
4: To improve the population's health	+	+	+	+	+	+	+	+	+	+/-	+/-	-	-	+	-	+/-?
5: To reduce crime and fear of crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	-?	-?	--?	--?	--?	-?	--?	--?	-?	--?	-?	--?	--?	--?	--?
7: To maintain and improve cultural, social and leisure provision	++?	0	0	+	+	+	++?	++?	++?	++?	+	-?	-	+	+	+
8: To maintain and enhance built and historic assets	--?	--?	--?	-?	--?	-?	--?	--?	--?	--?	-?	-?	-?	--?	-?	--?
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	--	-	-	--	--	--	-	+/-	+	+/-	--	+/-	--	--	--

¹⁶ PP – Site(s) were previously allocated in the Publication Draft Local Plan (2012) but now have planning permission so are no longer allocated but are coming forward separately to the Local Plan.

SA Objective	E164 E322 E321	E158A (Emp)	O11 (A, B C & D)	E158B	E156	E026	E212	E164	E321	E322	E174	E034	3054	E158A (Res)	E170	E167
10: To maintain the local amenity, quality and character of the local environment	-?	-?	-?	-?	-?	-?	-?	-?	0	0	-?	-?	0	-?	-?	-?
11: To conserve and enhance the biodiversity of East Devon	0?	-?	-?	-?	--?	-?	0?	0?	0?	0?	-?	-?	-?	-?	0?	--?
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	+/-	+/-	+/-	+/-?	+/-?	+/-	++	++	++	++	+/-?	+/-	+/-	+/-	++/-
13: To maintain and enhance the environment in terms of air, soil and water quality	0	-	-	-	-	-	--	0	0	--	--	--	--	-	--	--
14: To contribute towards a reduction in local emissions of greenhouse gases	+++?	++	++	+++?	++	+	+	+++?	+++?	+++?	+++?	++?	++?	++	++?	+++?
15: To ensure that there is no increase in the risk of flooding	-	-	--	-	-	-	-	-	0	0	-	-?	0	-	-	-
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	--	-	--	-	-	-	-	0	0	-?	-?	-?	--	--	--
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++?	++	+	++	++	++?	++?	++?	+/-?	+/-?	++?	++?	++?	++	++?	++?
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	++	+	++	+	+	+	+	+	+	+	+	+	++	++	++

SA Objective	E164 E322 E321	E158A (Emp)	011 (A, B C & D)	E158B	E156	E026	E212	E164	E321	E322	E174	E034	3054	E158A (Res)	E170	E167
20: To encourage and accommodate both indigenous and inward investment	0	++	+	0	0	0	0	0	0	0	0	0	0	0	0	0?

- 5.46 The allocated employment site E158A is expected to have a significant positive effect on SA objectives 18 (**employment**), 19 (**vitality and viability of East Devon's towns**) and 20 (**encourage investment**) because it is large and so will offer particularly high numbers of new jobs and a larger amount of new employment space. The other allocated employment site is small in size so would have minor rather than significant positive effects on these SA objectives. While SA objective 20 is not relevant to the alternative sites because those sites have been appraised for residential rather than employment development, most are likely to have minor positive effects on SA objectives 18 and 19.
- 5.47 Significant negative effects have been identified for at least one of the allocated sites in relation to **noise** (SA objective 6), **historic assets** (SA objective 8), the **wise use of land** and **landscape character** (SA objective 9) and **waste** (SA objective 17). However, negative effects on these objectives are common to almost all of the sites (allocated or alternatives) because of the nature and scale of the development proposed. One of the allocated sites (**O11 (A, B C & D)**) could also have a significant negative effect on **flooding** because it is on greenfield land and is partly within flood zone 2.

Summary of SA Scores for Ottery St Mary Site Allocations

- 5.48 One site has been allocated in Ottery St Mary - 008 (A & B) is allocated for employment development only. Another two sites (C141 (Parts A and B): Former Cutler Hammer Factory Site and C311: Island Farm) were previously allocated in the Publication Draft Local Plan for residential development with some supporting uses but those sites have since been granted planning permission and are now taken into account in the updated housing figures for Ottery St Mary as existing permissions. Therefore, those sites are no longer included in the Local Plan as allocations but development at the sites is progressing separately to the Local Plan process.
- 5.49 The alternative sites that were considered were all considered for residential development only, with the exception of site C141A which had potential for mixed-use development. Note that the previously allocated site C141 which now has planning permission was originally considered as two separate sites (C141A and C141B) which were then combined as a single site. As such, the two parts have also been subject to SA separately in **Appendix 7** as alternative options.
- 5.50 **Table 5.5** overleaf summarises the SA scores for the allocated and alternative sites in Ottery St Mary. Sites C141 (Parts A and B and C311 which now have planning permission are also shown in the table for completeness. Overall, the allocated site presents a range of positive and negative effects and for most SA objectives these are broadly similar to those of the alternative sites considered. While there are potential significant negative effects identified for two of the SA objectives, these are likely to be able to be mitigated through the implementation of other Local Plan policies (as set out in **Table 5.1**).
- 5.51 A significant positive effect is likely to result from the allocated site in relation to SA objective 4 (**health**) because of its proximity to open space, healthcare facilities and walking and cycling routes which may encourage more active lifestyles. While six of the alternative sites (as well as both sites that now have planning permission) have also been scored as significantly positive on this basis, the majority of the alternative sites would be expected to have minor positive effects.
- 5.52 The effects of most of the sites on SA objectives 12 (**sustainable transport**) and 14 (**greenhouse gas emissions**) are likely to be positive as the sites are all within close proximity of public transport links. However, the effects of the allocated site as well as some of the alternative sites will be significantly positive due to the proximity of some of the residential and employment sites to one another. The allocated employment site is within close proximity of the Island Farm residential site option (C311) which now has planning permission; therefore there is now more certainty with regards to the developments both coming forward.

Table 5.5: Summary of Ottery St Mary Site Appraisal Scores

SA Objective	(008 (A & B))	C311	C141 (A&B)	C202	C008	C040	C070	C107	C111	C310	C105	3046	C019	C049	C071	C141A	C141B
	Allocated Sites	PP ¹⁷		Alternative Sites													
1: To ensure everybody has the opportunity to live in a decent home	0	+	+	+	+	+	+	+	+	++	++	++	+	+	+	+	+
2: To ensure that all groups of the population have access to community services	+	++	++	++	-	++	++	++	0	0	0	++	-	-	-	++	++
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	++?	+++?	+++?	++?	+++?	+++?	+++?	++?	++?	++?	+++?	-?	++?	-?	+++?	+++?
4: To improve the population's health	++	++	++	+	+	+	+	+	++	++	++	++	+	+	+	++	+++?
5: To reduce crime and fear of crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	--?	--?	-?	-?	-?	-?	-?	-?	0?	--?	-?	-?	0?	-?	--?	--?
7: To maintain and improve cultural, social and leisure provision	0	++	+++?	++	+	++	++	+	+	+	+	++	+	+	+	+++?	++
8: To maintain and enhance built and historic assets	--?	--?	--?	--?	-?	-?	-?	-?	--?	--?	-?	-?	--?	-?	--?	--?	--?

¹⁷ PP – Site(s) were previously allocated in the Publication Draft Local Plan (2012) but now have planning permission so are no longer allocated but are coming forward separately to the Local Plan.

SA Objective	(008 (A & B))	C311	C141 (A&B)	C202	C008	C040	C070	C107	C111	C310	C105	3046	C019	C049	C071	C141A	C141B
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+
10: To maintain the local amenity, quality and character of the local environment	-?	-?	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	0
11: To conserve and enhance the biodiversity of East Devon	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	++	++	++	+/-?	++	++	++	+/-?	+/-?	+/-?	++	+/-?	+/-?	+/-?	++	++
13: To maintain and enhance the environment in terms of air, soil and water quality	-	-	0	--	--	--	--	--	-	-	-	--	-	--	-	0	0
14: To contribute towards a reduction in local emissions of greenhouse gases	++	++?	++	++	+	++?	++?	++?	++	++	++	++?	+	+	++	++	++?
15: To ensure that there is no increase in the risk of flooding	--	-	-	-	-	-	-	-	-	-	-	-	--	-	--	-	-
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SA Objective	(008 (A & B))	C311	C141 (A&B)	C202	C008	C040	C070	C107	C111	C310	C105	3046	C019	C049	C071	C141A	C141B
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	-	0	-	-	-	-	-	-	--	--	--	-	-	-	0	0
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	++	++	+?	+?	+?	+?	+?	++	++	++	++	+?	+?	++	+++?	+?
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	+	+
20: To encourage and accommodate both indigenous and inward investment	+	+?	+?	0	0	0	0	0	0	0	0	0	0	0	0	+?	0

- 5.53 Significant negative effects have been identified for the allocated site in relation to SA objective 8 (**historic assets**) because it is within 250m of designated heritage assets including Ottery St Mary Conservation Area, and Cadhay (a Registered Park and Garden) is also within 1km. However, all of the alternative options are also likely to have either minor or significant negative effects on that objective.
- 5.54 In addition, the allocated site (008 (A & B)) could have a significant negative effect on **flooding** because it is on greenfield land which is almost entirely within flood zone 3. However, two of the alternative options would also have significant negative effects and the remainder would have minor negative effects.
- 5.55 Most of the alternative sites considered are likely to have a significant negative effect on SA objective 13 (**air, soil and water quality**) because they are located on high quality agricultural land that would be lost under new development. While the allocated site is also likely to have a negative effect on this objective, this is expected to be minor rather than significant because the agricultural land grading of the land is slightly lower in that area. Effects on air quality for all the sites were negligible as there are no Air Quality Management Areas (AQMAs) within Ottery St Mary.

Summary of SA Scores for Seaton Site Allocations

- 5.56 Two sites have been allocated in Seaton, one of which is for mixed-use development (118b: North of the Town (Harepath Road) and one of which is for residential development only (E007/E008: Land North of Rowan Drive). Another two sites (E006: Land West of Barnards Hill Lane and E171: Part of Regeneration Area) were previously allocated in the Publication Draft Local Plan for residential development (with E171 to also include some commercial and tourism uses and open space) but those sites have since been granted planning permission and are now taken into account in the updated housing figures for Seaton as existing permissions. Therefore, those sites are no longer included in the Local Plan as allocations but development at the sites is progressing separately to the Local Plan process.
- 5.57 A further 12 alternative sites were considered, eight of which were for residential development only, two of which were for employment development and one of which was for mixed-use. Note that sites E007 and E008 were originally considered as separate site options but have now been allocated as one combined site. Both have therefore been subject to appraisal separately as well as for the combined allocated site. In addition, sites E315, E171 and 118B were all originally considered with different site boundaries to those that have now been allocated or obtained planning permission; therefore these have also been subject to SA in **Appendix 7** on the basis of both the original and allocated boundaries.
- 5.58 **Table 5.6** overleaf summarises the SA scores for the allocated and alternative sites in Seaton. Sites E006 and E171 which now have planning permission are also shown in the table for completeness. Overall, the likely effects of the allocated sites are broadly similar to those of the alternatives considered, although the negative effects on biodiversity and soil quality are generally more significantly negative than some of the alternative sites. However, it is likely that these adverse effects could be mitigated through implementation of other Local Plan policies (see **Table 5.1**).
- 5.59 All of the sites (both allocated and alternatives) will have positive effects on SA objective 1 (**housing**) because of the nature of the development proposed, apart from the allocated site 118b and the alternative sites E114 and 118b(pre-boundary revision), which do not include provision for residential development. All of the effects identified will be minor rather than significant, because the sizes of all of the sites considered were relatively small.

Table 5.6: Summary of Seaton Site Appraisal Scores

SA Objective	118b	E007/8	E006	E171	E315	E309	E076	E007	E008	E103	E104	E088	E114	E315	E171	118B
	Allocated Sites		pp ¹⁸		Alternative Sites											
1: To ensure everybody has the opportunity to live in a decent home	0	+	+	+	+	+	+	+	+	+	+	+	0	+	++	0
2: To ensure that all groups of the population have access to community services	-	-	0	++	++	-	-	-	-	-	-	++	+	++	++?	-
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	-?	+++?	+	-?	+	-?	-?	-?	-?	+	+++?	+	-?	+	+
4: To improve the population's health	++	+	+	+++?	+	+	+	+	+	+	+	++	++	+	+++?	++
5: To reduce crime and fear of crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	--?	--?	-?	-?	-?	-?
7: To maintain and improve cultural, social and leisure provision	+	+	+	++	++	+	+	+	+	+	+	++	0	++	++	+
8: To maintain and enhance built and historic assets	--?	-?	--?	--?	--?	-?	--?	-?	-?	--?	--?	-?	--?	--?	--?	--?
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
10: To maintain the local amenity, quality and character of the local environment	-?	-?	-?	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	-?
11: To conserve and enhance the biodiversity of East Devon	--?	-?	-?	--?	--?	--?	-?	-?	-?	-?	-?	--?	--?	--?	--?	--?

¹⁸ PP – Site(s) were previously allocated in the Publication Draft Local Plan (2012) but now have planning permission so are no longer allocated but are coming forward separately to the Local Plan.

SA Objective	118b	E007/8	E006	E171	E315	E309	E076	E007	E008	E103	E104	E088	E114	E315	E171	118B
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	+/-	+/-	++	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	++	+/-
13: To maintain and enhance the environment in terms of air, soil and water quality	--	--	-	0	--	-	-	--	-	-	--	0	--	--	0	--
14: To contribute towards a reduction in local emissions of greenhouse gases	++	++	++	++	++	+	+	++	++	++	++	++	++	++	++	++
15: To ensure that there is no increase in the risk of flooding	-	-	-	--	-	-	-	-	-	-	-	--	-	-	--	-
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	++	++	+	++	+	+	++	++	++	++	++	+	++	+	+
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	+
20: To encourage and accommodate both indigenous and inward investment	+	0	0	+	+	0	0	0	0	0	0	0	+	0	+	+

- 5.60 Most of the sites considered will have a minor negative effect on SA objective 2 (**access to services**) because of the relatively small number of easily accessible facilities nearby. However, five of the sites (one of which now has planning permission and four of which were considered as alternatives (although one of these is the site with planning permission pre-boundary revision)) will have a significant positive effect because of the proximity of those sites to existing services and community facilities. In addition, the mixed-use development proposed at the site with planning permission (E171) and one of the alternative sites (E315) is likely to include the provision of new facilities.
- 5.61 The effects of the sites on **education** (SA objective 3) are very mixed; while one of the sites that now has planning permission (E006) and one of the alternatives (E008) would have significantly positive effects due to their proximity to existing schools, one of the allocated sites (E007/8) would have a minor negative effect as there are no existing schools within walking distance. However, the effects on education are all uncertain due to a lack of information about capacity at existing schools, and also whether mixed-use sites (such as the alternative site option E315) would include the development of new schools.
- 5.62 All of the sites are expected to have positive effects on **health**, due to their proximity to existing healthcare facilities, areas of open space and public rights of way which may encourage more active lifestyles. Six of the sites (one of which has been allocated and one of which now has planning permission) are likely to have significant positive effects.
- 5.63 Potential significant negative effects have been identified for one of the allocated sites, 118b (and both of the sites that now have planning permission), in relation to the **historic environment** (SA objective 8); however the likely effects of the alternative sites considered are all also negative, mostly significantly so. All of the site allocations are within the built up area of Seaton; therefore all are within reasonably close proximity of listed buildings in and around the town. However, it is likely that these effects may be able to be mitigated through other Local Plan policies which will ensure sensitive design and consideration of the setting of historic assets (see **Table 5.1**).
- 5.64 In relation to **noise** (SA objective 6), the allocated sites are both likely to have minor negative effects; however all of the alternative sites are also likely to have negative effects, some of which are significant. Again, these effects are related to the location of the sites in an urban area, and should be able to be mitigated through considerate construction practices and control of pollution, as required by policies in the Local Plan (see **Table 5.1**).
- 5.65 Significant negative effects have also been identified for one of the allocated sites (118b) in relation to **biodiversity** (SA objective 11) and for both allocated sites in relation to **air, soil and water quality** (SA objective 13); however almost all of the sites considered have also scores as having either minor or significant negative effects on these objectives because of the proximity of designated biodiversity sites around Seaton (such as Seaton Marshes and Axe Estuary Marshes County Wildlife Sites and Colyford Common and Seaton Marshes Local Nature Reserves) and the extent of high quality agricultural land in the area. Effects on air quality for all the sites were negligible because there are no Qir Quality Management Areas (AQMAS) within Seaton.
- 5.66 All of the sites considered could have positive effects on SA objectives 18 (**employment**), 19 (**vitality and viability of towns**) and 20 (**encourage investment**), apart from the residential only sites which would not affect SA objective 20.

Summary of SA Scores for Sidmouth Site Allocations

- 5.67 Four sites have been allocated for development in Sidmouth, two of which are for residential development (ED02: Current Council Offices in Knowle and ED01: Current Manstone Depot), one for employment development (001 (A, B & C): Land at Alexandria Industrial Estate) and one for mixed-use development (ED03: Port Royal Site). A further 13 alternative sites were considered, 12 of which were for residential development only and one of which (1967) was for employment development.
- 5.68 Note that site 1967 was considered on the basis of two different boundaries; therefore both options have been subject to SA in **Appendix 7**. As both are now alternative sites, in order to

distinguish between them in the table below they are referred to as boundary options 1 and 2 (boundary option 1 was previously allocated in the Publication Draft Local Plan (2012)).

- 5.69 Similarly, site ED02 was originally considered as two separate parts (A and B) but has now been allocated as one combined site; therefore the separate parcels have been appraised as individual site options in addition to the appraisal of the combined allocated site.
- 5.70 **Table 5.7** overleaf summarises the SA scores for the allocated and alternative sites in Sidmouth. Overall, the likely effects of the allocated sites are broadly similar to those of the alternative sites considered, although there are a small number of more negative effects in relation to one or two of the allocated sites in relation to **noise**, **historic environment** and **biodiversity**. However, it is likely that many of these adverse effects could be mitigated through implementation of other Local Plan policies (see **Table 6.1**). In addition, the allocated sites are likely to have generally more positive effects on education, access to services and cultural, social and leisure provision than the alternative sites.
- 5.71 The allocated sites will have a large number of positive effects, many of which will be significant, on SA objectives 1 (**housing**), 2 (**access to community facilities**) and 3 (**education**); while the effects of the alternative sites on those objectives is broadly less significant, with a number of likely negative effects also identified in relation to SA objectives 2 and 3 for the alternative sites. This is due to the better accessibility in general of schools and other community facilities from the allocated sites.
- 5.72 Potential significant negative effects have been identified for a number of the allocated sites in relation to SA objectives 6 (**noise**) due to the proximity of the sites to the existing urban area and therefore a high number of sensitive receptors. A number of significant negative effects on SA objective 8 (**historic assets**) have also been identified where development sites are within 250m of listed buildings and/or Sidmouth Conservation Area, as well as for objective 9 (**wise use of land and landscape character**) where sites are within close proximity of East Devon AONB. However, most of the alternative sites would also have negative effects on these objectives, due to the nature of the development proposed and the proximity of all of the sites considered to the existing urban area, and the negative effects may be able to be successfully mitigated through the implementation of other Local Plan policies. In relation to SA objective 9, the likely effects of the allocated sites are broadly much more favourable than those of the alternative sites.
- 5.73 One of the allocated sites (ED03) is likely to have a significant negative effect on **biodiversity** as the site is within very close proximity of Sidmouth to West Bay SAC. All of the other sites considered are at least 250m from any such designations and therefore less likely to have negative or significant negative effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the Sidmouth to West Bay SAC is being considered further through a separate Habitats Regulations Assessment.
- 5.74 All of the sites considered will have positive effects on SA objectives 18 (**employment**), 19 (**vitality and viability of towns**) and 20 (**encourage investment**), apart from the residential only sites which would not affect SA objective 20.

Table 5.7: Summary of Sidmouth Site Appraisal Scores

SA Objective	ED02	ED01	ED03	(001 (A, B & C))	1967 (option 1)	1967 (option 2)	C026	C053 (res.)	C098	C102	C151	C335	ED02A	ED02B	3299	3602	C053 (emp)
1: To ensure everybody has the opportunity to live in a decent home	+	+	+	0	0	0	+	+	+	+	+	+	+	+	0	0	0
2: To ensure that all groups of the population have access to community services	++	++	++	+	+	+	++	++	-	-	-	++	++	++	-	-	+
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	++?	++?	+	+	+	++?	++?	-?	-?	-?	++?	++?	++?	+	+	+
4: To improve the population's health	++	++	++	++	++	++	++	++	+	+	+	++	++?	++	++	++	++
5: To reduce crime and fear of crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	--?	--?	--?	-?	-?	--?	-?	--?	-?	-?	-?	--?	--?	-?	-?	0?
7: To maintain and improve cultural, social and leisure provision	++	++	++	0	0	0	++	++	+	+	+	++	++?	++	0	0	0
8: To maintain and enhance built and historic assets	--?	--?	--?	-?	--?	--?	--?	-?	--?	--?	-?	--?	--?	--?	--?	--?	-?

SA Objective	ED02	ED01	ED03	(001 (A, B & C))	1967 (option 1)	1967 (option 2)	C026	C053 (res.)	C098	C102	C151	C335	ED02A	ED02B	3299	3602	C053 (emp)
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	+/-	+	-	--	--	--?	--	--?	--	--	--	+/-	+/-	--?	--	--
10: To maintain the local amenity, quality and character of the local environment	0	0	0	-?	-?	-?	-?	-?	-?	-?	-?	-?	0	-?	-?	-?	-?
11: To conserve and enhance the biodiversity of East Devon	-?	0?	--?	0?	0?	0?	0?	0?	-?	-?	-?	0?	-?	-?	-?	-?	0?
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	+/-	++	+/-	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	++	++	+/-	+/-	+/-
13: To maintain and enhance the environment in terms of air, soil and water quality	0	0	0	0	-	-	-	-	-	-	-	-	0	0	-	-	-
14: To contribute towards a reduction in local emissions of greenhouse gases	++	++	++	++	++	++	++	++	+	+	+	++	++	++	+	+	+
15: To ensure that there is no increase in the risk of flooding	0	0	-	-	--	--	--?	-	-	-	-	--	0	-	-	-	-
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SA Objective	ED02	ED01	ED03	(001 (A, B & C))	1967 (option 1)	1967 (option 2)	C026	C053 (res.)	C098	C102	C151	C335	ED02A	ED02B	3299	3602	C053 (emp)
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	0	0	-	-	-	-?	-	-?	-?	-?	-?	0	-?	-	-	-
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	++	++	+	+	+	++	++	+	+	+	++	+	+	+	+	+
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
20: To encourage and accommodate both indigenous and inward investment	0	0	+	+	+	+	0	0	0	0	0	0	0	0	+	+	+

Summary of SA Scores for West End Site Allocations

- 5.75 The development site allocations at each location in the West End are made in the following strategic policies:
- Cranbrook – Strategy 12
 - Pinhoe – Strategy 14
 - At Blackhorse – Strategy 13
 - Exeter Airport Business Park – Strategy 18
- 5.76 The detailed SA matrices for the West End site options can be found in **Appendix 7** and the findings are summarised in this section.
- 5.77 **Table 5.8** overleaf presents the SA scores for the West End site options.

Cranbrook

- 5.78 Nine site options have been considered for development at Cranbrook. Three of these options are allocated in Strategy 12 of the Local Plan, and six were considered by EDDC as reasonable alternative options.
- 5.79 The three allocated sites are:
- W144 (referred to in the Local Plan as W144A) allocated for residential and mixed use development.
 - Western Expansion Site (referred to in the Local Plan as W144B) allocated for residential and mixed use development.
 - Eastern Expansion Site (referred to in the Local Plan as W144C) allocated for residential and mixed use development.
- 5.80 One site (W144) which is allocated in the Local Plan, and which proposes to increase the number of homes provided on the Cranbrook site, already has planning permission (increasing the number of new homes from the 2,900 already consented to around 3,500 – an increase of approximately 600 homes). While sites that already have planning permission has not been subject to SA¹⁹, the allocation of the additional new homes has been appraised as it is an increase from what permission has already been granted for. This would involve a greater density of housing development on the site, and would increase demand for the associated services and facilities required. It should also be noted that the Cranbrook development may expand further as a result of the emerging Cranbrook Plan and other planning applications, although any such additional growth is not expected to be large in scale.
- 5.81 The other two allocated sites involve expanding the Cranbrook site (with some possible scope for existing site intensification) to provide for additional housing to take Cranbrook up to 6,300 homes. There are likely to be significant positive effects for all three allocated sites in relation to **housing** and other **social SA objectives** as the Cranbrook development will deliver a mix of community facilities, including a primary school and open spaces, to support the significant scale of housing development. New residents will be within walking distance of these services, as well as the employment land to be provided as part of the overall development, and public transport provision in the area will be enhanced, therefore significant positive effects are also likely for the SA objectives that relate to **sustainable transport, greenhouse gas emissions, and employment**. However, as the employment development is likely to be located in the west of the main Cranbrook development, the positive effect on employment provision in the eastern expansion site is expected to be minor rather than significant.
- 5.82 Due to the large size of the three allocated site options, there are likely to be significant negative effects on SA objectives relating to **waste generation** and **landscape character**, mainly

¹⁹ Sites that have previously been considered for allocation in the Local Plan have been subject to SA but a number have since received planning permission, as described in the earlier sections of this chapter. Sites that have had planning permission throughout the whole time over which the SA work has been undertaken have not been subject to SA at any point.

because they are located on greenfield land. Their location adjacent to the main railway line and in proximity to Exeter airport is also likely to lead to significant negative effects in relation to **noise**, while the proximity of the sites to **heritage assets** may lead to significant negative effects on those assets and their settings (although this is uncertain until detailed development proposals come forward, which could include measures to avoid or mitigate these effects).

- 5.83 Many of the reasonable alternative site options considered for Cranbrook are likely to have the same positive effects as the allocated options as they are also in close proximity to the consented Cranbrook development, and the services and employment opportunities that will be provided there. However, due to the sites being generally smaller and further from the main development than the eastern and western expansion sites, the effects (both positive and negative) are generally less likely to be significant.
- 5.84 As all the allocated and alternative site options for Cranbrook are located some distance from **nature conservation** and **landscape** designations, no negative effects are expected on any such designated sites although it is noted that adverse impacts could still occur in relation to undesignated assets and all potential negligible scores are noted as uncertain at this stage. It is also noted that Natural England has raised concerns about the cumulative effects of large-scale development in the West End, in relation to increased recreation pressure on European designated biodiversity sites. This issue has been addressed in the SA of Strategy 12, see **Chapter 6**, and through the separate Habitats Regulations Assessment (HRA) of the Local Plan. However, as the alternative site options are all located on greenfield land, minor negative effects are expected on **amenity, soil quality** and **flood risk**. For all options (allocated and alternative sites) a minor negative effect is also expected on the **vitality of market towns** in East Devon, as the development at Cranbrook will draw new development away from the existing market towns and into the arc around Exeter city.

Table 5.8 Summary of SA Scores for the West End Site Options

	W144	Western Expansion Site	Eastern Expansion Site	South Westerly Expansion Site	W123	W302	W314	W103	W048	W113	W210 (North)	W066	W153	W213 (West)	W213 (East)	W086	W214	Exeter Airport Business Park
	Cranbrook									Pinhoe				At Blackhorse				Exeter Airport
A = allocated sites RA = reasonable alternatives	A				RA					A	RA			A	RA		A	
1: Decent homes	++	++	++	++	++	+	+	+	+	++	+	+	+	++	++	+	++	0
2: Community services	++	++	++	++	++	+	+	++	+	++	++?	++?	++?	+	+	-?	+	0
3: Education and skills	++?	++?	++?	++?	++?	-?	-?	++?	-?	++?	+	+	+	+/-?	+/-?	-?	-?	+
4: Health	+	+	+	+	+	-?	-?	+	-?	++	+	+	+	+	+	-?	-?	-
5: Crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6: Noise	--?	--?	--?	--?	--	--?	--?	--?	--?	--?	-?	--?	-?	-?	-?	--?	--?	-?
7: Cultural, social and leisure provision	+	+	+	+	+	+	+	+	+	++	++?	++?	++?	+	++	-?	+	0
8: Historic assets	--?	--?	--?	--?	--?	-?	-?	--?	-?	--?	--?	--?	--?	-?	-?	-?	--?	-?
9: Landscape Character	--?	--?	--?	--?	--	+/-	+/-	+/-	+/-	--?	+/-	+/-	+/-	--	--	-	--	+/-
10: Amenity/local environment	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
11: Biodiversity	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?
12: Sustainable transport	++	++	++	++	++	+/-?	+/-?	++	+/-?	++	++	++?	++?	+/-	+/-	+/-	+/-	+/-?
13: Air, soil and water quality	-	-	-	-	-	-	-	-	-	--	--	--	--	--	--	--	--	-
14: Greenhouse gases	++	++	++	++	++	+	+	++	+/-?	++	++	++?	++?	++	++	++	++	++
15: Flood risk	-?	-	-	-	-	-	-	-	--	-	-	-	-	--	--	-	-	-
16: Energy efficiency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17: Waste reduction	--	--	--	--	--	-	-	-	-	--	-	-	-	--	--	-	--	-
18: Employment	++	++	+	++	++	+	+	++	+	++	++	++	++	++?	++?	++	++	+
19: Vitality and viability of towns	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20: Encourage investment	+	+	+	+	+	0	0	0	0	+	+	0	0	++?	++?	0	0	+

Pinhoe

- 5.85 Two development sites have been allocated at Pinhoe, with three reasonable alternative site options also having been considered. The urban extension to Pinhoe at Old Park Farm (site W210 south) already has planning permission, and so has not been subject to SA²⁰. The second allocated option is for up to 362 homes at the Pinn Court Farm site (W113), which will comprise mixed use development.
- 5.86 As the allocated site at Pinn Court Farm is large, it could accommodate a large number of new homes and so is likely to have a significant positive on the SA objective relating to **housing**. It is within walking distance to the services and facilities at Pinhoe as well as the consented urban extension to Pinhoe; therefore there are also likely to be significant positive effects on SA objectives that relate to **proximity to services and facilities** as well as **greenhouse gas emissions, sustainable transport** and **access to employment**, as new residents may be able to make more journeys by transport modes other than cars. Due to its large size, the site is likely to have significant negative effects on SA objectives relating to **waste generation**, mainly because it is located on greenfield land where opportunities to reuse existing building materials are likely to be more limited, and **landscape character** as the development will be more prominent.
- 5.87 Other significant negative effects may result from the allocated site on **heritage assets** (especially the adjacent Grade II listed Pinn Court farmhouse, although this is uncertain until detailed development proposals come forward, which could include measures to avoid or mitigate these effects) and **noise** levels, as the site is adjacent to the M5 which may mean that new residents in this location are exposed to high levels of traffic noise. Significant negative effects on **soil quality** are expected at all of the allocated and alternative site options in the Pinhoe area, as there are large amounts of high quality (Grade 1) agricultural land which could be lost under new development. Significant negative effects are also expected at the alternative site options due to their proximity to heritage assets (again this is uncertain until detailed development proposals come forward), although only one of the alternative sites (W066) is likely to have significant negative effects on noise levels for new residents as it is adjacent to the M5.
- 5.88 Due to their proximity to the urban expansion of Pinhoe, significant positive effects are expected at all of the alternative site options in relation to **access to services** and **open space, sustainable transport, greenhouse gas emissions** and **employment**, as new residents would be within walking distance of services and employment opportunities, as well as existing public transport links which mean that they would have enabled access to opportunities further afield. However, as they are relatively small sites, and are further from Pinhoe itself, positive effects on **housing, education** and **health** are expected to be minor rather than significant. Negative effects on **waste generation** associated with development on greenfield land (where opportunities to reuse building materials will be more limited) are also likely to be minor rather than significant due to the relatively small size of the site option.
- 5.89 As all the allocated and alternative options at Pinhoe are located some distance from **nature conservation** and **landscape** designations, no negative effects are expected on these designated sites. However, as the sites are all located on greenfield land, minor negative effects are expected in relation to **amenity** and **flood risk**. A minor negative effect from all of the options is also expected in relation to the **vitality of market towns** in East Devon as the development at Pinhoe would be directed away from the market towns and towards the fringe of Exeter City.

Blackhorse

- 5.90 Four development site options were considered for Blackhorse, two of which (W213 (west) and W213 (east)) have been allocated in Strategy 13 of the Local Plan. The allocated sites and one of the alternative options (W214) will have a significant positive effect on **housing** provision, due to the large size of the sites, while the other alternative site (W086) is smaller so would have a minor positive effect. However, the large size of those three site options means that significant

²⁰ Throughout the SA process, development site options (both at the West End and at the market towns of East Devon) that already have planning permission have not been subject to SA. Where site options for the market towns were not appraised for this reason, this was explained in the site audit trail that can be found in Appendix 6. Some sites were subject to SA earlier in the plan making process as they did not have planning permission at that time, but have since been granted planning permission. Where this is the case, this is described in this SA report.

negative effects on **landscape character**, **soil quality** and **waste generation** are also likely, particularly as they are on greenfield land where opportunities to re-use existing building materials may be more limited and because they are mainly located on high quality agricultural land. While the alternative site W086 would have fewer significant negative effects in relation to those SA objectives (only in relation to soil quality due to the site being located on high quality agricultural land), it would have a number of minor negative effects on the **social SA objectives** due to the fact that it is located further from existing services and facilities.

- 5.91 All of the sites would have a significant positive effect on **greenhouse gas emissions**, as all are either proposed for mixed-use development which may reduce the need to travel by car, or are within walking distance of services and facilities and employment opportunities. Both of the allocated site options will have significant positive effects on **encouraging inward investment** as they include employment land provision, while the alternative options are both for housing only so would have a negligible effect on that SA objective.
- 5.92 All of the sites would have a minor negative effect on the **vitality and viability of the market towns** as all direct development to Blackhorse which is in the arc around Exeter city and so would draw new development to the West End and away from the market towns.

Exeter Airport

- 5.93 Only one site option has been put forward for the proposed extension to Exeter Airport Business Park, and the site has been allocated in Strategy 18 of the Local Plan. No reasonable alternative site options were proposed by the Council.
- 5.94 The extension of the Exeter Airport Business Park in this location is likely to have broadly positive effects on the **local economy**, in particular by providing new employment opportunities and encouraging investment. The relatively small size of the site, however, means that minor rather than significant positive effects are likely as the level of new employment opportunities provided is relatively low. Positive effects on **education and skills** are also likely as the development of the site may offer new opportunities for work-based training and skills development. Significant positive effects are likely in relation to reducing **greenhouse gas emissions**, as the site is located within 600m of both proposed residential development, which could reduce commuting distances, and public transport links that could be used by employees.
- 5.95 A number of minor negative effects have been identified in relation to the environmental SA objectives, as the development of the site could contribute to unacceptable levels of **noise** pollution for existing residents and new and existing employees in the vicinity of Exeter Airport. The site is on greenfield land so development there could adversely affect **local character** and result in increased **flood risk** due to an increase in impermeable surfaces and the potential for reduced rates of infiltration. The site could also have negative effects in relation to **waste generation** as it is on greenfield land where opportunities for re-using existing building materials will be more limited. The site is within 1km of **heritage assets** and the setting of these assets could be affected by development (although this is uncertain until detailed development proposals for the site come forward).

Summary of SA Scores for Budleigh Salterton Site Allocations

- 5.96 No sites are allocated for development at Budleigh Salterton in the Local Plan. Two sites were previously allocated in the Publication Draft Local Plan (2012) for residential development in Budleigh Salterton (site C096: Land north-east of Deepways and C056: allotments and adjoining land). However, both of those sites have since been granted planning permission and are now taken into account in the updated housing figures for Budleigh Salterton as existing permissions. Therefore, those sites are no longer included in the Local Plan as allocations but development at the sites is progressing separately to the Local Plan process. This section has been included for completeness in the SA Report as it describes the findings of the reasonable alternatives that were considered for Budleigh Salterton, despite no allocations now being made in the Local Plan.
- 5.97 A further seven sites were considered as alternative site allocations, all of which were for residential development. Note that site C096 (which was previously allocated and now has planning permission) was originally considered on the basis of a different boundary to that which

was allocated in the Publication Draft Local Plan and has since obtained planning permission; therefore both the original and allocated site boundaries have been subject to appraisal separately in **Appendix 7**. No allocations for employment or mixed-use development within Budleigh Salterton have been made.

- 5.98 **Table 5.9** overleaf summarises the SA scores for the sites that were previously allocated but that now have planning permission, as well as the alternative sites in Budleigh Salterton that were considered for allocation. Overall, the sites that were previously allocated but that now have planning permission have slightly fewer negative effects than the alternative sites considered, and site C056 in particular has more significant positive effects.
- 5.99 A significant positive effect was identified for both of the sites with planning permission in relation to SA objective 7 (**cultural, social and leisure provision**) because the sites are within close proximity of several areas of open space that can be used for recreation, as well as a number of other existing social, cultural and leisure facilities that can be easily accessed by new residents. All of the alternative sites also scored as significantly positive on this basis.
- 5.100 Two potential significant negative effects were identified for the previously allocated site C096 and one for C056. Both scored significantly negative in relation to SA objective 9 (to promote the conservation and **wise use of land** and protect and enhance the **landscape character** of East Devon), because the sites are located within the East Devon AONB and so development there could detract from the quality of the landscape, unless sensitively designed. However, all of the alternative sites considered would also have a significant negative effect for this reason, because Budleigh Salterton lies entirely within the East Devon AONB. A further significant negative effect was identified for site C096 in relation to SA objective 13 (**air, soil and water quality**) because the site is located on very high quality (grade 1) agricultural land which would be lost under new development. However, all of the alternative sites considered apart from one (C036) would also be likely to have significant negative effects on soil quality because so much of the land within and around Budleigh Salterton lies within areas of high quality agricultural land. Effects on air quality for all the sites were negligible because there are no Air Quality Management Areas (AQMAs) within Budleigh Salterton.
- 5.101 Minor negative effects have been identified for both of the sites with planning permission in relation to **noise** (SA objective 6), **historic assets** (SA objective 8), **amenity and local character** (SA objective 10), **biodiversity** (SA objective 11), **flood risk** (SA objective 15) and **waste** (SA objective 17). Many of these effects are similar for all of the sites considered because of the nature of new development. Indeed, all of the alternative sites considered have also scored negatively in relation to these objectives and some were considered likely to have significant rather than minor negative effects. However, it is likely that the implementation of other Local Plan policies would be able to mitigate many if not all of these potential negative effects due to the requirements they place on developers when submitting planning applications and constructing new development (see **Table 5.1**).
- 5.102 Both of the sites with planning permission are likely to have positive effects in relation to **health** (SA objective 4), **greenhouse gas emissions** (SA objective 14) and **employment** (SA objective 18), all of which are in line with the likely effects of the alternative sites. The effects of both of the sites with planning permission on **education** (SA objective 3) are expected to be better (minor positive as opposed to minor negative) than for three of the alternative sites considered (C022, C306 and C309) due to the closer proximity of the sites with planning permission to existing schools that could be used by new residents. Two of the alternative sites have scored more positively than site C096 in relation to **access to services** (SA objective 2) due to the larger number of existing services in close proximity, although C056 has also been scored as having a significantly positive effect for that reason. One of the alternative sites has also scored better than both sites with planning permission in relation to the **vitality and viability of the towns** of East Devon (SA objective 19) due to the larger sized site offering opportunities for more new homes to be built.

Table 5.9: Summary of Budleigh Salterton Site Appraisal Scores

SA Objective	C096	C056	C022	C046	C054	C096	C301	C306	C309
	pp ²¹		Alternative Sites						
1: To ensure everybody has the opportunity to live in a decent home	+	+	+	+	++	+	+	+	+
2: To ensure that all groups of the population have access to community services	+	++	0	+	++	+	+	++	+
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	+	-?	+	+	+	+	-?	-?
4: To improve the population's health	+	++?	+	+	+	+	+	+	+
5: To reduce crime and fear of crime	0	0	0	0	0	0	0	0	0
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	-?	-?	-?	--?	-?	-?	-?	-?
7: To maintain and improve cultural, social and leisure provision	++	++	++	++	++	++	++	++	++
8: To maintain and enhance built and historic assets	-?	-?	--?	-?	--?	--?	--?	--?	--?
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	--	--	--	--	--	--	--	--
10: To maintain the local amenity, quality and character of the local environment	-?	-?	-?	-?	-?	-?	-?	-?	-?
11: To conserve and enhance the biodiversity of East Devon	-?	-?	--?	-?	--?	-?	-?	--?	--?
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	+/-	+/-	+/-	+/-?	+/-	+/-	+/-	+/-
13: To maintain and enhance the environment in terms of air, soil and water quality	--	-	--	--	--	--	--	0	--
14: To contribute towards a reduction in local emissions of greenhouse gases	+	+	+	+	+	+	+	+	+
15: To ensure that there is no increase in the risk of flooding	-	-	-	-	-	-	-	-	-
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	0	0	0	0
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	-	-	-	--	-	-	-	-
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	+	+	+	+	+	+	+	+
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	+	+	+	++	+	+	+	+
20: To encourage and accommodate both indigenous and inward investment	0	0	0	0	0	0	0	0	0

²¹ PP – Site(s) were previously allocated in the Publication Draft Local Plan (2012) but now have planning permission so are no longer allocated but are coming forward separately to the Local Plan.

Duration and Scale of Sustainability Effects

- 5.103 Because of the nature of the site allocations (providing residential, employment or mixed-use developments), the identified effects would be expected to be mainly permanent and would occur over the long-term. However, some of the effects such as noise during construction would be short-term, and the impacts associated with waste generation would also be more pronounced in the short-term, during the construction phase.
- 5.104 Most of the effects would occur locally, in the vicinity of the development sites; however impacts on the two AONBs in East Devon (East Devon and the Blackdown Hills) could have national significance. Similarly, effects on designated biodiversity sites could have wider significance depending on the levels of the designations – impacts on European sites such as the Exe Estuary SAC/SPA and Ramsar site, River Axe SAC and East Devon Heaths SPA could have international significance due to the protection of these sites through European Directives seeking to preserve the 'Natura 2000' network of nature conservation sites that they form part of. The potential for any of the site allocations in the Local Plan to affect the integrity of European sites is being considered separately through a Habitats Regulations Assessment.

6 Appraisal Findings for the Local Plan Policies

- 6.1 This section describes the findings of the SA of the strategic and development management policies within the Local Plan (the findings of the appraisals of specific site allocations are set out separately in **Chapter 5**).
- 6.2 A detailed assessment of the policies has been undertaken, considering their likely effects against each of the SA Objectives. The full assessment of Part 1 of the Local Plan (the 'strategies' or strategic policies) can be found in **Appendix 3** and the full assessment of Part 2 (the development management policies) can be found in **Appendix 4**. The appraisal scores for policies in Part 1 and Part 2 are summarised below in **Figures 6.1 and 6.2** respectively (shown by symbols and colour coding – see key in **Figure 2.1**).
- 6.3 The SA findings described in this chapter and in **Appendices 3 and 4** relate to the current version of the Local Plan i.e. the Local Plan as it was submitted in 2013, taking into account the changes that were proposed in April and August 2015. The SA matrices produced in October 2012 for the Publication Draft Local Plan have been taken as the starting point and then updated to reflect the changes described in the July 2013 and April 2015 SA Addenda, and to address the implications of the most recent further proposed changes (August 2015).

Figure 6.1: Summary of SA Scores for Strategic Policies (Part 1 of the Local Plan)

Strategy	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Strategy 1: Spatial Strategy for Development in East Devon	++?	+/-?	+/-?	0	0	-?	0	+/-?	?	-?	?	+	-	+/-	?	+/-	+/-	++	+/-	+
Strategy 2: Strategy 2: Scale and Distribution of Residential Development Scale and Distribution of Residential Development	++	+/-?	0	0	0	-	?	+/-?	+/-?	-?	-?	+/-?	+/-?	+/-	+/-	+/-	+/-	0	++	0
Strategy 3: Sustainable Development	++	++	++	++	0	-	++	?	++	+/-	++	0	+	++	++	++	++	++	+	0
Strategy 4: Balanced Communities	0	++	++	+	0	-	++	+/-?	-?	+/-?	-?	++	+/-?	+/-	?	?	?	++	++	+?
Strategy 5: Environment	0	0	0	+	+/-?	0	+	+	+	++	++	+	0	+	+	0	0	0	0	0
Strategy 5B: Sustainable Transport	0	?	0	+	0	+	+	0	0	+	0	++	+	+	0	0	0	0	0	0
Strategy 6: Development within Built-Up Area Boundaries	+/-?	+/-?	+/-?	+/-	0	-?	+/-	+	+	+/-?	+	0	+	+/-?	+	0	+	+/-?	+/-?	+/-?
Strategy 7: Development in the Countryside	-?	-?	0	0	0	0	+/-?	+	++	++	+	+	+	+	0	0	0	-	+/-?	-
Strategy 8: Development in Green Wedges	-?	-?	0	0	0	0	+/-?	+	++	++	+	+	+	+	0	0	0	-?	+	-
Strategy 9: Major Development at East Devon's West End	++	+	+	+	0	-	+	?	--?	-	-?	+/-	-?	+/-	+/-?	+/-	+/-	++	--	++
Strategy 10: Green Infrastructure in East Devon's West End	0	0	0	++	+/-?	+/-?	++	++	++	++	++	++	++	+	++	0	0	0	0	-/+?
Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End	0	++	+	++	+	+	++	?	+	+	+/-?	++	++	++/-	0	+/-	-?	0	0	0
Strategy 12: Development at Cranbrook	++	++	++	+	0	-?	++	+/-?	-?	-?	-?	++	+/-?	+/-	+/-?	+/-	+/-	++	+/-	++
Strategy 13: Development North of Blackhorse/Redhayes	++	++	+	+	0	-?	++	+/-?	-?	-?	-?	++	+/-?	+/-	+/-?	++/-	+/-	+/-?	+/-	0
Strategy 14: Development of an Urban Extension at Pinhoe	++	++	++	+	0	-?	++	+/-?	-?	-?	-?	++	+/-?	+/-	+	+/-	+/-	+	+/-	+
Strategy 15: Intermodal Interchange	0	0	0	0	0	-?	+	-?	-?	-?	?	++/-?	+/-?	++/-?	+/-?	+/-?	-?	+	0	+
Strategy 17: Future Development at or near Exeter International Airport	-	0	+	-	0	-	0	0	0	--	-?	0	-	--	0	+/-	+/-	+	-	++
Strategy 18: Future Development of Exeter Airport Business Park	0	0	+	-	0	-?	0	+/-?	?	-	?	+	?	+/-?	+/-?	+/-	+/-	+	-	++
Strategy 20: Development at Axminster	++	+	+	+/-	0	-	+	-?	-?	-?	+/-?	+/-	-?	+/-	+/-	+/-?	+/-?	+	++	+
Strategy 21: Budleigh Salterton	+	?	?	?	0	-?	?	+/-?	+	-?	?	?	?	+/-?	+/-?	+/-?	+/-?	+	+	+
Strategy 22: Development at Exmouth	++	+/-?	+	+/-	0	-	+	?	--?	-?	-?	+/-	--?	+/-	+/-	+/-?	+/-?	+	++	+
Strategy 23: Development at Honiton	++	+	+/-?	+/-?	0	-	+/-?	+/-?	+/-	0	+	-/+	-/+	-/+?	+	+/-?	+/-?	++	++	+
Strategy 24: Development at Ottery St Mary	++	+	+	+	0	0	+	+/-?	+	-?	-?	-?	-?	-/+?	-?	+/-?	+/-?	+	++	+
Strategy 25: Development at Seaton	++	++	+	+	0	-	+	-/+?	-?	-?	-?	-?	+/-?	-/+?	+/-?	+/-?	+/-?	++	+/-?	++
Strategy 26: Development at Sidmouth	++	++	+	+	0	-	+	+/-?	++	+	-?	+/-?	+/-?	-/+?	+/-?	+/-?	+/-?	+	++	+

Strategy	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
New Policy – Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary	+	+	-?	+	0	-?	+	-?	+	0	0?	+/-	0	++	-	0	0	+	-	+
New Policy – Development at Uplyme	+?	+?	+?	0	0	-?	+?	-?	?	-?	-?	+/-?	?	+/-?	?	?	-?	?	0	+?
Strategy 27: Development at the Small Towns and Larger Villages	+	+	+?	+	0	-?	+	+/-?	-?	-?	-?	+/-	+/-?	+/-	-?	+/-?	+/-?	0	+	0
Strategy 28: Sustaining and Diversifying Rural Enterprises	0	0	+	0	0	0	0	+	++	+	-?	0	0	+	0	+/-	+/-	++	0	++
Strategy 29: Promoting Opportunities for Young People	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	++?	+
Strategy 30 – Inward Investment, Communication Links and Local Benefits	0	0	+	0	0	-?	0	0	0	-?	0	+/-	0	0	0	0	0	++	+?	++
Strategy 31: Future Job and Employment Land Provision	0	0	+	+	0	-?	0	0	0	-?	0	+	0	+	0	0	0	++	++	++
Strategy 32: Resisting Loss of Employment, Retail, Community Sites and Buildings	0	++	0	+?	0	0	++	+	0	+	0	+	0	+	0	0	0	++	++	++
Strategy 33: Promotion of Tourism in East Devon	0	+?	+?	0	0	-?	+	+/-?	+/-?	+/-?	+/-?	-?	+	-?	+/-?	+/-	+/-	+	++	++
Strategy 34: District Wide Affordable Housing Provision Targets	++?	+?	+?	+?	0	0	+?	0	0	0	0	0	0	0	0	0	0	?	++	-?
Strategy 35: Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-Up Area Boundaries	+	++	0	+?	0	-	+?	+?	-	-	-?	+	+/-	+/-	+/-	+/-	+/-	0	0	-?
Strategy 36: Accessible and Adaptable Homes and Care/Extra Care Homes	++?	+	0	++?	0	-	+	+/-?	+/-?	0	?	+	+	+/-	+/-?	+/-	+/-	+	+/-	0
Strategy 37: Community Safety	0	0	0	+	++	+?	+	0	-?	+?	-?	+	0	0	0	0	0	0	+	+
Strategy 38: Sustainable Design and Construction	+?	0	0	0	0	+?	0	+?	0	0	+?	0	+	++?	++?	++?	++?	0	0	0
Strategy 39: Renewable and Low Carbon Energy Projects	0	0	0	0	0	0	0	-?	-?	-?	0	0	0	++	0	++	+?	+?	0	+
Strategy 40: Decentralised Energy Networks	0	0	0	0	0	0	0	-?	-?	-?	0	0	0	++	0	++	0	+/-?	0	-?
Strategy 41: Allowable Solutions	0	0	0	0	0	0	0	+	+	+	0	0	0	++	0	++	0	+?	0	+?
Strategy 43: Open Space Standards	0	0	0	+	0	0	+	+	+	+	+	0	+	0	+	0	0	0	0	0
Strategy 44: Undeveloped Coast and Coastal Preservation Area	-	-?	0	0	0	0	+/-?	0	++	++	0	0	+	0	+?	0	0	+/-	0	-?
Strategy 45: Coastal Erosion	+/-	0	0	0	0	0	0	+/-	+/-?	+/-?	+/-?	0	0	0	+/-	0	0	0	+/-?	+/-?
Strategy 46: Landscape Conservation and Enhancement and AONBs	0	0	0	0	0	0	0	+	++	++	+?	0	+	-	0	0	0	0	0	-
Strategy 47: Nature Conservation and Geology	0	0	0	0	0	0	+	0	+	0	++	0	+	0	+?	0	0	0	0	-/+
Strategy 48: Local Distinctiveness in the Built Environment	0	0	0	0	0	0	0	++	++	++	0	0	0	+	0	0	0	+?	0	0
Strategy 49: The Historic Environment	-?	0	+	0	0	0	++	++	+	++	0	0	0	-?	0	-?	0	0	0	0
Strategy 50: Infrastructure Delivery	0	+?	+?	+?	0	-?	+?	0	0	-?	+?	+/-?	-?	+/-?	-?	0	0	+?	+?	-?

Figure 6.2: Summary of SA Scores for the Development Management Policies (Part 2 of the Local Plan) and the Neighbourhood Planning Policy (Part 3 of the Local Plan)

	SA Objectives																			
	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
Development Management Policies																				
D1: Design and local distinctiveness	+/-	0	0	0	++	0	+	+	++	++	+	0	0	+	+	+	+	0	0	0
D2: Landscape requirements	-?	0	0	0	+?	0	0	0	++	++	++	0	0	0	+	0	0	0	0	0
D3: Trees and development sites	-?	0	0	0	0	0	0	+	+	+	+	0	0	0	+?	0	0	0	0	0
D4: Applications for display of advertisements	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	-?
D6: Locations without access to natural gas	+?	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0
D7: Agricultural buildings and development	0	0	0	0	0	+	0	0	+	+	+	+	+	+	0	0	+	0	0	0
D8: Re-use of rural buildings outside of settlements	+/-	0	0	0	0	0	0	+	+	+	+?	+	0	0	0	0	0	0	0	0
EN1: Land of local amenity importance	-?	+?	-?	-?	0	0	0	0	++	++	0	0	0	0	0	0	0	0	-?	0
EN2: The Valley Parks in Exmouth	-?	-?	-?	+	0	0	+?	0	+?	++	+	+?	0	0	0	0	0	0	-?	0
EN3: Land at the Byes in Sidmouth	-?	-?	-?	-?	0	0	+	0	+?	+	+	+?	+	0	0	0	0	0	-?	0
EN4: Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites	-?	-?	-?	-?	0	0	-?	0	+	+	++	0	0	0	0	0	0	0	-?	0
EN5: Wildlife habitats and features	-?	-?	-?	-?	0	0	-?	0	+	+	++	0	0	0	0	0	0	0	-?	0
EN6: Nationally and locally important	-?	-?	-?	-?	0	0	-?	++	0	0	0	0	0	0	0	0	0	0	-?	0
EN7: Proposals affecting sites which	-?	-?	-?	-?	0	0	-?	++	0	0	0	0	0	0	0	0	0	0	-?	0
EN8: Significance of heritage assets and their setting	-?	-?	-?	-?	0	0	-?	++	0	0	0	0	0	0	0	0	0	0	-?	0
EN9: Development Affecting a Designated Heritage Asset	-?	-?	-?	-?	0	0	-?	+++?	0	+	0	0	0	0	0	0	0	0	-?	0
EN10: Conservation areas	-?	-?	-?	-?	0	0	-?	++	++	++	+	0	0	0	0	0	0	0	-?	0
EN13: Development on high quality agricultural land	-?	-?	-?	-?	0	0	-?	0	+	+	+	0	++	0	+?	0	0	0	-?	0
EN14: Control of pollution	?	?	?	?	0	++	?	0	+	+	+	0	++	+	0	0	0	0	-?	0
EN16: Contaminated land	+/-	+/-	0	+	0	0	0	0	0	+	+?	0	+	0	0	0	0	0	+/-	0
EN17: Notifiable installations	-?	-?	-?	+	0	0	-?	0	0	0	0	0	0	0	0	0	0	0	-?	-?
EN18: Maintenance of water quality and quantity	+/-	+/-	0	+	0	0	0	0	0	+	+?	0	++	0	++	0	0	0	+/-	0
EN19: Adequacy of foul sewers and adequacy of sewage treatment system	+/-	+/-	0	+	0	0	0	0	0	+	+?	0	++	0	+	0	0	0	+/-	0
EN21: River and coastal flooding	-?	-?	-?	-?	0	0	-?	0	+	+	+	0	+	0	++	0	0	0	-?	0
EN22: Surface runoff implications of new development	-?	-?	-?	-?	0	0	-?	0	+	+	0	0	+	0	++	0	0	0	-?	0
EN25: Development affected by coastal change	+?	+?	+?	+?	+?	0	+?	0	+?	+?	+?	0	0	0	0	0	0	0	+?	0

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
Development Management Policies																				
H2: Range and mix of new housing development	+	0	0	+?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+?	0
H3: Conversion of existing dwellings	+	0	0	+	0	0	0	0	0	+	0	+?	0	0	+	0	-?	0	0	0
H4: Dwellings for persons employed in rural businesses	+/-	0	0	0	0	0	0	0	+	+?	+?	0	+?	0	+?	0	0	0	0	0
H5: Occupancy conditions on rural workers dwellings	-	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0
H6: Replacement of existing dwellings in the countryside	+	0	0	0	0	0	0	+	+	+	+?	0	0	0	+?	0	0	0	0	0
H7: Sites for Gypsies and Travellers	++	+?	+	+?	0	0	0	0	+?	+?	0	+	0	0	0	0	0	0	0	0
E2: Employment generating development in built-up areas	0	+?	0	0	0	-?	+?	+	+	+	+	+	-?	-?	0	0	0	++	0	0
E4: Rural diversification	-?	0	0	0	0	+	0	+	+	+	+	+	++	0	+	0	0	+?	0	0
E5: Small-scale economic development in rural areas	0	0	0	0	0	0	0	+	++	+	+	0	0	0	0	0	0	+	0	0
E7: Extensions to existing employment sites	-?	+?	+?	+?	0	0	+?	+	+	+	+	+	+	+	+	+?	0	++	+	+
E9: Town centre vitality and shopping areas	-?	+	0	0	0	+?	+	0	0	+?	-?	+?	0	0	0	0	+?	+	++	+
E10: Primary shopping frontages	-?	+	0	0	0	+?	+	0	0	+?	-?	+?	0	0	0	0	+?	+	++	+
E11: Large stores and retail related uses in town centres	+/-	+/-	0	0	0	0	+/-	0	0	+	+?	+?	0	0	0	0	0	+/-	++	+/-
E12: Neighbourhood centres and shops	+/-	+	0	0	0	+?	0	0	0	+?	0	+?	0	0	0	0	0	+	+	0
E13: Use of upper floors in shopping developments	+	+	0	0	0	0	+	0	0	+	0	+?	0	0	0	0	0	+	+	0
E14: Change of use of village shops or services	-?	++	+	+	0	0	+	+?	0	+?	0	0	0	0	0	0	0	+?	0	0
E15: Retail developments in rural areas outside villages	0	-	0	0	0	0	0	0	+	+	0	-?	0	-?	0	0	0	-	+	-
E16: Proposals for holiday or overnight accommodation and associated facilities	0	+?	0	0	0	0	+?	0	+	+	0	+/-?	-?	+/-?	0	-?	-?	+	+	+
E17: Principal holiday accommodation areas	-?	-?	-?	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	+/-?	0	+/-?
E18: Loss of holiday accommodation	-?	-?	-?	-?	0	0	+?	0	0	0	0	0	0	0	0	0	0	0	+/-?	0
E19: Holiday accommodation parks	0	+	0	0	0	+/-?	0	0	+	+	+	-?	+/-?	-?	-?	-?	-?	+	+?	+
E20: Provision of visitor attractions	0	0	0	0	0	+?	++	+?	+?	+?	+?	+?	+/-?	+?	-?	-?	-?	+	+?	+
RC1: Retention of land for sport and recreation	0	0	0	+	0	0	++	0	+	+	+	0	+	0	+	0	0	0	0	0
RC2: New open space, sports facilities and parks	0	0	0	+	0	+	++	+	+	+	+	+/-?	+	+/-?	+	0	0	0	0	0
RC3: Allotments	0	0	0	+	0	0	++	0	+	+	+?	+	+	+	+	0	+	0	0	0
RC4: Recreation facilities in the countryside and on the coast	0	0	0	+	0	0	++	0	+	+	0	-?	-?	-?	-?	-?	-?	+	0	+

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
Development Management Policies																				
RC5: Community buildings	0	++	0	+?	0	0	+?	0	-?	-?	0	0	-?	0	-?	-?	-?	+?	+/-?	-?
RC6: Local community facilities	0	++	+?	+?	0	+	+?	0	+	+	0	+	+/-?	+?	-?	0	0	0	0	0
RC7: Shared community facilities	0	++	+?	+?	0	+?	+?	0	0	+?	0	0	+	+?	+?	+	0	+?	0	0
TC1: Telecommunications	0	0	0	0	0	+	0	+?	+	+	0	0	0	0	0	0	0	0	0	0
TC2: Accessibility of new development	0	0	0	+?	0	+?	0	0	0	+?	0	++	+	+	0	0	0	+?	0	0
TC3: Traffic management schemes	0	0	0	+?	0	+	0	0	0	+	0	+/-?	+	+/-?	0	0	0	+?	0	+?
TC4: Footpaths, bridleways and cycleways	0	0	0	+	0	+?	+	0	0	+?	0	++	+	+	0	0	0	+?	0	0
TC5: Safeguarding disused railway	0	0	0	+	0	+?	+	0	0	+?	0	++	+	+	0	0	0	0	0	0
TC6: Park and ride and park and share/change	0	0	0	0	0	+?	0	0	+	+?	0	++	+/-?	+	-?	+	0	+?	+?	+?
TC7: Adequacy of road network and site access	0	0	0	0	0	-?	0	0	-?	-?	0	-?	-?	-	0	0	0	+	+?	+
TC8: Safeguarding of land required for highway and access improvements	0	0	0	0	0	0	0	+	+	0	0	+/-	+/-	+/-	0	0	0	0	0	0
TC9: Parking provision in new development	0	0	0	+/-?	0	+/-?	0	0	0	+/-?	0	+/-?	+/-?	+/-?	0	+?	0	0	0	0
TC10: Rear servicing of shopping/commercial development	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	-?
TC11: Roadside service facilities	0	+	0	0	0	0	0	0	+	+	0	0	-?	0	-?	0	0	0	0	0
TC12: Aerodrome Safeguarded Areas and Public Safety Zones	-?	-?	-?	-?	0	0	-?	0	0	0	0	0	0	0	0	0	0	-?	0	+
NP1: Neighbourhood Planning Policy	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

- 6.4 A summary of the SA findings for the strategic and development management policies in Parts 1 and 2 of the Local Plan is set out below in relation to each SA objective, with the SA objectives grouped into the same themes under which the Key Sustainability Issues were set out in **Chapter 3**, i.e.:
- Healthy and Prosperous Communities
 - Environmental Protection and Enhancement
 - Resource Consumption and Climate Change
 - Economic Growth, Education and Employment

Healthy and Prosperous Communities

Relevant SA objectives

- 1. To ensure everybody has the opportunity to live in a decent home.
- 2. To ensure that all groups of the population have access to community services.
- 4. To improve the population's health
- 5. To reduce crime and fear of crime
- 7. To maintain and improve cultural, social and leisure provision

Objective 1: To ensure everybody has the opportunity to live in a decent home

Strategic Policies

- 6.5 The strategic policies are generally expected to have a positive effect on this objective, with most of the policies that were identified as having a potential effect being scored as either positive or significant positive. This is mainly attributed to the provision made within the Local Plan for large-scale housing development across the District (particularly through Strategies 20-26 which allocate specific sites for housing development in the towns of East Devon). The changes to the total housing figure in the Local Plan that have been proposed since it was submitted in 2013 reflect updated evidence about the level of housing need in the District. Similarly, where housing allocations have been removed from the Strategic policies, this generally reflects the current situation with regards to existing permissions which have been taken into account in the revised housing figures set out in Strategy 2: Scale and Distribution of Residential Development.
- 6.6 As noted in **Chapter 3**, the limited availability of affordable housing is a key sustainability issue in the District. The issue is addressed in Strategy 34: District Wide Affordable Housing Provision Targets which specifies that a certain proportion of all new housing developments must be affordable. The housing development proposed under other policies has been appraised in light of this requirement; the fact that a reasonable proportion of all of the new housing will be affordable, and therefore accessible to a larger proportion of the local population, adds to the positive effects expected in relation to housing provision sought in the Local Plan.
- 6.7 Although a number of the strategic policies are not expected to affect this objective, five were considered to have the potential for a minor negative effect: Strategy 7: Development in the Countryside, Strategy 8: Development in Green Wedges, Strategy 17: Future Development at or near Exeter International Airport, Strategy 44: Undeveloped Coast and Coastal Prevention Area and Strategy 49: The Historic Environment. In these cases the negative effect is based on the likelihood that the strategies may prove somewhat restrictive for developers and make it more difficult to get applications for housing development approved in certain areas.
- 6.8 No likely significant negative effects on this objective have been identified in relation to any of the strategic policies.

Development Management Policies

- 6.9 A large number of the development management policies are likely to have a minor negative impact on this objective, as they may prove to be restrictive for developers, and therefore discourage housing development within the District.

- 6.10 While Policy H1: Residential Land Allocation was removed from the Local Plan through the proposed changes in April 2015, most of the residential site allocations previously set out in this policy were moved into the strategic policies for the towns. Therefore, while the effects previously associated with policy H1 would no longer occur, those allocations are now taken into account in the SA of the relevant strategic policy (note that the specific site allocations have also been subject to SA separately from the policy as a whole, see **Chapter 5**).
- 6.11 Policy H2: Range and Mix of New Housing Development ensures that there will be a mix of dwelling sizes in larger developments, which will help to ensure that an appropriate range of housing types is available for all sectors of the population. No significant negative effects on this objective have been identified in relation to any of the development management policies.

Summary of Effects on SA Objective 1

- 6.12 Overall, considering the cumulative effects of all the strategic and development management policies together, a mixed (significant positive with minor negative) effect is likely for SA objective 1: To ensure everybody has the opportunity to live in a decent home, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on ensuring everybody has the opportunity to live in a decent home are likely to be direct, occurring locally within the district and have a high probability of occurring. The effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 1: To ensure everybody has the opportunity to live in a decent home						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
++/-	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.13 No specific recommendations or mitigation measures are made with particular reference to SA objective 1.

Objective 2: To ensure that all groups of the population have access to community services

Strategic Policies

- 6.14 The majority of the strategic policies that are expected to affect this objective are likely to result in either positive or significant positive effects. This is due to the broad provision made throughout the Local Plan for the development of services and facilities to support the population growth that will result from the housing development planned. In some cases, residential development is provided for without explicitly stating which facilities will be developed to support the growing population at that location. In such cases, it may be possible that certain existing services will become overloaded (these issues associated with specific site allocations are considered in more detail in **Chapter 5**). However, all the strategic policies are scored in the light of Strategy 4 in the Local Plan, which aims to achieve balanced communities, including through the provision of social and community facilities to support housing development.
- 6.15 It should be recognised that, in rural districts such as East Devon, there is a tension between planning to concentrate development of services at key centres, often the market towns, and the dispersed provision of services in small communities. Whereas the concentration of services in key centres may be more economically efficient, it increases the travel requirements of rural residents and can contribute to declining economic and social self-containment and viability of small communities. Strategy 4 implies that services will be delivered 'in situ' alongside housing development. Where this is not the case for small housing developments that may be planned for in some of the more isolated communities (such as for the provision of health centre and secondary school places which are likely to be located in key centres), it is important that consideration is given to the transport implications and impacts on the viability of existing locally provided services.

- 6.16 A small number of the strategic policies could result in mixed effects due to uncertainties about whether the development proposed in a particular location will lead to the provision of services and facilities to support the growing population, or whether it may lead to existing facilities becoming overloaded. Three of the strategies were identified as possibly resulting in a minor negative effect – Strategy 7: Development in the Countryside, Strategy 8: Development in Green Wedges and Strategy 44: Undeveloped Coast and Coastal Prevention Area. The potential negative effects were mainly due to the potential for development (including that of community services) to be restricted due to protection of other assets (e.g. the countryside, coast) or containing development e.g. through the Green Wedges.
- 6.17 No likely significant negative effects on this objective have been identified in relation to any of the strategic policies.

Development Management Policies

- 6.18 There are four development management policies where a significant positive impact is anticipated for community services in the District because they directly support the provision of new community facilities for a growing population. These are E14: Change of use of Village Shops and Services, RC5: Community Buildings, RC6: Local Community Facilities and RC7: Shared Community Facilities.
- 6.19 There are however, a number of the development management policies that are expected to have a minor negative effect on this SA objective. These are mainly the policies that relate to the protection of the environment, and the criteria that result in their potentially restrictive nature may discourage development of community facilities.

Summary of Effects on SA Objective 2

- 6.20 Overall, considering both strategic and development management policies, a generally positive effect is expected for SA objective 2: to ensure that all groups of the population have access to community services, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on ensuring that all groups of the population have access to community services are likely to be direct, occurring locally within the district and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 2: To ensure that all groups of the population have access to community services						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.21 No specific recommendations are made with particular reference to SA objective 2.

Objective 4: To improve the population's health

Strategic Policies

- 6.22 The effects of the strategic policies on the local population's health are mixed, with the majority being either positive or significantly positive due to the measures included in the Local Plan that will result in improved provision of green space for recreation and amenity, such as the green infrastructure proposals included in Strategy 43. Significant physical and mental health benefits are associated with the availability and accessibility of space for outdoor exercise and recreation. In addition, the provision of community services (included in the Strategies relating to the towns in the District) to support the growing population should include healthcare facilities such as GP surgeries. However, this is not made explicit within all such policies and the types of community services to be provided/enhanced should be made clear, at least in the supporting text for the policies.

- 6.23 However, where policies were considered likely to result in an increase in road traffic or other sources of noise and air pollution, potential negative effects on health have been identified. In particular, the development proposed around the Exeter Airport area of the West End may have adverse effects as the proposals focus solely on commercial development and do not include any form of development which may help to mitigate the potential health impacts. The negative impacts arising from increased traffic are likely to be felt more widely in the District along transport corridors, particularly the M5 and A30.
- 6.24 Where the strategic policies make provision for development, but do not specify whether the services to support the growing population will include healthcare facilities, the potential for either positive or negative effects has been highlighted. If new services are provided, positive effects would result; however if not, existing services may become overloaded, resulting in negative effects.

Development Management Policies

- 6.25 The effects of development management policies on health in the District are mixed. The majority of policies that would result in a potential effect include restrictions on the development of facilities, which could potentially include healthcare facilities. This may have a negative effect on health; however there is uncertainty regarding to what extent this would affect overall healthcare provision in the District.
- 6.26 The development management policies, however, do support the provision of open space through policies such as RC1: Retention of Land for Sport and Recreation and RC2: New Open Space, Sports Facilities and Parks, and these are considered to have a positive effect on this objective.

Summary of Effects on SA Objective 4

- 6.27 Overall, considering both the strategic and development management policies, a mixed effect is likely for SA objective 4: to improve the population's health, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on improving the population's health are likely to be direct, occurring locally within the district and more widely throughout the south west region, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 4: To improve the population's health						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local / regional	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.28 The following actions and amendments are recommended in order to improve the overall effects of the policies on SA objective 4:
- Where housing development is proposed in the strategic policies and it is stated that community services/facilities will be provided to support the growing population, it would be beneficial to specify in all cases whether this will include healthcare facilities.
- 6.29 This recommendation was made in the SA Report for the Publication Draft Local Plan (2012) and has been addressed in part in the current version of the Local Plan.

Objective 5: To reduce crime and fear of crime

Strategic Policies

- 6.30 Very few of the strategic policies were considered to have an effect on this objective; aside from the potential benefit that development and increased prosperity generally may have in terms of improved prosperity and therefore reduced crime. However, this is an indirect effect which cannot be assumed. Strategy 37: Community Safety is likely to have a direct significant positive

impact on this objective, as the overarching purpose of the policy is to reduce crime and the fear of crime within East Devon's communities.

- 6.31 The other proposals that may affect this objective mainly relate to the provision of green space and the fact that, dependent on the design of open spaces, people's perceptions of their safety and vulnerability to crime may be affected. This issue is not mentioned within these policies, and it should be recognised that the design of green spaces is of great importance in determining the likely effects of its provision, particularly in relation to the issue of crime and fear of crime.

Development Management Policies

- 6.32 Very few of the development management policies were considered to have a direct effect on this objective. Policy D2: Landscape Requirements supports the incorporation of crime prevention measures into the design of new developments, while policy D1: Design and Local Distinctiveness is likely to have a significant positive effect because it specifies that green infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.

Summary of Effects on SA Objective 5

- 6.33 Overall, considering both strategic and development management policies, a minor positive effect is likely in relation to SA objective 5: to reduce crime and fear of crime, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on improving crime and the fear of crime are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 5: To reduce crime and fear of crime						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+	Mostly indirect/ Direct (Strategy 37 and policy D1)	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.34 The following action was recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on SA objective 5:
- Policy D1 could be strengthened by specifically recognising that green infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users. For example, such spaces should be appropriately lit (although this will need to be planned with due regard to tranquillity and biodiversity concerns).
- 6.35 This recommendation was addressed in the Publication Draft Local Plan (October 2012) and remains in the current version of the policy, and no further specific recommendations are made with particular reference to this SA objective.

Objective 7: To maintain and improve social, cultural and leisure provision

Strategic Policies

- 6.36 A large number of positive and significant positive effects have been identified in relation to this objective. The strategic policies in general place a strong emphasis on ensuring that the large-scale housing development planned is accompanied by services and facilities to support the growing population, and this is taken to include leisure and recreation facilities. In addition, the improvement of the District's green infrastructure offering (see Strategy 10 and Strategy 43)

should go some way towards ensuring that the growing population has access to open space for undertaking leisure and recreation activities.

- 6.37 No negative or significant negative impacts in relation to this objective were considered likely to arise from any of the strategic policies, although a small number of potentially mixed effects were identified where policies could be seen as potentially restrictive to development that could relate to social, cultural and leisure provision. However, in all such cases positive effects were also possible due to the provisions made in the policies for enhancing the natural environment which is an important leisure and recreation asset in the District.

Development Management Policies

- 6.38 A large number of positive and significant positive effects have been identified from the development management policies in relation to this objective. Five policies are anticipated to have a significant positive effect, by providing for recreation land and facilities (E20, RC1, RC2, RC3, and RC4).
- 6.39 Some of the policies relating to environmental protection are likely have a negative effect on this objective by restricting development and therefore discouraging potential investment in leisure provision. However, these effects are outweighed by the many positive effects identified.

Summary of Effects on SA Objective 7

- 6.40 Overall, considering both the strategic and development management policies, a significant positive effect is likely in relation to SA objective 7: to maintain and improve social, cultural and leisure provision, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on this objective are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 7: To maintain and improve social, cultural and leisure provision						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
++	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.41 No specific recommendations are made with particular reference to SA objective 7.

Environmental Protection and Enhancement

Relevant SA Objectives

- 6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.
- 8. To maintain and enhance built and historic assets.
- 9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.
- 10. To maintain the local amenity, quality and character of the local environment.
- 11. To conserve and enhance the biodiversity of East Devon.
- 12. To promote and encourage non-car based modes of transport and reduce journey lengths.
- 13. To maintain and enhance the environment in terms of air, soil and water quality.
- 15. To ensure that there is no increase in the risk of flooding.

Objective 6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution

Strategic Policies

- 6.42 The majority of the strategic policies are likely to have a negative effect on this objective. Large-scale development across the District is proposed in the Local Plan, and development of this type will inevitably increase noise levels, particularly during construction, and is likely to lead to an increase in traffic volumes and associated noise levels in both the short and long-term, particularly where development is proposed in the more rural areas of the District where public transport availability is limited. Note that the noise-related impacts of specific site allocations within the strategic policies are considered separately in **Chapter 5**, where issues such as noise from construction and the impacts on new residents of noise from existing main roads near to the proposed development sites are considered.
- 6.43 The expansion of Exeter Airport under Strategy 17 may have a negative effect on noise levels affecting local people; however this is considered to be minor rather than significant as Strategy 17 states that developments that are near to, or could be affected by noise from, the airport will not be allowed unless evidence is provided that current or future users or occupiers of new dwellings, schools, open spaces or other sensitive uses will not be significantly adversely affected, taking proposed mitigations into account.
- 6.44 The noise pollution arising from the dualled A30 west of Honiton has proved a significant local issue in the past. The proposed development in the West End is likely to increase traffic, emphasising the need for best practice in road design and materials to be used to mitigate increased volumes.
- 6.45 A very small number of potential positive effects are associated with this objective, namely a potential reduction in noise from anti-social behaviour resulting from Strategy 37: Community Safety and a potential reduction in car use as a result of Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End. In addition, Strategy 38: Sustainable Design and Construction states that the potential noise impacts arising from developments – both during construction and after – should be mitigated (reflecting a previous SA recommendation).

Development Management Policies

- 6.46 A large number of the development management policies are not expected to have an effect on this SA objective, as most relate to criteria for development rather than making provision for new development which would lead to noise from construction and increased vehicle traffic.
- 6.47 However, a significant positive effect has been identified in relation to policy EN14: Control of Pollution as this policy specifically addresses the issue of noise pollution by stating that developments which will have an unacceptable impact in this sense will not be permitted. This policy should help to mitigate some of the construction noise impacts likely to arise from implementation of the strategic policies.
- 6.48 In addition, a number of minor positive effects have been identified, particularly in relation to the policies associated with recreation and community facilities and transport and communications. These positive effects are mainly associated with measures that will reduce vehicle traffic on the District's roads (e.g. by increasing sustainable transport provision) or that will reduce the extent of new development in close proximity to sensitive receptors.

Summary of Effects on SA Objective 6

- 6.49 Overall, considering both the strategic and development management policies, a minor negative effect is likely in relation to SA objective 6: to reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on noise levels are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be both short and long-term, ongoing and permanent.

SA Objective 6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution

Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
-	Direct	Local	High	Both short-term (noise from construction) and long-term (noise from increased vehicle traffic).	Ongoing	Permanent

Recommendations and Mitigation

- 6.50 The following action was recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on SA objective 6:
- Strategy 38 which relates to sustainable construction could be expanded into a more overarching development management policy, to include the requirement (amongst others) to mitigate any potential noise impacts arising from developments, both during the construction phase and after.
- 6.51 This recommendation was addressed in the Publication Draft Local Plan (October 2012) and remains in the current version of the policy, and no further specific recommendations are made with particular reference to this SA objective.

Objective 8: To maintain and enhance built and historic assets

Strategic Policies

- 6.52 Most of the strategic policies are likely to have either mixed or positive effects on the built and historic environment in East Devon. Where negative effects are likely these are mainly attributed to the fact that development may infringe on the setting of assets such as listed buildings, but until the precise location, nature and design of each development proposal comes forward at the planning application stage, this potential negative effect cannot be predicted with more certainty, and a positive effect may be achieved through innovative design or replacing/improving an unattractive development currently affecting the setting of historic assets. Potential effects on the historic assets of the East Devon towns through development of the site allocations in Strategies 20-26 have been considered in **Chapter 5**. However, the overall quality of the built environment should be generally enhanced by the development of new housing, employment land and other facilities, as new development should be of a high quality and should conform to the requirements of the other policies in the Local Plan that are associated with high quality design and construction.
- 6.53 Strategies 48: Local Distinctiveness in the Built Environment and 49: The Historic Environment are likely to have significant positive effects, as they relate directly to the built and/or historic environment and have an overarching aim of ensuring that development within the District conserves and enhances such assets.

Development Management Policies

- 6.54 A large number of the development management policies are not likely to have an effect on this objective; however where effects have been identified, these are all either positive or significantly positive. Policies EN6-EN10 are all likely to have significant positive effects as they all relate directly to the protection of historic assets including archaeological sites and listed buildings. A number of other positive effects are identified, mainly where the protection of the historic environment is included as a criterion within policies that set out considerations for new development.

Summary of Effects on SA Objective 8

- 6.55 Overall, considering both the strategic and development management policies, a minor positive effect is likely in relation to SA objective 8: To maintain and enhance built and historic assets, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on built and historic assets are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 8: To maintain and enhance built and historic assets						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.56 No specific recommendations are made with particular reference to SA objective 8.

Objective 9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon

Strategic Policies

- 6.57 A number of potential significant negative effects are associated with this objective, including in relation to Strategy 9: Major Development at East Devon's West End, which proposes large-scale development in a relatively small area outside of the existing built up area on the west of Exeter, which will have an impact on landscape character. Strategy 22: Development at Exmouth directs development in and around the town towards the East Devon AONB; therefore a potential significant negative effect is also associated with that policy. The locations of the individual site allocations set out in the strategic policies in relation to the AONBs in East Devon are considered separately in **Chapter 5**, where it is shown that a fairly high number of proposed development sites have the potential to affect the quality and character of these designated landscapes, particularly at Honiton and Budleigh Salterton.
- 6.58 Minor negative effects are also associated with a number of other proposals, although many of these scores are uncertain due to a lack of information available at this stage about the extent of development which is likely to take place on greenfield land. When this is made clearer at the planning application stage, the likely effects of these development locations on promoting the conservation of land will become clearer.
- 6.59 A small number of the strategic policies (e.g. Strategies 7 and 8) have the specific purpose of conserving and enhancing the landscape of East Devon and are therefore expected to result in significant positive effects as well as helping to mitigate some of the effects of new development across the District. In addition, Strategy 3: Sustainable Development now requires developers to maximise the proportion of their developments that take place on previously developed land (reflecting a previous SA recommendation).
- 6.60 With regards to possible site selection for a future villages plan, the Council has undertaken detailed assessment in relation to all Strategic Housing Land Availability Assessment sites around the main villages of East Devon. This work was undertaken within the context of an earlier version of Strategy 27 in the Local Plan which allocated specific housing numbers to 42 villages in the District. While undertaken for the villages plan, the work has been taken into account in the SA of the Local Plan in relation to relevant policies, and highlights potential adverse landscape-related impacts that could arise from development in inappropriate locations. The work highlighted significant challenges in some villages in relation to identifying suitable sites for residential development, in light of landscape concerns. The Local Plan, taking into account the most recent changes to Strategy 27, does not now allocate housing numbers to the villages; however it reinforces the importance of considering landscape concerns in providing for village development and this can be expected to be of particular relevance to Neighbourhood Plan making in the future. In respect of future village development, the clear Local Plan expectation is

that new dwellings will be built within Built-up Area Boundaries (other than in exception to normal policy) and that actual sites on the edge of villages will not need to be allocated in District Council plans.

Development Management Policies

- 6.61 Almost all of the effects identified in relation to this SA objective are either positive or significantly positive, due to the measures included within the development management policies to protect and enhance the high quality landscape of East Devon. In particular, policy D2: Landscape Requirements addresses this issue directly.
- 6.62 However, a small number of potentially minor negative effects have been identified, in relation to policies RC5: Community Buildings and TC7: Adequacy of Road Network and Site Access. Under policy RC5, community facilities may be allowed to be developed outside of built up area boundaries which could potentially have a negative effect on the landscape and local character. TC7 allows for potential improvements to the highways network which could have a negative impact on the appearance of the landscape although this is uncertain without more information about the nature and location of any such development that may come forward.

Summary of Effects on SA Objective 9

- 6.63 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 9: to promote the conservation and wise use of land and protect and enhance the landscape character of East Devon, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on the use of land and landscape character are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon

Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.64 The following action was recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on SA objective 9:
- The strategic policy relating to sustainable development (Strategy 3) should include reference to maximising the proportion of development that takes place on previously developed land, and the use of previously developed buildings.
- 6.65 This recommendation was addressed in the Publication Draft Local Plan (October 2012) and remains in the current version of the policy, and no further specific recommendations are made with particular reference to this SA objective.

Objective 10: To maintain the local amenity, quality and character of the local environment

Strategic Policies

- 6.66 A large number of the strategic policies are considered likely to have a negative impact on local amenity, mainly as a result of increased traffic movements and a general increase in noise and activity due to the large-scale development proposed across the District through the policies, although some of these effects will be temporary as only associated with construction periods.
- 6.67 However, a number of the proposals that are associated with landscape enhancement and green infrastructure provision should have significant positive effects on this objective, enhancing the open and rural character of the District and providing high quality green space for amenity use.

6.68 In addition, significant positive effects are likely in relation to Strategy 5B: Sustainable Transport which now specifically addresses the environmental impacts of transport (reflecting a previous SA recommendation). It requires new development to incorporate proposals for encouraging the use of transport modes with low environmental impacts such as walking and cycling and the use of public transport.

Development Management Policies

6.69 Almost all of the effects identified in relation to this SA objective are either positive or significantly positive, due to the measures included within the development management policies to protect and enhance the character of the local environment. Many of the effects are broadly very similar to those relating to SA objective 9 above (landscape). As is the case for that objective, a small number of potentially minor negative effects have been identified, in relation to policies RC5: Community Buildings and TC7: Adequacy of Road Network and Site Access. Under policy RC5, community facilities may be allowed to be developed outside of built up area boundaries which could potentially have a negative effect on local character. TC7 allows for potential improvements to the highways network which could have a negative impact on the amenity and appearance of the local environment although this is uncertain without more information about the nature and location of any such development that may come forward.

Summary of Effects on SA Objective 10

Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 10: to maintain the local amenity, quality and character of the local environment, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on local amenity and environmental quality are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be both short and long-term, ongoing and permanent.

SA Objective 10: To maintain the local amenity, quality and character of the local environment						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local	High	Both short-term (disturbance to local amenity from construction and traffic) and long-term (changes to quality or character of local environment).	Ongoing	Permanent

Recommendations and Mitigation

6.70 The following action was recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on SA objective 10:

- A policy should be included in the Core Strategy making reference to sustainable transport provision across the whole District, rather than just in the West End (Strategy 11). Reducing vehicle traffic on the roads of East Devon, particularly the smaller ‘B’ roads and rural lanes, would help to preserve and enhance local amenity.

- 6.71 This recommendation was addressed in the Publication Draft Local Plan (October 2012) and remains in the current version, and no further specific recommendations are made with particular reference to this SA objective.

Objective 11: To conserve and enhance the biodiversity of East Devon

Strategic Policies

- 6.72 The likely effects of the strategic policies on biodiversity are mixed, with those policies that are directly intended to conserve and enhance the environment being associated with significant positive effects, as well as those providing for green infrastructure. Even where biodiversity is not the direct focus of a proposal, enhancement of the environment generally can often have associated indirect benefits for biodiversity; for example the provision of green infrastructure may improve habitat connectivity and prevent fragmentation as a result of urbanisation.
- 6.73 However, a number of the strategic policies direct large-scale development in the vicinity of designated nature conservation sites, particularly in the West End where sites such as the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA are within fairly close proximity of strategic development sites. Strategy 27 also directs development to some villages such as Beer which are in close proximity of designated sites. Although the biodiversity impacts of the plan extend well beyond impacts on designated sites, it is important to note the proximity of development to these sites, which is being considered in more detail through the Habitats Regulations Assessment (HRA). The proximity of sites that are allocated for development in the strategic policies to biodiversity designations is also considered in more detail in **Chapter 5**.
- 6.74 The latest HRA work for the Local Plan is the August 2015 HRA Report, which has taken into account all of the proposed changes to the Local Plan as submitted in 2013, including the most recent proposed changes (August 2015). It concluded that, in light of the August 2015 proposed changes which reflect discussions between EDDC and Natural England, the Local Plan accords with the requirements of the Habitats Regulations, and parent European Directives, i.e. the implementation of the Plan would not have likely significant effects on the integrity of any of the European sites in and around East Devon.

Development Management Policies

- 6.75 The majority of the effects that have been identified from the development management policies are positive, due to the measures included in the policies to ensure biodiversity benefits either directly (e.g. including impacts on biodiversity as a criterion to be considered in new development proposals) or indirectly (e.g. by encouraging the inclusion of green infrastructure and open space within development proposals).
- 6.76 However, a small number of potential negative effects have been identified in relation to policies E9 and E10 due to the development that may result from these policies, which could potentially have a negative impact on biodiversity. However, these impacts are uncertain at this stage without more information regarding the location and nature of any development proposals.

Summary of Effects on SA Objective 11

- 6.77 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 11: to conserve and enhance the biodiversity of East Devon, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on local biodiversity are likely to be direct, occurring locally within the district (as well as nationally and internationally where designated sites and species are affected), and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be both short and long-term, ongoing and permanent.

SA Objective 11: To conserve and enhance the biodiversity of East Devon						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local (or national/international where designated sites of national or international importance are adversely affected).	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.78 In partnership with Natural England, EDDC and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on the Exe Estuary and Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of these SPAs. The three Councils have therefore prepared the South East Devon European Site Mitigation Strategy²², which sets out the specific requirements for delivering SANGs sites within East Devon. Strategies 10 and 47 in the Local Plan refer to the Mitigation Strategy; therefore all new development proposals within 10km of the SPAs will need to meet the SANGs requirements set out in the Mitigation Strategy, which should help to avoid adverse effects on the integrity of the SPAs.

- 6.79 No specific recommendations are made with particular reference to SA objective 11.

Objective 12: To promote and encourage non-car based modes of transport and reduce journey lengths

Strategic Policies

- 6.80 In general, the strategic policies make strong provision for public transport development and use, for example through Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End. The policies which direct development towards the west of the District, or within existing urban areas, are likely to have generally positive effects on this objective due to the more extensive opportunities that are likely to be available for making short journeys (e.g. to work, shops, community facilities etc.) by means other than private cars. The appraisal of the site specific allocations in the strategic policies (summarised in **Chapter 5**) found that they are generally within close proximity of public transport links and many have nearby walking and cycle paths which can be used by residents and employees at the sites. In addition, Strategy 5B now specifically addresses sustainable transport (reflecting a previous SA recommendation), requiring development to incorporate proposals for encouraging walking and cycling and requiring development to be located in areas that enable the use of public transport.
- 6.81 However, a small number of policies could result in development in rural areas, where private car use is likely to remain high as the only feasible form of day-to-day transport. Due to the rural nature of much of East Devon District, it is essential that public transport infrastructure and services are provided to match the growing population, in order to avoid increasing congestion and air pollution as a result of ever increasing private car use.
- 6.82 As noted earlier, the location of new service and employment places in key centres such as market towns to provide for small scale development planned in surrounding villages is likely to increase the need for car travel from these villages.

Development Management Policies

²² South-east Devon European Site Mitigation Strategy. Footprint Ecology. June 2014.

- 6.83 The effects of the development management policies on this SA objective are very mixed. A number of positive effects are identified, in particular in relation to policies TC2 and TC4-6, which encourage the use of sustainable transport modes by addressing the issues of access and infrastructure provision. A large number of minor positive effects are also likely, where policies steer development to locations that would be more likely to be well-served by public transport infrastructure.
- 6.84 However, a number of potential negative effects have also been identified where policies may encourage development in rural parts of the District which may necessitate high levels of car use (due to the relatively poor public transport provision in those areas).

Summary of Effects on SA Objective 12

- 6.85 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 12: to promote and encourage non-car based modes of transport and reduce journey lengths, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on sustainable transport are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 12: To promote and encourage non-car based modes of transport and reduce journey lengths

Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.86 As above, for SA objective 10, the following action was recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on this objective:
- A policy should be included in the Core Strategy making reference to sustainable transport provision across the whole District, rather than just in the West End (Strategy 11). Reducing vehicle traffic on the roads of East Devon, particularly the smaller 'B' roads and rural lanes, would help to preserve and enhance local amenity.
- 6.87 This recommendation was addressed in the Publication Draft Local Plan (October 2012) and the policy remains in the current version of the Local Plan, and no further specific recommendations are made with particular reference to SA objective 12.

Objective 13: To maintain and enhance the environment in terms of air, soil and water quality

Strategic Policies

- 6.88 The strategic policies are likely to have a very mixed range of effects on this objective, given that the effects are largely dependent on the precise location of the development proposed and on the characteristics and vulnerabilities of that site and surrounding area. Potential minor negative effects were identified in relation to the proposal for development at Axminster (Strategy 20) in close proximity to the River Axe, which is designated as a Site of Special Scientific Interest (SSSI) and which is particularly vulnerable to water pollution. However, the mitigation included in this strategy is strong; therefore the likely effects are minor rather than significant. A significant negative effect is identified in relation to the proposal for development at Exmouth (Strategy 22), as it is close to the Exe Estuary SPA/Ramsar site, which could be adversely affected by water pollution.
- 6.89 It is possible that development on greenfield land will lead to soil compaction, which also accounts for a number of the potential negative effects identified.

Development Management Policies

- 6.90 The majority of the effects associated with the development management policies are positive or significantly positive, particularly in relation to EN13: Development on High Quality Agricultural Land and EN14: Control of Pollution, as these policies specifically address the issues of soil quality and pollution prevention. Similar significant positive effects are also associated with policies EN18: Maintenance of Water Quality and Quantity and EN19: Adequacy of Foul Sewers and Adequacy of Sewage Treatment Systems.
- 6.91 However, potential minor negative effects are associated with a number of the development management policies that may result in development (albeit of a small, localised nature, e.g. RC5: Community Buildings and E16: Proposals for Holiday or Overnight Accommodation and Associated Facilities), particularly where this may come forward on greenfield land where high quality soil is more likely to be affected.

Summary of Effects on SA Objective 13

- 6.92 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 13: to maintain and enhance the environment in terms of air, soil and water quality, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on air, soil and water quality are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 13: To maintain and enhance the environment in terms of air, soil and water quality

Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.93 The following action was recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on this objective:
- The policies for development at Axminster and Exmouth should make specific reference to the need to protect water quality at the River Axe and the Exe Estuary designated sites, within the Environment sections of the policies.
- 6.94 This recommendation was addressed in the Publication Draft Local Plan (October 2012) and remains in the current version of the Local Plan, and no further specific recommendations are made with particular reference to SA objective 13.

Objective 15: To ensure that there is no increase in the risk of flooding

Strategic Policies

- 6.95 In a large number of cases, the strategic policies are expected to result in mixed effects on flood risk as development overall will increase the area of land in the District which is impermeable, having a potential adverse effect on increasing run-off and risk of flooding. However, new developments should offer good opportunities for incorporating measures such as SuDS which will help to reduce the flood risk, particularly in areas that have experienced significant flooding on more than one occasion in recent years, such as the low lying parts of Ottery St Mary and Feniton. The proximity of the specific site allocations made through the strategic policies to areas of high flooding risk have been considered separately – see **Chapter 5**.
- 6.96 All development will take place in the context of the overarching sustainable development policy (Strategy 3), which makes specific mention of the need to mitigate the risk of flooding, now also requiring developers to reduce the risk of flooding by incorporating measures such as sustainable drainage systems into new development (reflecting a previous SA recommendation).

Development Management Policies

- 6.97 Most of the development management policies are not expected to have a direct effect on this objective, although where effects are identified, they are mainly positive. In particular, policies EN18: Maintenance of Water Quality and Quantity, EN21: River and Coastal Flooding and EN22: Surface Runoff Implications of New Development are likely to have significant positive effects as they directly address this issue. A number of the other development management policies include flood risk in the criteria to be considered for the new development proposed in the policy.
- 6.98 However, a small number of minor negative effects have also been identified, all of which relate to the policies associated with employment, economic development, retail and tourism; recreation and community facilities or transportation and communication. The development that is likely to come forward under these policies could have an adverse impact on flood risk as a result of an increase in the extent of impermeable surface, but this is uncertain due to the lack of precise information about the nature and design of any such development, as well as its precise location in relation to areas of higher flood risk.

Summary of Effects on SA Objective 15

- 6.99 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 15: to ensure that there is no increase in the risk of flooding, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on flood risk are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 15: To ensure that there is no increase in the risk of flooding						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Mostly Indirect	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.100 The following action was recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on this objective:
- Strategy 3: Sustainable Development could be strengthened by making specific reference to reducing the risk of flooding by incorporating measures such as sustainable drainage systems.
- 6.101 This recommendation was addressed in the Publication Draft Local Plan (October 2012) and remains in the current version of the Local Plan, and no further specific recommendations are made with particular reference to SA objective 15.

Resource Consumption and Climate Change

Relevant SA Objectives

- 14. To contribute towards a reduction in local emissions of greenhouse gases.
- 16. To ensure energy consumption is as efficient as possible.
- 17. To promote wise use of waste resources whilst reducing waste production and disposal.

Objective 14: To contribute towards a reduction in local emissions of greenhouse gases

Strategic Policies

- 6.102 The likely impacts of the strategic policies on this objective are generally very mixed and are strongly associated with vehicle traffic generation. Where new housing or employment development is proposed within or near the key centres, e.g. in close proximity to the urban fringe around Exeter, there may be relatively good opportunities for public transport use, whereas

development in more rural areas is likely to encourage the continued and increasing use of private cars, which would lead to higher greenhouse gas emissions.

- 6.103 Strategy 17: Future Development of Exeter Airport, which supports the expansion of Exeter International Airport, may have particularly significant negative effects on this objective, due to the high level of greenhouse gas emissions from aircraft. In contrast, the proposals which endorse sustainable design and construction measures and renewable energy use within the District (Strategies 3 and 38-41) are expected to have significant positive effects on reducing levels of greenhouse gas emissions.
- 6.104 Although the District contains no deep organic soils that are an important international store of carbon (such as the peat deposits found on Dartmoor), it is likely that the shallower peat soils found on the pebble bed heaths, the organic matter present in the soils under permanent pasture and ancient woodland, and the timber in woodlands and hedgerows, represent locally significant stores of carbon. Section 17 of the Local Plan (Climate Change and Renewable Energy) now makes reference to the benefits provided by, and need to conserve, these environmental resources (reflecting a previous SA recommendation).

Development Management Policies

- 6.105 A large number of the development management policies are not expected to have an effect on this objective, including most of the policies associated with design standards and the natural and built environment. Where effects have been identified in those areas, they are minor positive effects where policies aim to increase the generation and use of renewable energy in new developments.
- 6.106 A wider mixture of minor positive and minor negative effects has been identified in relation to the policies associated with employment, economic development, retail and tourism, recreation and community facilities and transportation and communications. In general, where development could result from those development management policies which would increase vehicle traffic or the broad extent of development, potential negative effects have been highlighted. However, where policies aim to increase renewable energy production within new development (e.g. Strategy E7) or focus development in more easily accessible locations where opportunities for the use of sustainable transport are likely to be higher, positive impacts are likely.

Summary of Effects on SA Objective 14

- 6.107 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 14: to contribute towards a reduction in local emissions of greenhouse gases, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on greenhouse gas emissions are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 14: To contribute towards a reduction in local emissions of greenhouse gases						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local/ International	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.108 The following actions were recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on this objective:
- Although Strategies 9 and 10 make mention of sustainable transport provision in the West End, an overarching policy should be included within the Local Plan relating to improving sustainable transport provision across the entire District. It is particularly important to

address this issue due to the rural nature of the District, and the relatively poor public transport links currently in place across much of East Devon

- The importance of the natural stores of organic carbon present in the District's heathland, pasture and woodland soils and in timber vegetation should be recognised in Sections 17 or 18 of the Local Plan.

6.109 These recommendations were addressed in the Publication Draft Local Plan (October 2012) and remain in the current version of the Local Plan, and no further specific recommendations are made with particular reference to SA objective 14.

Objective 16: To ensure energy consumption is as efficient as possible

Strategic Policies

6.110 A large number of the strategic policies are expected to result in mixed effects as, although development in general will inevitably result in increased energy usage, new developments may offer good opportunities for incorporating renewable energy generation.

6.111 Strategies 3 and 38-41, which endorse renewable energy development and promote sustainable design and construction methods, should have a significant positive effect on this objective.

Development Management Policies

6.112 A large number of the development management policies, in particular those relating to design standards and the natural and built environment are not likely to have any effect on this SA objective. However, a number of minor negative effects have been identified in relation to policies associated with employment, economic development, retail and tourism and recreation and community facilities, mainly associated with new development that could result from the policies and the associated inevitable increase in energy consumption resulting from occupancy and operation of new buildings etc.

6.113 A small number of minor positive effects have also been identified where development management policies directly endorse energy efficiency measures in new developments.

Summary of Effects on SA Objective 16

6.114 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 16: to ensure energy consumption is as efficient as possible, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on efficient energy consumption are likely to be direct, occurring locally within the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 16: To ensure energy consumption is as efficient as possible						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

6.115 The following actions were recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on this objective:

- The Local Plan policies could be strengthened by stating explicitly within more of the strategic policies that renewable energy will be incorporated into the development planned.
- Strategy 3 (Sustainable Development) makes reference to the need to reduce fossil fuel use; and this could be amended to ensure that an explicit reference to renewable energy development is included.

6.116 While the recommendation for Strategy 3 was addressed in the Publication Draft Local Plan (October 2012) and remains in the current version of the Local Plan, the recommendation regarding references to renewable energy remains valid.

Objective 17: To promote wise use of waste resources whilst reducing waste production and disposal

Strategic Policies

- 6.117 A large number of the strategic policies are expected to result in mixed effects on this SA objective, as although development in general is likely to result in increased waste production, new developments may offer improved opportunities for incorporating waste reduction measures and for the provision of recycling facilities.
- 6.118 Strategies 3 and 38, which set out measures for sustainable development and sustainable design and construction, should have a significant positive effect on this objective, as waste minimisation and re-use comprise an important component of taking a sustainable approach to design and construction. In addition, Strategy 38 requires that housing developments meet at least Level 4 from the Code for Sustainable Homes from 2013²³, and that other uses have a BREAM rating of at least 'Very Good'. Level 4 requires new homes to have a site waste management plan in place during the home's construction, adequate space for waste storage during its use, as well as providing recycling capacity either inside or outside the home. No other significant impacts on this objective have been identified through the appraisal.

Development Management Policies

- 6.119 A large number of the development management policies, in particular those relating to design standards and the natural and built environment are not likely to have any effect on this SA objective. However, a number of minor negative effects have been identified in relation to policies associated with employment, economic development, retail and tourism and recreation and community facilities, mainly associated with new development that could result from the policies and the associated potential increase in waste generation.
- 6.120 A small number of minor positive effects have also been identified where policies encourage resource efficiency, e.g. the sharing of community facilities (policy RC7) or food growing which will help to reduce packaging waste (policy RC3). However, none of these impacts are likely to be significant.

Summary of Effects on SA Objective 17

- 6.121 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 17: to promote wise use of waste resources whilst reducing waste production and disposal, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on waste management are likely to be direct, occurring locally throughout the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term (from 2013), ongoing and permanent.

SA Objective 17: To promote wise use of waste resources whilst reducing waste production and disposal						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct	Local (District-wide)	High	Long-term (from 2013)	Ongoing	Permanent

Recommendations and Mitigation

- 6.122 No specific recommendations are made with particular reference to SA objective 17.

²³ It is noted that the Code for Sustainable Homes was withdrawn by the Government in March 2015, although the management of legacy cases is an exception.

Economic Growth, Education and Employment

Relevant SA Objectives

- 3. To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs
- 18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce.
- 19. To maintain and enhance the vitality and viability of the Towns of East Devon.
- 20. To encourage and accommodate both indigenous and inward investment.

Objective 3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs

Strategic Policies

- 6.123 A large number of the strategic Local Plan policies are not considered likely to affect this objective, but where effects are identified, they are generally positive or significantly positive. In most cases, the positive effects are associated with increased employment provision, and therefore a likely increase in the available opportunities for work-based training and skills development, rather than with the direct provision of school and college places. Strategy 31: Future Job and Employment Land Provision now makes particular reference to the opportunities for employers to provide work-based training opportunities (reflecting a previous SA recommendation).

Development Management Policies

- 6.124 None of the development management policies associated with design standards or residential development are likely to have an effect on this objective. However, a large number of potentially minor negative effects have been identified in relation to the policies associated with the natural and built environment. This is mainly because the policies include criteria aimed to protect the natural and built environment which could result in restrictions being placed on economic development and therefore the associated education and learning opportunities. As with the strategic policies, the effects are more to do with the extent of employment provision, and therefore the likely effects on opportunities for work-based training and skills development, rather than with education provision.
- 6.125 Most of the policies relating to employment, economic development, retail and tourism and recreation and community facilities are likely to have negligible effects on this objective; however a number of minor positive have been identified where policies aim to safeguard land for employment sites or extend existing sites, or where they will lead to the provision of employment opportunities in conjunction with new housing development.
- 6.126 The effects of most of the transport and communications policies on this SA objective are almost all negligible; however one minor negative effect has been identified in relation to policy TC12, which could potentially restrict development (including economic development which would otherwise provide employment opportunities) within aerodrome safeguarding areas and public safety zones.

Summary of Effects on SA Objective 3

- 6.127 Overall, considering both the strategic and development management policies, a minor positive effect is likely in relation to SA objective 3: to provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on education and skills are likely to be direct, occurring locally throughout the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs

Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

- 6.128 The following actions were recommended during the SA of the Proposed Submission Draft Local Plan (May 2012) in order to improve the overall effects of the policies on this objective:
- Where housing development is proposed and it is stated that community services/facilities will be provided to support the growing population, it should be made consistently clear where this will include education facilities such as additional school and college places.
 - More recognition could be made within the policies of the potential benefits that can be achieved through employment provision in terms of education and skills development, for example within Strategy 31: Future Job and Employment Land Provision, some reference could be made to the provision of work-based training opportunities.
- 6.129 These recommendations were addressed in the Publication Draft Local Plan (October 2012) and remain in the current version of the Local Plan, and no further specific recommendations were made with particular reference to this SA objective.

Objective 18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce

Strategic Policies

- 6.130 The Local Plan strategic policies overall are likely to have a large number of positive effects on this objective, as provision is made for a large number of jobs to support population growth, with these opportunities being reasonably well spread across the District rather than being focussed only in the West End. The proximity of the employment site allocations made through the strategic policies to existing and future residential development in East Devon has been considered in detail in **Chapter 5**.
- 6.131 However, two of the strategic policies (Strategies 7: Development in the Countryside and 8: Development in Green Wedges) could have a minor negative effect on this objective, as the restrictions that they place on development could potentially restrict economic growth and therefore employment opportunities.

Development Management Policies

- 6.132 None of the development management policies associated with design standards or new residential development are likely to have an effect on this objective. A large number of potentially minor negative effects have been identified in relation to the policies associated with the natural and built environment, the majority of which are again related to the restrictions that the policies may put on economic development and therefore the associated employment opportunities in the District.
- 6.133 A large number of minor positive, and some significant positive effects, are associated with the policies relating to employment, economic development, retail and tourism, as the nature of these policies means that they aim to achieve economic development and employment benefits. In particular, significant positive effects are associated with policies E2 and E7 as they relate specifically to enhancing employment opportunities in the District. Most of the transportation and communications policies will have no effect on this SA objective.

Summary of Effects on SA Objective 18

- 6.134 Overall, considering both the strategic and development management policies, a minor positive effect is likely in relation to SA objective 18: to maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce, as shown in the table

below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on employment are likely to be direct, occurring locally throughout the district, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce

Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+	Direct	Local (District-wide)	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

6.135 No specific recommendations are made with particular reference to SA objective 18.

Objective 19: To maintain and enhance the vitality and viability of the Towns of East Devon

Strategic Policies

6.136 The strategic policies that focus on developing East Devon’s West End are generally considered likely to have negative effects on the smaller towns of the District, particularly Strategies 9: Major Development at East Devon’s West End. This policy will focus significant amounts of economic development in the West End, which will draw people and resources away from the smaller towns which lie further east and may leave them vulnerable to becoming ‘dormitory towns’, in which people live, but commute westwards for work and other activities.

6.137 However, the strategic policies that describe the development to be undertaken in the towns of East Devon (Exmouth, Honiton, Ottery St Mary, Seaton, Sidmouth, Budleigh Salterton and Axminster) should have significant positive effects on this objective. As well as providing for housing development, these strategies set out a more rounded approach, with the provision of employment land and facilities to support the growing populations, and ensuring that the towns are able to retain a decent level of self-sufficiency (in terms of enabling residents to live and work in the same town). These effects are also discussed in relation to the specific site allocations for each town in **Chapter 5**.

Development Management Policies

6.138 A large number of the development management policies, including all of the policies associated with design standards and the natural and built environment, are expected to have no effect on this SA objective. Where effects have been identified, these are largely positive, in particular the policies associated with employment, economic development, retail and tourism. In particular, policies E9: Town Centre Shopping Areas, E10: Primary Shopping Frontages and E11: Large Stores and Retail-Related Uses in Town Centres are all likely to have a significant positive effect on this SA objective as they are all focussed on enhancing the quality of the District’s town centres and their service provision, which should help to maintain and enhance vitality and viability of the towns.

6.139 None of the development management policies are likely to have negative effects on this SA objective, although a small number of mixed effects have been identified. For example, policy E18: Loss of Holiday Accommodation will have a mixed effect as ongoing tourism in the towns which are listed in the policy will benefit the local economy and help to secure jobs; however if the change of use of holiday accommodation into uses such as affordable housing were to be permitted, there may be greater benefits to the vitality of these towns. Policy RC5: Community Buildings may also have mixed effects, as the provision of additional services and facilities could increase the viability of the District’s towns if the facilities are provided within those towns, but where they are developed in villages, this may reduce the extent to which people use the towns for services and facilities.

Summary of Effects on SA Objective 19

6.140 Overall, considering both the strategic and development management policies, a mixed (both positive and negative) effect is likely in relation to SA objective 19: to maintain and enhance the vitality and viability of the Towns of East Devon, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on the vitality and viability of the towns of East Devon are likely to be direct, occurring locally within the towns of the District, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 19: To maintain and enhance the vitality and viability of the Towns of East Devon						
Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+/-	Direct (Strategies for the East Devon Towns)/ Indirect (Strategies for West End)	Local (towns in the District)	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

6.141 No specific recommendations are made with particular reference to SA objective 19.

Objective 20: To encourage and accommodate both indigenous and inward investment

Strategic Policies

6.142 The majority of the strategic policies are likely to have either a positive or significant positive effect on this objective, as the Local Plan overall makes significant provision for employment land and other development that will increase the attractiveness of the District to investors.

6.143 However, a small number of the proposals that relate to conditions for development, for example requiring financial contributions towards green infrastructure or affordable housing provision, may have the opposite effect, making developers less inclined to invest in East Devon. However, it is likely that any such requirements will be on a par with those in place in other Districts, and the benefits of developing in East Devon should remain such that they outweigh any potential deterrents to investors.

Development Management Policies

6.144 A large number of the development management policies are not expected to have an effect on this objective; however where effects have been identified, there are a mixture of minor positive and minor negative effects.

6.145 Most of the policies associated with design standards and with the natural and built environment will have no effect, although a potential minor negative effect is associated with policy D4: Applications for Display of Advertisements because the restrictions imposed by the policy could have a negative effect on local businesses.

6.146 A mixture of minor positive and minor negative effects are associated with the employment, economic development, retail and tourism and transportation and communication policies, due to the measures that they include to increase economic activity and encourage investment in the District, for example the measures associated with the provision of employment land and maintaining attractive and viable town centres that will be appealing for shops to locate in.

Summary of Effects on SA Objective 20

6.147 Overall, considering both the strategic and development management policies, a minor positive effect is likely in relation to SA objective 20: to encourage and accommodate both indigenous and

inward investment, as shown in the table below. In relation to the other considerations required by the SEA Directive, the effects of the Local Plan on encouraging investment are likely to be direct, occurring locally within the District, and have a high probability of occurring. Effects of the Local Plan on this objective are likely to be long-term, ongoing and permanent.

SA Objective 20: To encourage and accommodate both indigenous and inward investment

Score	Direct / indirect	Geographical Scale	Probability	Duration	Frequency	Reversibility
+	Direct	Local	High	Long-term	Ongoing	Permanent

Recommendations and Mitigation

6.148 No specific recommendations are made with particular reference to SA objective 20.

7 Monitoring

- 7.1 The SEA Directive requires that “member states shall monitor the significant environmental effects of the implementation of plans or programmes... in order, inter alia, to identify at an early stage, unforeseen adverse effects, and be able to undertake appropriate remedial action” (Article 10.1) and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring” (Annex 1 (i)). Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 7.2 The Government guidance on SA states that it is not necessary to monitor everything. Instead, monitoring should be focussed on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. The monitoring measures proposed in this SA Report therefore focus on the predicted significant effects only.
- 7.3 As discussed in **Chapters 5 and 6**, a number of the strategic and development management policies in the Local Plan and the associated site allocations could have potential significant effects (both positive and negative) on the SA objectives. At least one potential significant effect has been identified in relation to all of the SA objectives in the SA framework. Therefore, it is recommended that monitoring is undertaken to determine whether these effects do indeed occur due to implementation of the Local Plan, and in order to seek to remedy or reverse them.
- 7.4 **Table 7.1** sets out a number of suggested indicators for monitoring the potential significant sustainability effects of implementing the Local Plan. Note that the indicators proposed are included as suggestions, and reflect the indicators proposed within the monitoring framework for the Local Plan itself as the data collected will also be relevant to understanding sustainability effects in many instances.
- 7.5 In addition, the data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continue the dialogue with statutory environmental consultees and other stakeholders commenced as part of the SA process and plan preparation, and work with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 7.1: Suggested indicators for monitoring the sustainability effects of the East Devon Local Plan

SA objectives for which potential significant effects have been identified	Suggested indicators
1. To ensure everybody has the opportunity to live in a decent home.	<ul style="list-style-type: none"> • Number of new homes built annually within the District. • Percentage of all new homes delivered in the District that are affordable.
2. To ensure that all groups of the population have access to community services.	<ul style="list-style-type: none"> • Amount of residential completions within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, an employment centre and a major health centre.
3. To provide for education, skills and lifelong	<ul style="list-style-type: none"> • Number of new work-based apprenticeships

SA objectives for which potential significant effects have been identified	Suggested indicators
learning to: i. meet the needs of the local population, and ii. meet local employment needs.	offered in the District annually. • Number of new school places created in the District annually.
4. To improve the population's health.	• Average life expectancy in the District.
5. To reduce crime and fear of crime.	• Number of crimes reported annually in the District.
6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.	• Number of noise pollution incidents reports annually.
7. To maintain and improve cultural, social and leisure provision.	• Percentage of eligible open spaces managed to green flag award standard.
8. To maintain and enhance built and historic assets.	• Number of heritage assets within the District on the 'Heritage at Risk Register'.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.	• Percentage of new development taking place on brownfield land.
10. To maintain the local amenity, quality and character of the local environment.	• Number of complaints made to EDDC regarding noise pollution.
11. To conserve and enhance the biodiversity of East Devon.	• Change in areas and populations of biodiversity importance, including (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional significance (changes arising from development, management and planning agreements, in hectares and numbers of priority species type).
12. To promote and encourage non-car based modes of transport and reduce journey lengths.	• Frequency of bus services in the District's villages.
13. To maintain and enhance the environment in terms of air, soil and water quality.	• Number of declared Air Quality Management Areas (AQMAs) in the District.
14. To contribute towards a reduction in local emissions of greenhouse gases.	• Renewable energy capacity installed by type.
15. To ensure that there is no increase in the risk of flooding.	• Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
16. To ensure energy consumption is as efficient as possible.	• Renewable energy capacity installed by type.
17. To promote wise use of waste resources	• Volume of waste generated in the District

SA objectives for which potential significant effects have been identified	Suggested indicators
whilst reducing waste production and disposal.	<p>annually.</p> <ul style="list-style-type: none"> Percentage of waste generated in the District that is recycled.
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce.	<ul style="list-style-type: none"> Amount of land (defined by completed sqm gross floorspace) developed for employment by type. Amount of employment land lost to residential development
19. To maintain and enhance the vitality and viability of the Towns of East Devon.	<ul style="list-style-type: none"> Amount of completed retail development in town centres.
20. To encourage and accommodate both indigenous and inward investment.	<ul style="list-style-type: none"> Amount of land (defined by completed SqM gross floorspace) developed for employment by type.

8 Conclusions

- 8.1 The policies and site allocations in the East Devon Local Plan and the reasonable alternatives considered during its preparation have been subject to a detailed appraisal against the SA objectives which were developed at the scoping stage of the SA process. In general, the Local Plan has been found to have a wide range of positive and significant positive effects on the SA objectives, although a number of potentially adverse impacts still remain. Recommendations made in previous iterations of the SA report have generally been thoroughly addressed, which has gone a long way towards providing mitigation for potential adverse effects.
- 8.2 There is a tension between the need to guide development to key locations (the West End and six market towns), taking advantage of economic efficiencies that this provides, and the need to allow more widely dispersed development that supports the social and economic viability and containment of smaller rural communities.
- 8.3 Similarly, there is a tension between the protection of the high environmental quality of the District (achieved by constraining the amount and quality of development) and the encouragement of socially diverse and economically robust communities with a balance of housing types and employment opportunities. The supply of affordable housing, particularly in the smaller communities, is a specific example of this tension in practice.
- 8.4 These tensions are implicitly recognised by the Local Plan, it is generally well equipped to balance the level, type and location of growth with the maintenance and enhancement of the Districts natural environment and social well-being.

LUC
August 2015

Appendix 1

Review of Plans, Policies and Programmes

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
INTERNATIONAL				
International				
Johannesburg Declaration on Sustainable Development (2002)	<p>Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.</p> <p>Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.</p>	<p>Greater resource efficiency.</p> <p>New technology for renewable energy.</p> <p>Increase energy efficiency.</p>	Ensure that site allocations and policies take account of the Declaration.	Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.
Aarhus Convention (1998)	<p>Established a number of rights of the public with regard to the environment. Local authorities should provide for:</p> <p>The right of everyone to receive environmental information</p> <p>The right to participate from an early stage in environmental decision making</p> <p>The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</p>	No targets or indicators.	Ensure that site allocations and policies take account of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production.
Bern Convention (1979)	The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) was adopted in Bern, Switzerland in 1979, and came into force in 1982. The principal aims of the Convention are to ensure conservation and protection of wild plant and animal species and their natural	No targets or indicators.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect and enhance biodiversity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species) listed in Appendix III. To this end the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1,000 wild animal species.			
Ramsar Convention (1971)	<p>The Convention on Wetlands of International Importance, called the Ramsar Convention, is the intergovernmental treaty that provides the framework for the conservation and wise use of wetlands and their resources.</p> <p>The Convention was adopted in the Iranian city of Ramsar in 1971 and came into force in 1975. Since then, almost 90% of UN member states, from all the world's geographic regions, have acceded to become "Contracting Parties".</p> <p>The Convention's mission is "the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world".</p>	No targets or indicators.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect and enhance biodiversity.
EU Directives				
<p><i>SEA Directive 2001</i></p> <p>Directive 2001/42/EC on the assessment of the effects of certain plans and programmes</p>	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the	Requirements of the Directive must be met in Sustainability Appraisals.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
on the environment			Directive at the national level.	
<p><i>The Industrial Emissions Directive 2010</i></p> <p>Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)</p>	<p>This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.</p>	<p>The Directive sets emission limit values for substances that are harmful to air or water.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objective for reducing pollution.</p>
<p><i>Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU</i></p>	<p>The Directive aims to promote the energy performance of buildings and building units.</p> <p>It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.</p>	<p>No targets or indicators.</p>	<p>Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.</p>
<p><i>The Birds Directive 2009</i></p> <p>Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended</p>	<p>The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures:</p> <p>Creation of protected areas.</p> <p>Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</p> <p>Re-establishment of destroyed biotopes.</p> <p>Creation of biotopes.</p>	<p>No targets or indicators.</p>	<p>Allocated sites and develop policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.</p> <p>Avoid pollution or deterioration of habitats or any other disturbances effecting birds.</p>	<p>Include sustainability objectives for the protection of birds.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
<p><i>The Waste Framework Directive 2008</i></p> <p>Directive 2008/98/EC on waste</p>	<p>Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.</p>	<p>Development of clean technology to process waste and promote recycling.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives that minimise waste production as well as promote recycling.</p>
<p><i>The Air Quality Directive 2008</i></p> <p>Directive 2008/50/EC on ambient air quality and cleaner air for Europe</p>	<p>Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.</p>	<p>No targets or indicators.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to maintain and enhance air quality.</p>
<p><i>The Floods Directive 2007</i></p> <p>Directive 2007/60/EC on the assessment and management of flood risks</p>	<p>Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.</p>	<p>Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives that relate to flood management and reduction of risk.</p>
<p><i>The Water Framework Directive 2000</i></p> <p>Directive 2000/60/EC establishing a framework for</p>	<p>Protection of inland surface waters, transitional waters, coastal waters and groundwaters.</p>	<p>No targets or indicators.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies</p>	<p>Include sustainability objectives to protect and minimise the impact on water quality.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
community action in the field of water policy			derived from the Directive contained in the NPPF.	
<i>The Landfill Directive 1999</i> Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to increase recycling and reduce the amount of waste.
<i>The Drinking Water Directive 1998</i> Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Member States must set values for water intended for human consumption.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance water quality.
<i>The Packaging and Packaging Waste Directive 1994</i> Directive 94/62/EC on packaging and packaging waste	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.	By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to minimise the environmental impact of waste and promote recycling.
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural	No targets or indicators.	Allocate sites and develop policies that take account of the	Include sustainability objectives to protect and maintain the

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
the conservation of natural habitats and of wild fauna and flora	habitats and maintain landscape features of importance to wildlife and fauna.		Directive as well as more detailed policies derived from the Directive contained in the NPPF. The Plan must be subject to Habitats Regulations Assessment in line with the Directive.	natural environment and important landscape features.
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Identification of vulnerable areas.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
Other European Strategies, Plans and Programmes				
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as	Include sustainability objectives to conserve natural resources and

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	government.		more detailed policies derived from the Directive contained in the NPPF.	cultural heritage.
EU Seventh Environmental Action Plan (2002-2012)	<p>The EU's objectives in implementing the programme are:</p> <p>(a) to protect, conserve and enhance the Union's natural capital;</p> <p>(b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;</p> <p>(c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing;</p> <p>(d) to maximise the benefits of the Union's environment legislation;</p> <p>(e) to improve the evidence base for environment policy;</p> <p>(f) to secure investment for environment and climate policy and get the prices right;</p> <p>(g) to improve environmental integration and policy coherence;</p> <p>(h) to enhance the sustainability of the Union's cities;</p> <p>(i) to increase the Union's effectiveness in confronting regional and global environmental challenges.</p>	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.
European Landscape Convention (Florence,	The convention promotes landscape protection, management and planning.	No indicators or targets.	Ensure that site allocations and policies take account of the	Include sustainability objectives to protect the archaeological

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
2002)			Convention.	heritage.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) <i>Revision of the 1985 Granada Convention</i>	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	No indicators or targets.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
NATIONAL				
National Planning Policy Framework	Presumption in favour of sustainable development. Delivering sustainable development by:	No targets or indicators.	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Building a strong, competitive economy.	No targets or indicators.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the economy.
	Ensuring vitality of town centres.	No targets or indicators.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	Promoting sustainable transport	No targets or indicators.	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	No targets or indicators.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.	Include a sustainability objective relating to improving communication.
	Delivering a wide choice of high quality homes.	No targets or indicators.	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective relating to housing availability and quality.
	Requiring good design.	No targets or indicators.	Establish a strong sense of place to live, work and visit.	Include a sustainability objective relating to good design.
	Promoting healthy communities.	No targets or indicators.	Promote safe and accessible environments with a high quality of life and community cohesion.	Include a sustainability objective relating to health and well-being.
	Protecting Green Belt Land.	No targets or indicators.	To prevent the coalescence of	Include a sustainability objective

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
			neighbouring towns.	relating to the coalescence of towns.
	Meeting the challenge of climate change, flooding, and coastal change.	No targets or indicators.	Use opportunities offered by new development to reduce causes/impacts of flooding.	Include a sustainability objective relating to climate change mitigation and adaptation.
	Conserving and enhancing the natural environment.	No targets or indicators.	Recognise the wider benefits of biodiversity.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	No targets or indicators.	Sustain and enhance heritage assets and put them to viable uses consistent with their conservation.	Include a sustainability objective relating to the conservation of historic features.
	Facilitating the use of sustainable materials.	No targets or indicators.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective relating to sustainable mineral extraction.
National Planning Policy for Waste	Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.	Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by	The Local Plan should be in conformity with national waste planning policy.	Include a sustainability objective relating to waste generation and management.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		<p>driving waste management up the waste hierarchy.</p> <p>Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities.</p> <p>Providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle.</p> <p>Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.</p> <p>Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport</p>		

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
		links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.		
White Papers				
Natural Environment White Paper, 2011 <i>The Natural Choice: securing the value of nature</i>	Protecting and improving our natural environment; Growing a green economy; and Reconnecting people and nature.	No targets or indicators.	Ensure that site allocations and policies will protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.	Include a sustainability objective relating to the enhancement of the natural environment.
Electricity Market Reform White Paper 2011, <i>Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity</i>	This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.	15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.	Ensure that site allocations and policies will support renewable energy generation and encourage greater energy efficiency.	Include sustainability objectives to reduce carbon emissions and increase proportion of energy generated from renewable sources.
Water White Paper, 2011 <i>Water for Life</i>	Objectives of the White Paper are to: <ul style="list-style-type: none"> • Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it; • Deliver benefits across society through an ambitious agenda for improving water quality, working 	No targets or indicators.	Ensure that site allocations and policies will support the wise use of water, and improvement of water quality.	Include sustainability objectives that relate to water quality and quantity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction;</p> <ul style="list-style-type: none"> • Keep short and longer term affordability for customers at the centre of decision making in the water sector; • Protect the interests of taxpayers in the policy decisions that we take; • Ensure a stable framework for the water sector which remains attractive to investors; • Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs; • Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and • Set out roles and responsibilities – including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the 			

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	regulators.			
The Future of Transport White Paper 2004: A network for 2030	<p>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</p> <p>Get the best out of our transport system without damaging our overall quality of life.</p> <p>Develop strategies that recognise that demand for travel will increase in the future.</p> <p>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</p>	20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050. Transport is currently responsible for about a quarter of total emissions.	Allocate sites that facilitate public transport use rather than increasing reliance on the car, and ensure that policies promote the use of non-car based modes of transport.	Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.
Urban White Paper 2000, <i>Our Towns and Cities: The Future – delivering an urban renaissance</i>	New Sustainable homes that are attractive, safe and practical. Retaining people in urban areas and making them more desirable places to live. Improving quality of life, opportunity and economic success through tailored solutions in towns and cities.	3.8 million more homes needed by 2021. Local strategies needed to meet the needs of local people developed through partnerships. 60% of new homes on brownfield sites or through conversions of existing buildings.	Allocate sites that will effectively deliver better towns and cities taking into account the key aims of the White Paper.	Include sustainability objectives to ensure that the majority of new development will be built on brownfield sites and aim to improve the quality of life of residents.
Rural White Paper 2000, <i>Our Countryside: The Future – a fair deal for rural England</i>	<p>Facilitate the development of dynamic, competitive and sustainable economies in the countryside.</p> <p>Maintain and stimulate communities and secure access to services for those who live</p>	No targets or indicators.	Allocate sites that will increase employment and services in the rural parts of the District whilst conserving the	Include sustainability objectives that aim to improve the economies of rural areas with minimal impact to the

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>and work in the countryside.</p> <p>Conserve and enhance rural landscapes.</p> <p>Increase opportunities for people to get enjoyment from the countryside.</p>		landscape.	environment.
Policies and Strategies				
DCLG (2012) Planning Policy for Traveller Sites	<p>Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> • That local planning authorities should make their own assessment of need for the purposes of planning. • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. • To encourage local planning authorities to plan for sites over a reasonable timescale. • That plan-making and decision-taking should protect Green Belt from inappropriate development. • To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites. • That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies. 	No targets or indicators.	Ensure that the relevant considerations are taken into account when allocating sites.	Include relevant sustainability objectives relating to social inclusion and environmental protection.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> • To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. • To reduce tensions between settled and traveller communities in plan-making and planning decisions. • To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. • For local planning authorities to have due regard to the protection of local amenity and local environment. 			
DCLG (2011) <i>Laying the Foundations: A Housing Strategy for England</i>	Aims to provide support to deliver new homes and improve social mobility.	No targets or indicators	Make appropriate site allocations for the provision of an appropriate supply of new homes.	Include sustainability objective that assesses whether housing need is being met.
DEFRA (2011) <i>Securing the Future: Delivering UK Sustainable Development Strategy</i>	<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:</p> <p>sustainable consumption and production;</p> <p>climate change and energy;</p> <p>natural resource protection and environmental enhancement; and</p> <p>sustainable communities.</p>	Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.	Ensure that site allocations and policies meet the aims of the Sustainable Development Strategy.	Include sustainability objectives to cover the shared priorities.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
Department of Health (2010) <i>Healthy Lives, Healthy People: our Strategy for public health in England</i>	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	No targets or indicators.	Ensure that site allocations and policies reflect the objectives of the strategy.	Include a sustainability objective relating to health and well-being.
Building a Greener Future: Policy Statement (DCLG, 2007)	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	Policies should seek to promote zero carbon residential development.	Include SA objectives which seek to improve the energy efficiency of proposed developments and encourage uptake of renewable energy.
DECC (2009) <i>The UK Renewable Energy Strategy</i>	Increase our use of renewable electricity, heat and transport, and help tackle climate change. Build the UK low-carbon economy, promote energy security and take action against climate change.	15% of energy from renewable sources by 2020. Reducing UK CO2 emissions by 750 million tonnes by 2030.	Ensure that site allocations and policies will support renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from decentralised community renewable sources.
Community Energy Strategy (DECC, 2014)	Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity: <ul style="list-style-type: none"> • Generating energy (electricity or heat) • Reducing energy use (saving energy through energy efficiency and behaviour change) • Managing energy (balancing supply and demand) 	No targets or indicators.	Ensure that site allocations and policies will support community low carbon and renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from decentralised low carbon and renewable sources.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> Purchasing energy (collective purchasing or switching to save money on energy) 			
<p>The Energy Efficiency Opportunity in the UK (DECC, 2012)</p>	<p>This is an Energy Efficiency Strategy aiming to realise the wider energy efficiency potential that is available in the UK economy. The Strategy identifies four barriers to energy efficiency which need to be overcome which include:</p> <ul style="list-style-type: none"> Embryonic markets. Information. Misaligned financial incentives. Undervaluing energy efficiency. <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.</p>	<p>No targets or indicators.</p>	<p>Policies should seek to address the barriers identified within the Strategy and improve the existing building stock through appropriate adaptation measures.</p>	<p>Include SA objectives relating to energy efficiency and adaptation of the existing building stock.</p>
<p>The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)</p>	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change”. Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”. Healthy and resilient communities – “a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are 	<p>No targets or indicators.</p>	<p>Policies should take account of the aims of the Programme.</p>	<p>Include SA objectives which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<p>resilient to, a changing climate”.</p> <ul style="list-style-type: none"> • Agriculture and Forestry – “profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity”. • Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”. • Business – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”. • Local Government – “Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate”. 			
<p>The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)</p>	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> • “manage the risk to people and their property; • Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national; 	<p>No targets or indicators.</p>	<p>Policies should seek to reduce and manage the risk of all types of flooding.</p>	<p>The SA framework should include objectives which seek to reduce the risk and manage flooding sustainably.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	<ul style="list-style-type: none"> Achieve environmental, social and economic benefits, consistent with the principles of sustainable development". 			
<p>DEFRA (2007) <i>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland</i></p>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p> <p>Render polluting emissions harmless.</p>	<p>Sets air quality standards for 13 air pollutants.</p>	<p>Ensure that site allocations and policies will contribute to maintaining and improving air quality.</p>	<p>Include sustainability objectives to protect and improve air quality.</p>
<p>Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)</p>	<p>The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth:</p> <ul style="list-style-type: none"> encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services; encourage a culture of valuing resources by making it easier for people and businesses to find out how to reduce their waste, to use products for longer, repair broken items, and enable reuse of items by others; help businesses recognise and act upon potential savings through better resource efficiency and preventing waste, to realise opportunities for growth; and support action by central and local government, businesses and civil society to 	<p>No targets or indicators.</p>	<p>Policies should take account of the strategic measures in the Programme.</p>	<p>Include SA objectives which seek to promote waste prevention.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	capitalise on these opportunities.			
Future Water: The Government's Water Strategy for England (DEFRA, 2008)	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 is one where we, as a country have:</p> <ul style="list-style-type: none"> • "improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps; • Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges; • Cut greenhouse gas emissions; and • Embed continuous adaptation to climate change and other pressures across the water industry and water users". 	No targets or indicators.	Policies should aim to contribute to the vision set out in this Strategy.	Include SA objectives which seek to protect, manage and enhance the water environment.
Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)	<p>The Strategy vision for water resource "is for there to be enough water for people and the environment, meeting legitimate needs".</p> <p>Its aims include:</p> <ul style="list-style-type: none"> • To manage water resource and protect the water environment from climate change. • Restore, protect, improve and value species and habitats that depend on water. • To contribute to sustainable development through good water management. <p>People to understand how water and the water environment contribute to their quality of life.</p>	No targets or indicators.	Policies should reflect the aims of the strategy where relevant.	Include SA objective which seeks to promote water management and efficiency.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
Safeguarding our Soils: A Strategy for England (DEFRA, 2009)	<p>The vision is “by 2030, all England’s soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations”.</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> • Better protection for agricultural soils. • Protecting and enhancing stores of soil carbon. • Building the resilience of soils to a changing climate. • Preventing soil pollution. • Effective soil protection during construction and development. • Dealing with our legacy of contaminated land. 	No targets or indicators.	Ensure that site allocations and policies will help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.	Include SA objective which seeks to safeguard and enhance the quality of soil.
DEFRA (2011) <i>Biodiversity 2020: A strategy for England’s wildlife and ecosystem services</i>	<p>The strategy aims to guide conservation efforts in England up to 2020, and move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> • Agriculture; • Forestry; • Planning and Development; • Water Management; • Marine Management; • Fisheries; • Air Pollution; and 	The strategy develops ambitious yet achievable goals for 2020 and 2050, based on Aichi Targets set at the Nagoya UN Biodiversity Summit in October 2010.	Develop policies that promote conservation and enhancements of biodiversity and ensure that site allocations take account of the aims of the strategy.	Include sustainability objective that relates to biodiversity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan	Implications for SA
	Invasive Non-Native Species.			
DfT (2013) <i>Door to Door: A strategy for improving sustainable transport integration</i>	<p>The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:</p> <ul style="list-style-type: none"> • improving availability of information; • simplifying ticketing; • making connections between different steps in the journey, and different modes of transport, easier; and <p>providing better interchange facilities.</p>	No targets or indicators.	Ensure that site allocations and policies will enhance public transport provision and encourage active modes of travel such as walking and cycling.	Include a relevant sustainability objective relating to sustainable transport.
Legislation				
Housing Act 2004	<p>Protect the most vulnerable in society and help create a fairer and better housing market.</p> <p>Strengthen the Government's drive to meet its 2010 decent homes target.</p>	No indicators or targets.	Ensure that site allocations and policies will help to create a fairer and better housing market.	Include sustainability objectives to improve access to good quality and affordable housing.

Appendix 2

Baseline Information

Geography and Land Use

East Devon District covers an area of approximately 823 square kilometres (km²) and is of a comparable size to other Districts in the South West of England. The eastern and northern boundaries of East Devon abut rural parts of Devon, Dorset and Somerset, while the southern boundary of the District is formed by the English Channel. The western boundary of East Devon borders the commercially vibrant city of Exeter and the environmentally sensitive Exe estuary.

The varying character of East Devon District encompasses urban and urban fringe areas (including part of the eastern urban fringe to Exeter City) as well as market towns and villages, seaside towns and remote rural and coastal areas. There are seven towns in East Devon with population levels exceeding 3,000 people - Axminster, Budleigh Salterton, Exmouth, Honiton, Ottery St Mary, Seaton and Sidmouth, with Exmouth being the largest of the seven. There are also many villages and hamlets. The parishes of Broadclyst, Colyton and Woodbury have populations exceeding 3,000; however no settlements within those parishes individually have a population exceeding 3,000.

East Devon has several rivers which flow south into the sea. The smallest of these are the Rivers Sid and Otter. The most easterly river is the River Axe which rises at Cheddington in Dorset as a small stream and passes through the Axe Valley before existing into the sea at Axmouth. The largest East Devon river is the River Exe which runs along much of the west of the district.

The latest land use statistics for East Devon show that approximately 93% of East Devon's land area (823km²) comprises undeveloped land (greenspace and water). This is consistent with the South West region (93% also) but higher than the figure for England as a whole (90%). In East Devon, domestic buildings and their gardens occupy around 4.2% of the land area in comparison to a South West average of approximately 3.52%, and a national average of 5.67%²⁴.

Landscape

The very high quality of the landscape across most of East Devon is reflected in the designation of two Areas of Outstanding Natural Beauty (AONBs), the Blackdown Hills AONB and East Devon AONB, which between them cover around 66% of the land area of the District. The Blackdowns are made up of Upper Greensand and the geology is unique in Britain. To the south, the East Devon AONB falls entirely within East Devon District and runs down to the coast. The East Devon coastline is designated as a natural World Heritage Site because of its geology. Red Devon sandstone cliffs to the west contrast with the chalk outcrops which are more prevalent to the east of the district's coastline.

Lowland Heath is a major landscape feature which is found throughout East Devon. Agricultural improvement, forestry, roads and housing have significantly reduced the amount of heathland, nevertheless many heathland areas still exist.

Devon's Landscape Character Assessment²⁵ identified 68 Landscape Character Areas within the county, of which 10 cover East Devon District. These are:

- Clyst Lowland Farmlands
- Pebble Bed Heaths and Farmland
- Sidmouth and Lyme Bay Coastal Plateau
- Blackdown Hills
- East Devon Central Ridge
- Axe Valley

²⁴ ONS (2005), Land Use Statistics (Generalised Land Use Database)

²⁵ <http://www.devon.gov.uk/landscapecharacter>

- Wootton Hills
- Eastern Blackdown Ridge
- Blackdown Hills Scarp Exe
- Estuary and Farmland

The coastal area of East Devon mainly falls within the Sidmouth and Lyme Bay Coastal Plateau LCA, which is a distinctive coastal landscape, exposed to salt laden winds and comprising open plateau, dramatic cliff, secretive undercliff, steep wooded combe valleys and river estuary.

The western part of the District lies mainly within the Pebblebed Heaths and Farmland LCA, which has a distinctive pattern of heaths and former commons (including areas of gorse, scattered pines, and notable tree groups) and woodland (both beech and conifer plantation). The ridge with its blocks of largely plantation woodland creates a recognisable skyline feature and focus for surrounding areas including the Exe Estuary, undulating farmland and the Otter valley. The areas of heath and woodland give rise to a wild, colourful and untamed feel and a sense of remoteness despite the area being highly popular for recreation.

Further East within the District is the East Devon Central Ridge LCA, which comprises a narrow, elevated, rolling ridge fringed by steep scarp slopes and upper valley farmland. The main ridge forms a distinctive spine to East Devon, fanning out into a series of narrow fingers that have distinctive southerly aspect and are flanked to the south by wooded slopes, which give way to small scale farmland in the upper and tributary valleys of the Axe and Sid. The northern finger of the ridge sits between the upper Otter valley and the Yarty valley. Views from the open upland ridges, particularly in the north, are extensive, often looking over the tree tops on the steep greensand scarps to other ridges beyond and into the visually strong field pattern of the valley slopes. The area is sparsely settled, with individual farmsteads and small hamlets in the valleys and vernacular buildings mainly of stone and red brick.

Population

The resident population of East Devon in 2014 was 136,400 (2.5% of the South-West region), which was made up of 48% males (65,472) and 52% females (70,928)²⁶. The total population of East Devon is expected to grow by 11% to 151,300 by 2033²⁷.

In 2011, 98.3% of the population in East Devon was classed as 'white', 3.3% was classed as 'Asian' and 0.1% was classed as Black Minority Ethnic (BME). The population of East Devon is less diverse than the population of England and Wales which is made up of 6.5% Asian people, and 3.3% BME people²⁸.

East Devon is characterised by an elderly population profile, which reflects the popularity of the District as a retirement destination, especially the coastal areas (e.g. the towns of Seaton, Sidmouth, Budleigh Salterton and Exmouth). Data from the 2011 Census showed that around 28.2% of East Devon's population was of retirement age (65 and over) compared with 19.3% in England and Wales, and 22.5% in Devon as a whole²⁹.

In 2011 the mean age in East Devon was 46.9 years and the largest age group was 45-59 which made up 20.1% of the total population. The population density of the District was 1.6 persons per hectares. This was lower than the England and Wales average (3.7 persons per hectare) and higher than the Devon average (1.1 persons per hectare)³⁰.

²⁶ ONS (2014), 2014 Mid-Year Population Estimates

²⁷ Devon County Council, Area Profile for East Devon

²⁸ ONS (2011) Table KS201UK Ethnic Group.

²⁹ ONS (2011), Table KS102UK Age Structure.

³⁰ ONS (2011), Table KS101UK Usual Resident Population.

Health

The health of people in East Devon is generally better than the England average. Deprivation is lower than average; however about 10.3% of children (2,100) live in poverty. Life expectancy for both men and women is higher than the England average at 82 years for males and 85 years for females, although life expectancy is 4.5 years lower for men and 3.2 years lower for women in the most deprived areas of East Devon than in the least deprived areas of the District³¹.

In East Devon, there were 24 conceptions per 1,000 young people aged under 18 in 2011, compared with 30.9 nationally³².

The latest infant mortality rate in East Devon is 3.57 per 1,000 of the population which compares with a Devon and Cornwall figure of 4.34 and a national figure of 4.11³³.

The proportion of the population who are obese in East Devon is estimated to be relatively low at 21.35%, compared with a figure of 23.44% for the South West region as a whole and a national figure of 22.96%³³.

The proportion of the population who smoke in East Devon is estimated to be 19.06% which compares with a figure of 20.93% for the South West region and a national figure of 19.96%³³.

In addition, at 124.61 per 100,000 people, the cancer mortality rate in East Devon is low (the District falls within the bottom 20% of Districts nationally). The Devon and Cornwall figure is 96.99 and the national figure is 146.51³³.

General healthcare priorities in East Devon include emotional health and wellbeing, cardiovascular disease prevention in priority communities, physical activity, falls and poverty³¹.

Housing

In 2011 East Devon had around 63,881 dwellings, 70% of which were either owned outright or owned with a mortgage, 9% being socially rented and 13% being privately rented. This compares to national averages of 63.4% of households being owned outright or with a mortgage, 17.7% being socially rented and 16.8% being rented privately. East Devon therefore has significantly higher levels of owner-occupation and significantly lower levels of both social rented and privately rented households than the national averages³⁴.

Of the homes included in the 2011 census for East Devon, 38% were detached, 26% were semi-detached, 20% were terraced and 9% were flats. The proportion of households with married couples and dependent children was 16.49% in 2011, which compared with a national figure of 19.29%³⁴.

In the private sector housing stock, 18,397 homes (or 28.8%) were classified as non-decent and 22.6% were classified as having a Category 1 Hazard, which are regarded as potentially serious hazards to health and safety³⁵.

East Devon is a district with very high house prices (the average house price was £247,300 in 2012 compared with a national average of £226,900³⁶). This, coupled with average wage levels that are lower than national averages³⁷ and a limited supply of existing affordable housing, creates an acute affordable housing problem.

The Exeter Housing Market Area Strategic Housing Market Assessment 2014/2015³⁸ (hereafter referred to as the 'SHMA') identifies that between 2013 and 2033, between 584 and 850 new

³¹ Grant Thornton (2015), 'District Profile: An Economic, Social and Environmental Summary Profile of East Devon'

³² ONS (2011), Conception Statistics

³³ Grant Thornton (2015), 'District Profile: An Economic, Social and Environmental Summary Profile of East Devon'

³⁴ ONS (2011), Census of Population

³⁵ The South West Regional Assembly, (2009), 'The Condition of Private Sector Stock in the South West'

³⁶ Exeter and Heart of Devon Economic Trends Report (2012)

³⁷ ONS, Labour Market Profile – East Devon (2014)

³⁸ Exeter Housing Market Area Strategic Housing Market Assessment 2014/2015

homes will be required annually in East Devon to meet housing demand. National Planning Practice Guidance states that plan makers should estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market and therefore will require some form of affordable housing. Therefore, the SHMA has identified that an average of 272 affordable homes will be required per annum in East Devon across the same 20 year period to meet affordable housing demand. This comprises a significant proportion of the total housing figure. Allied to the SHMA work was a policy-on jobs led assessment that led to an objectively assessed annual average housing requirement of 950 homes per year.

Employment and Economic Activity

Between April 2014 and March 2015 the percentage of economically active people in East Devon (ages 16-64) was 79.9%. This is slightly lower than the figure for the South West region (80.6%) but higher than the national average of 77.4%. Across the same period, the unemployment rate for East Devon was 3.2% of the economically active population, which was lower than the regional (4.8%) average and significantly below the national (6%) average³⁷.

The self-employment rate in East Devon is high (17%) compared to the regional (12.1%) and national figures (10.1%)³⁷.

The number of people claiming Jobseeker's Allowance as a percentage of the working age resident population as of June 2015 was 0.6%. Of East Devon jobseekers, 54% were aged between 25 and 49 in June 2015³⁷.

The three main employment sectors in East Devon between April 2014 and March 2015 were professional occupations (34.2%), managers, directors and senior officials (12.7%) and skilled trade occupations (11.4%)³⁷.

Of the 5,780 enterprises within East Devon in 2014, 89.2% were considered as 'micro' size (0-9 employees), 9.5% were considered to be 'small' (10-49 employees), 1.2% were considered to be 'medium' (50-249 employees) and 0.2% were considered to be 'large' (250+ employees)³⁷.

The business density of East Devon is high by regional and national standards, with 57.62 businesses per 1,000 head of population compared with a regional level of 54.55 and a national level of 51.42³⁹.

The 24 month business survival rate in East Devon is high by national standards, with the district ranking in the top 40% of districts nationally. Of all of the VAT registered businesses in 2009, 77.89% were still trading in 2013³⁹.

In 2014, the average gross weekly pay for the working age population in full time work in East Devon was £440.50, which was lower than the regional figure of £485.00 and the national figure of £520.20³⁷.

Growth and Development Pressure in East Devon

East Devon is currently, and has for many years, been subject to very considerable development pressure. It seems highly likely that high development pressure will remain into the future.

Growth pressure exists throughout East Devon, which reflects the appeal and attractiveness of the District as a place to live. This point is reflected in East Devon's popularity for in-migration (especially by older people and by retirees). However, particular growth pressure in East Devon is also generated from and related to the ongoing growth and expansion of Exeter and especially by new household formation from the existing population. Exeter has experienced significant growth in recent years and remains a focal point for business development and residential and other forms of development. The city (as defined by the City Council boundary) has a constrained

³⁹ Grant Thornton (2015), 'District Profile: An Economic, Social and Environmental Summary Profile of East Devon'

land supply to accommodate development and many existing East Devon residents (and residents of other Districts around the City) commute into the city to work.

Towns of East Devon and Town Centre and Retail Viability

East Devon is home to a number of market and coastal towns which are of fundamental importance in terms of serving the resident communities but also in respect to serving a wider surrounding area. The towns of East Devon typically have a wide range of commercial and community facilities and as such form a basis of 'self containment'.

Around 63% of the District's population live within one or other of the District's seven main towns (towns defined by Ward they fall in and these do include some rural areas). There is a pattern of the more sparsely populated areas of East Devon being in the eastern parts of the District.

In 2007 East Devon District Council commissioned GVA Grimley to undertake a retail assessment and town centre health check of East Devon towns. It was concluded that the East Devon towns that have larger supermarkets retain most of the convenience goods expenditure (primarily food shopping). With respect to comparison goods shopping there was found to be 'leakage' of expenditure from East Devon to competing centres outside of the District.

Agriculture

In terms of the overall land area, the vast majority of East Devon comprises of rural/countryside land. Farming and forestry and countryside activities have been fundamental in forming and shaping the land; its nature and character; and village and hamlet settlement patterns. There are significant levels of forestry and woodland cover in East Devon, particularly in the AONBs. Around 20% of the East Devon AONB is under woodland cover which is significantly higher than the average nationally.

Although farming and allied businesses have undergone significant changes in recent years (and changes seem set to continue) they remain a significant source of employment and wealth generation in the countryside and are of great significance in terms of managing rural land and landscape.

The role of villages in the countryside has also changed significantly over the years. Some of the residents of villages, and isolated dwellings in the countryside, have lives that are fundamentally linked to the farming and use and management of rural lands. However, over the years as the number of jobs in farming and rural activities has declined and people have become more mobile, rural dwellings are increasingly occupied by people employed in non-rural jobs, frequently working in towns or residents are retired. There has also been an increasing trend in holiday home ownership.

The rural land of East Devon is predominantly under agricultural cultivation. The District is home to a wide range of mixed farming activities including arable and livestock farming units and mixed farms. Family farms remain the dominant farm unit in East Devon though there are also larger farm estates present in the District and a considerable number of smaller farm units and smallholdings, 'hobby-farms' are also prevalent. There are an increasing number of organic farm units.

Education, Skills and Training

East Devon has a total of 54 state primary schools, seven secondary schools and one special needs school⁴⁰.

⁴⁰ Devon County Council, 2015, Available [online] at: <https://new.devon.gov.uk/schools/school/district/east-devon/>

In the academic year 2013/14, 56.7% of all 15 year old state-school pupils in Devon attained at least five GCSEs graded A* to C, including English and Mathematics. This compared with a national figure of 53%. This figure has decreased notably since the previous year, when 59.6% of state school pupils in Devon and 59.2% nationally achieved at least five GCSEs graded A* to C, including English and Mathematics⁴¹.

Statistics from December 2014 show that the proportion of adults in East Devon who have attained qualification levels equivalent to NVO level 4 and above (48.2%) is above the regional and national averages of 36.6% and 36% respectively⁴².

Crime and Security

In 2013, 32.66 per 1,000 residents could expect to become victims of crime in East Devon. In comparison, the South-West figure was 51.05 and the national figure was 61.73; therefore it can be seen that East Devon has a relatively low crime rate. In the same year there were 1.41 dwelling burglaries per 1,000 residents, which is very low compared to the regional and national figures (1.96 and 3.93 respectively). There were 8.6 violent crimes per 1,000 East Devon residents in 2012, which again is low by regional and national standards (13.42 and 13.57 respectively)⁴³.

However, despite the relatively low crime rates in the District, between 2002/2003 and 2012/2013 the total number of crimes in East Devon rose by 39.35%. This does, however, reflect levels of change seen nationally⁴³.

More recently, between July 2014 and June 2015, there were 6,353 recorded crimes in East Devon. On average 19% of these crimes were classified as 'violent'. The majority of the remaining crimes were made up anti-social behaviour incidences, burglaries, arson, shoplifting and vehicle crime⁴⁴.

The East Devon 2014 Residents Survey⁴⁵ reports that 96% of people feel safe in the daytime and 77% after dark (although this is a fall from 84% in 2013). Generally, people would feel safer with a greater police presence and more street lighting.

Culture, Leisure, Recreation and Tourism

East Devon has a range of cultural, leisure and recreational facilities which are used by both residents and visitors to the town. These include Pecorama (Model Railway Exhibition), World of Countrylife, Escot Park, Seaton Tramway, Crealy Great Adventure Park, Killerton 18th Century House, the Jurassic Coastline and coastal beaches.

There is a range of outdoor sports and recreation facilities in East Devon including over 70 equipped play areas, four skateparks (found at Budleigh Salterton - Lime Kiln, Exmouth - Phear Park, Honiton - Allhallows and Seaton - Underfleet), and six outdoor gyms to encourage adults to exercise whilst out and about in East Devon (located at Beer - Jubilee Gardens, Budleigh Salterton - The Green and Lime Kiln, Exmouth - Phear Park and Sunken Gardens (next to Exmouth Pavilion), Ottery St Mary - Land of Canaan, Seaton - Seaford Gardens and Sidmouth - Stowford Rise). Across the district there are also a number of parks and gardens including Blackmore Gardens and Connaught Gardens (both in Sidmouth) and Manor Gardens in Exmouth.

The natural amenities of East Devon lend themselves to recreational activities with riversides, coastal locations and beaches used for walking, cycling, water sports and fishing. The rural areas

⁴¹ Department for Education. Revised GCSE and equivalent results in England: 2013 to 2014, Available [online] at: <https://www.gov.uk/government/statistics/revised-gcse-and-equivalent-results-in-england-2013-to-2014>

⁴² ONS, Labour Market Profile – East Devon (2014)

⁴³ Grant Thornton (2015), 'District Profile: An Economic, Social and Environmental Summary Profile of East Devon'

⁴⁴ Devon County Council, Area Profile for East Devon (2014), Available [online] at: <https://new.devon.gov.uk/factsandfigures/area-profile/?geographicLevel=district&geographyId=E07000040>

⁴⁵ East Devon Residents Survey (2014)

of the District also provide informal recreational opportunities such as bird and wildlife spotting, horse-riding and picnicking.

All leisure activities contribute to the quality of life of residents, providing amenity and opportunities for enhancing intellectual, spiritual and physical wellbeing. Additionally, they represent a tourism asset and their provision can result in economic benefits to the District.

Tourism is an industry of fundamental importance to the economy of all of the South-West, but particularly so in coastal and attractive areas such as East Devon. The latest statistics show that the District attracted 521,000 staying visitors and 4,300,000 day visitors in 2013 which collectively generated approximately £253,500,000 for the local economy⁴⁶.

The greatest overall attraction of and to East Devon for visitors is the appeal of the coast and countryside. The environmental quality of East Devon is an undoubted draw for the District and this consideration allies with the growth emphasis placed on green tourism. A great many visitors to East Devon will visit the clean and safe beaches of the District and the unspoilt and dramatic Jurassic Coast. However, many visitors will also visit inland countryside areas and the towns and villages of the District. Walking and leisurely enjoying the countryside are widely pursued activities as are water sports on the coast. Exmouth, in particular, is a regionally important water sports centre.

As with most areas in which coastal and countryside attractions are a key part of the appeal the tourism 'season' in East Devon is dominated by peak visitor numbers in the summer months. However, the District does also have a more year round appeal ensuring lengthier 'shoulder' seasons than most Districts and busier winter/out of season appeal.

A lot of the tourism accommodation in East Devon is located in the coast strip area and in the resort towns. For example the major chalet/static caravan sites of the District are all in coastal locations. The resort towns of Sidmouth and Exmouth also have substantial levels of holiday accommodation, especially in the serviced sectors. Self catering accommodation and touring caravan sites are more widely distributed across the District.

Biodiversity, Flora and Fauna

East Devon is a district of significant biodiversity and nature conservation value - there are 24 Sites of Special Scientific Interest (SSSIs), four Special Areas of Conservation (SACs) (Dawlish Warren, East Devon Pebblebed Heaths, Sidmouth to West Bay and Beer Quarry and Caves), two Special Protection Areas (East Devon Heaths and Exe Estuary – which is also designated as a Ramsar site) and eight Local Nature Reserves (LNRs). These sites are designated for a wide range of animal and plant species of nature conservation importance, including bats, birds, wetland and woodland habitats. In addition, there are also a number of non-designated sites which hold high ecological value, including broadleaved woodland, rivers and streams and maritime cliffs and slopes.

The District is a nationally important area for winter roosting bird species in areas such as the Axe and Exe Estuaries.

Cultural Heritage

The many years of human occupation of East Devon has left a rich legacy of buildings and features of historic interest. The many older buildings of East Devon form a fine resource of appeal to both residents and visitors to the area. In recent years many more modern buildings have been developed, including the more modern houses and dwellings in which most of the residents of the District live.

East Devon is blessed with a varied underlying geology which has meant that there are a wide range of local building materials and hence building styles throughout the District. Materials in

⁴⁶ The Economic Impact of Devon's Visitor Economy 2013

certain parts of East Devon have very locally distinctive characteristics, such as the Beer stone which has been used in and around Beer for many centuries.

There is significant archaeological heritage within East Devon, both land and shore-based. Within the District there is one World Heritage Site (the Jurassic Coast), 132 Scheduled Monuments, over 3,000 Listed Buildings, 33 Conservation Areas and eight Registered Parks and Gardens. Most Listed Buildings are privately owned residential buildings and most are in good condition, although a significant minority have defects and show signs of deterioration.

The Historic England Heritage at Risk Register⁴⁷ shows that 47 Scheduled Monuments, 10 Listed Buildings and three Conservation Areas in East Devon are currently at risk.

Most Listed Buildings in East Devon are residential properties that are privately owned and occupied and many date back to a time when cob walls and thatched roofs were the dominant building materials. Many of the listed buildings are located in rural and countryside areas. However, the towns of East Devon also have a rich and varied architectural heritage that, in particular, reflects growth and development occupying in the Georgian and Victorian periods. However, all of the towns of the District can trace their roots back to much earlier times.

The more recent buildings and public realm (the spaces created by and around buildings and other structures) of East Devon embrace a range of architectural styles and traditions, with some sitting less comfortably with their older neighbours than others. Historically the coastal towns of the district have seen the development of a large number of bungalows, a dwelling type popular with many older and retired people. Newer properties are found throughout the District but especially so in Honiton and Exmouth which have both experienced very substantial levels of residential growth in the past 20 years. More modern buildings exhibit varying degrees of design and architectural quality, often paying little respect to local vernacular styles and materials.

Air, Water and Soil

Air

The Environment Act 1995 introduced the National Air Quality Strategy and the requirement for local authorities to determine if statutory air quality objectives (AQOs) are likely to be exceeded. All local authorities now report to DEFRA on an annual basis, and have the obligation to declare Air Quality Management Areas and develop action plans for improvement of air quality if objectives are likely to be exceeded.

Generally the air quality in East Devon is good; however a number of potentially significant sources of air pollution exist, including Exeter International Airport, industrial sites in bordering authorities, petrol stations and road traffic on the M5 motorway and the local road network. There is one Air Quality Management Area (AQMA) which runs along the High Street through Honiton and this was declared in 2011 for nitrogen dioxide (NO₂) exceedance.

Water

There are 103 river water bodies (with a combined length of 1050km) and four lake water bodies in East Devon, including the Main Rivers Otter, Sid, Axe and Lim, each flowing directly into the sea. The Otter and Axe are the largest river catchments. The Otter rises at 300m Above Ordnance Datum (AOD) in the Blackdown Hills, while to the east, the Axe rises at a lower altitude of 175m AOD in the Yeovil Scarplands. Both of these rivers have steeply sloping tributaries. The Sid and Lim are much smaller catchments with steep channel gradients from their source to the sea.

The objectives of the European Water Framework Directive (WFD) are to prevent deterioration of waterbodies and to improve them such that they meet the required status for that given waterbody (rivers, lakes, estuaries, coastal and groundwaters). At the time that the South-West River Basin Management Plan⁴⁸ was prepared, 27% of surface waters in East Devon (260km or 25% of river length) achieved good or better status overall (chemical and ecological). The main

⁴⁷ Historic England. Heritage at Risk Register.

⁴⁸ River Basin Management Plan South West River Basin District (2009)

reasons for less than good status were, in order, high levels of phosphate, impacted fish communities and physical modification.

The risk of flooding within the District has been determined through the production of a Strategic Flood Risk Assessment (SFRA)⁴⁹, which has identified areas of potential flood risk around all of the main rivers in East Devon, including the Exe, Otter, Sid and Axe as well as many of the tributaries to these rivers. In addition, the East Devon Catchment Flood Management Plan (2012)⁵⁰ highlights that around 2,600 residential and commercial properties (5% of the total number in the catchment) are at risk from a 1% annual probability flood, not taking into account current flood defences. Around 2,970 people are at risk in the main communities of East Devon.

As well as the risk to people, flooding also poses a considerable risk to the built heritage and physical infrastructure of the District. In the catchment, 118 Scheduled Monuments are at risk of flooding, and road and rail links throughout the catchment are at risk along with some utility sites, schools and health centres. The greatest concentration of properties at risk of flooding is at Seaton, where some 450 properties are at risk from both river and tidal flooding. With projected sea level rises and wetter winters associated with the impacts of global warming, it is predicted that flooding incidents will increase in the future.

Most households within East Devon are connected to the mains water network, with a small proportion relying on private water supplies. East Devon is covered by the East Devon Licensing Strategy which shows that water availability around East Devon is generally good⁵¹.

Soils

The Agricultural Land Classification (ALC)⁵² system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors together with interactions between them form the basis for classifying land into one of five grades, where 1 describes land as excellent (land of high agricultural quality and potential) and 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside of these scores is deemed to be 'primarily in non-agricultural use', or 'land predominantly in urban use'.

The majority of land within East Devon is deemed to be either Grade 3 (good to moderate quality) or Grade 4 (poor quality) agricultural land. There are pockets of land in the western part of the district which is considered to be Grade 1 (excellent quality) and Grade 2 (very good quality). The remaining areas of land within the district are classified as either 'other land primarily in non-agricultural use' (south-west of the district) and 'land predominantly in urban use', which is a typical classification around key towns such as Exmouth, Sidmouth, Seaton and Honiton.

Amenity

Light pollution levels have historically increased in East Devon. The most recent light pollution map for the South West area of England shows that between 1993 and 2000 Devon's night skies got 16% brighter⁵³ resulting in the loss of tranquillity. It is anticipated that this trend has continued in line with urban expansion.

Waste

Recycling is one way in which the world's non-renewable resources can be used again and using recycled material saves energy and pollutants. A II properties within East Devon currently receive a weekly kerbside recycling and composting collection and a fortnightly landfill collection.

⁴⁹ The East Devon Strategic Flood Risk Assessment Level 1 SFRA (2008), Halcrow Group Limited

⁵⁰ East Dorset Catchment Flood Management Plan (CFMP) (2012)

⁵¹ East Devon Abstraction Licensing Strategy

⁵² Natural England, Agricultural Land Classification (ALC) system, 2013

⁵³ Campaign to Protect Rural England, 2000

Of the 373,000 tonnes of local authority collected waste generated in Devon in 2013/14, on average 54% was reused, recycled or composted and around 46% was landfilled⁵⁴. The latest statistics for recycling in East Devon show that in 2013/14 recycling rates were also 54%⁵⁵. In the last decade there has been a step change in the way in which waste is managed in Devon with a significant increase in recycling across the three largest waste streams (local authority collected waste (LACW), commercial and industrial waste (CIW) and construction, demolition and excavation waste (CDEW)).

As highlighted in the Devon Waste Plan⁵⁴, by 2031 the LACW arisings are expected to reach 442,200 tonnes, of which it is hoped that 64% will be recycled, 31% will be sent to energy recovery facilities and 5% will be landfilled.

Climate Change, Energy Consumption and Energy Efficiency

Climate change has the potential not only to affect the environment, but also the social and economic aspects of life in East Devon. Although the precise nature of environmental changes is not fully understood, changes to precipitation patterns (and river flow) and rising sea level have significant implications particularly for East Devon. Conversely, predicted dry, hot summers will cause problems of low flows for some of the chalk downland rivers in the area. Additionally, climate change could have a significant impact on agriculture and wildlife throughout the whole area.

The latest DECC figures⁵⁶ are set out in **Table 3.1** and show generally decreasing trends for CO₂ emissions (kilotonnes) in East Devon between 2005 and 2013. The decreasing trend in emissions reflects the decrease in overall emissions for the UK during this period, driven mainly by reductions in emissions from power stations, industrial combustion and passenger cars. The reduction from power stations is driven by change in the fuel mix used for electricity generation with a reduction in the amount of coal which is a carbon intensive fuel. The reduction in industrial combustion is largely driven by the closure or reduced activity of industrial plants, a large portion of which occurred during 2009 likely due to economic factors. Emissions for many Local Authorities are heavily influenced by activities at industrial sites, and changes at a single site can have a big impact on emissions trends⁵⁷.

Table 3.1: Source of CO₂ Emissions in East Devon (2005-2013)

Year	Industry and Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Total (kt CO ₂)
2005	281.3	338.5	359.6	1,005.7
2006	275.7	337.7	352.5	990.4
2007	270.5	324.5	350.2	968.8
2008	259.1	325.7	339.9	947.1
2009	251.9	299.1	330.2	903.7
2010	267.5	319.7	324.4	932.7
2011	248.8	273.1	322.1	863.1

⁵⁴ Devon Waste Plan 2011-2031

⁵⁵ Local Authorities in England – Household Recycling Performance 2013/2014, SITA

⁵⁶ DECC (2013), '2005-2013 UK local and regional CO₂ emissions full dataset', Available [online] at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013>

⁵⁷ DECC (2013), 'Local Authority carbon dioxide emissions estimates: Statistical Release', Available [online] at: <https://www.gov.uk/government/statistics/local-authority-emissions-estimates>

Year	Industry and Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Total (kt CO ₂)
2012	256.1	298.5	318.6	890.3
2013	247.7	290.3	318.6	872.6

In addition, the latest DECC figures for energy consumption⁵⁸ (in thousand tonnes of oil equivalent (ktoe)) per consuming sector and household in East Devon are set out in **Table 3.2**. There was a general decreasing trend in energy consumption in East Devon between 2005 and 2012. This also reflects a steady year on year decrease in total energy consumption in Great Britain with the only anomaly occurring between 2009 and 2010, when there was a small increase due to the particularly cold winter that year resulting in a higher consumption of fuels used for heating purposes. The decreasing trend has been attributed to the impacts of the recession, as well as energy efficiency improvements and declining use particularly in the industrial and commercial sector of petroleum products and gas.

Table 3.2: Energy Consumption in East Devon per Sector (2012)

Year	Industry and Commercial (ktoe)	Domestic (ktoe)	Transport (ktoe)	Total (ktoe)	Average Consumption Per Household (ktoe)
2005	47.3	102.8	108.7	259.9	Not given.
2006	47.1	100.5	108.1	256.9	Not given.
2007	47.2	97.0	106.7	252.2	Not given.
2008	50.1	95.0	106.7	253.1	Not given.
2009	48.1	90.6	104.0	244.1	Not given.
2010	50.6	92.0	100.8	245.0	Not given.
2011	48.5	83.9	99.9	234.0	Not given.
2012	47.9	84.7	97.5	231.9	1.4

Installed renewable energy capacity continues to increase in the south-west region and currently generates 14% of resident's electricity needs, which is enough to power approximately one million homes and support 13,000 jobs. The growth in 2014/15 was dominated by solar PV, which has benefited from falling prices, short installation times and the availability of capital. Across the same period, East Devon had 81.62MW of installed renewable energy capacity, made up of 3,715 projects, 85% of which were solar energy installations⁵⁹.

Regen SW states that if government puts in place the policies needed to enable the South-West to generate 15% of its energy from renewable sources, over ten billion pounds of investment will be delivered, 34,000 jobs will be created and energy security for thousands of local communities will be secured⁶⁰.

⁵⁸ DECC (2014), 'Sub-national total final energy consumption statistics: 2005 – 2012', Available [online] at: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level-2005-to-2010>

⁵⁹ Regen SW, 'South West Renewable Energy Progress Report 2015'

⁶⁰ Regen SW, 'The South West Renewable Energy Manifesto 2015'

Social Inclusion and Deprivation

The latest Index of Multiple Deprivation data from 2010⁶¹ (due to be updated in September 2015) is a measure of multiple deprivation at the small area level. Seven domains of deprivation are measured – income deprivation, employment deprivation, health deprivation and disability, education skills and training deprivation, barriers to housing and services, crime and living environment deprivation. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. The data is now based on identified neighbourhoods known as ‘Super Output Areas’ (SOAs) rather than wards.

The most severe areas of deprivation in East Devon are located in the south west corner of the District at Exmouth. The Eastern part of Exmouth, Littleham Ward, is within the 10% most deprived areas of the country, along with Exmouth town centre and Honiton town centre being within 20-30% most deprived. Sidmouth, Woodbury and the Southern part of Honiton parish are all within the 10% least deprived areas in the country⁶¹.

East Devon is ranked as the 209th in the most deprived District list in England & Wales out of a total of 326 (where 1 is the most deprived and 326 the least)⁶¹, although much of East Devon appears to have become more deprived since the previous survey was carried out in 2007⁶². For example, the southern part of Newbridges ward (which covers the settlements of Whitford, Musbury, and some of Kilmington) dropped 4,527 places in the rankings mainly due to a worsening of its employment deprivation. This places East Devon just outside the grouping of the third least deprived Districts in England. All the other Districts in Devon have higher overall deprivation rankings than East Devon. However, East Devon does score comparatively poorly for employment deprivation and income. The comparative overall low levels of deprivation hides the fact that there are many individual cases of people in East Devon being deprived.

The latest fuel poverty statistics show that 11% of East Devon households were classified as being fuel poor in 2013. A fuel poor household is defined as one which needs to spend more than 10% of its income on all fuel use and to heat its home to an adequate standard of warmth⁶³.

Traffic, Transport and Accessibility

East Devon is connected to Bristol and the north of the country by access to the M5 via Exeter and London and the South East by the A30/A303. London can be reached in about three hours by road. There are two main rail routes from the district to London. One is via the Honiton to Waterloo line and the main Great Western line to London Paddington via Exeter St David’s station. The rest of the rail network can be accessed via Honiton, Axminster, Exmouth and Exeter stations. The District also contains Exeter International Airport, the main airport for the South West Region at Clyst Honiton. In 2014 Exeter Airport handled 766,572 passengers, and there were 13,238 aircraft movements. Scheduled and charter flights are available primarily to European destinations and operators include Flybe, Air France and Aer Lingus.

There are rarely congestion problems on the roads of East Devon though there is congestion at peak times at the periphery of the District travelling into/out of Exeter City, notably at/near junctions 29 and 30 of the M5 Motorway. Improvements to junction 29 have recently been made as part of the preparation for the growth of Cranbrook. There are also often traffic problems also on the A376 going into/out of Exmouth especially at peak times.

In addition to the east-west train service running through the District, East Devon is served by a number of bus services, with urban areas and rural areas lying on the primary bus services being comparatively well served but remoter rural areas far less well served.

East Devon also has a number of harbour/boating facilities. Commercial boating activity is largely constrained to a limited number of fishing boats with boats based at Axmouth/Seaton, Beer, Sidmouth, Budleigh Salterton and Exmouth. There are, however, a considerable number of

⁶¹ Index of Multiple Deprivation (2010), DCLG

⁶² Index of Multiple Deprivation (2007), DCLG

⁶³ DECC (2013), ‘Fuel Poverty Statistics’, Available [online] at: <https://www.gov.uk/government/collections/fuel-poverty-statistics>

recreational boats based in/at launching points in East Devon and using the coastal waters of East Devon.

According to the latest census⁶⁴, the level of car/van ownership is high in East Devon at 611 per 1,000 people (11.4% change since 2001 census), which equates to 84.1% of households owning a car/van (2.3% change since 2001 census). Therefore, only 15.9% of households in East Devon do not own any vehicles, compared with 26% in England & Wales. The proportion of people who get to work via private vehicle is 67.27%, compared with an average figure of 62.66%, and the proportion of people using public transport is low (5.26%) compared to the national figure (16.4%). Moreover, the average travel to work time for residents in East Devon is relatively very low - the average travel to work time is 16 minutes compared with a national average of 20.32 minutes.

In 2013, there were 2,404 road traffic casualties in Devon - 310 deaths or serious injuries and 2,094 slight injuries⁶⁵.

⁶⁴ ONS, Census of Population

⁶⁵ Department for Transport (2013), 'Reported Road Casualties Great Britain: 2013: Annual Report'

Appendix 3
Appraisal of Strategic Policies

Strategy 1: Spatial Strategy for Development in East Devon

1: To ensure everybody has the opportunity to live in a decent home	++?	The strategy is likely to have significant positive effects on this objective, due to the high number of new homes that it states will be provided in East Devon during the plan period (17,100), some of which will be provided outside of the main towns in smaller towns, villages and rural areas and in the seven towns across the District, therefore being geographically accessible to a wide range of people. However, there is some uncertainty attached to this effect as the strategy does not specify what proportion (if any) of these new homes are to be affordable.
2: To ensure that all groups of the population have access to community services	+/-?	The fact that the majority of the new homes to be provided will be in East Devon's West End or within the seven main towns in the District means that their residents would be located within reasonable proximity of the services and facilities already located in these towns. However, if the high numbers of homes provided are not supported by the development and expansion of the services necessary to support a growing population, existing services in these settlements may become overloaded; therefore both positive and negative effects are possible in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+/-?	Positive effects are likely to result from this strategy in relation to education and skills development, due to the fact that the strategy makes provision for around 150ha of employment land across the District, which should result in increased opportunities being available for work-based training and education for local people. However, as with community services (described above), it is unclear from the strategy whether the additional school places will be created that will be required by the growing population. If not, there may be negative effects on education provision as existing schools may become over-stretched; however if the required additional school places are provided, positive effects should result.
4: To improve the population's health	0	The strategy is not considered likely to have any direct effects on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have any direct effects on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.

Strategy 1: Spatial Strategy for Development in East Devon

6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	It is possible that the strategy would have a negative effect on this objective as the development of 17,100 new homes and around 150ha of designated employment land across the District may result in an increase in noise levels, during the construction phase in particular. Such effects may be particularly notable as the majority of the development is planned within or adjacent to existing settlements whose residents may therefore be more easily disturbed. In addition, the increase in homes and employment land may lead to a growing volume of vehicle traffic across the District which may have resulting impacts on noise levels. However, such effects are uncertain and depend on the precise location of the development and on the presence of sensitive receptors.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have an effect on this objective.
8: To maintain and enhance built and historic assets	+/-?	Development of the scale detailed under this strategy may enhance the overall quality of the built environment, as new buildings and sites are likely to be developed to a high standard. However, large-scale development also has the potential to compromise the quality and setting of historic assets such as listed buildings, although this will be determined by the precise spatial location of development in relation to such assets; something that is assessed under the more specific spatial policies. As such, the potential effects of the strategy are mixed and uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	?	The development proposed within this strategy may have a significant impact on the landscape character of the District due to its large-scale; however the impacts will depend on factors such as the topography of the land and the screening potential at individual development sites which is unknown at present. In addition, the effect of the strategy on the wise use of land will depend largely on the extent to which previously developed brownfield sites are used for the housing and employment development proposed, which is also unknown at this time.

Strategy 1: Spatial Strategy for Development in East Devon

<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>It is likely that the large-scale growth proposed across the District under this strategy will have an adverse effect on local amenity as the increase in population and employment-related activities may result in impacts such as increased vehicle traffic. However, the impacts on this objective will depend on factors such as the scale and precise location of each development site and the availability of public transport links to help mitigate any such increases in traffic. As such, the likely scale of the potential negative effects is at present uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>?</p>	<p>The effects of the strategy on biodiversity will depend largely on the precise location of planned development sites and whether these overlap with sites of biodiversity importance. This is less likely to be the case for the housing and employment land that is planned within and immediately adjacent to existing urban areas; however some housing will come forward within rural areas and may therefore be more likely to impact on local biodiversity assets. The likely effect of the overall spatial strategy on this objective is therefore uncertain.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+</p>	<p>The fact that the majority of the housing and employment development proposed in the District is planned in the West End and the District's other main towns means that there are likely to be relatively good opportunities for people to make use of sustainable transport links rather than relying on private car use.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>The large-scale development proposed in the overall spatial strategy may well have a negative impact on soil quality; however this is dependent to some extent on the precise location of the development and the extent to which this takes place on previously developed land, which is uncertain at this stage. In addition soil sealing and compaction is likely to become an issue during both the construction phase and once developments are built, with potential impacts on water infiltration and quality. The extent to which development may impact on water quality will depend on currently unknown factors such as the capacity for local sewage treatment works to cope with the additional demand from 17,100 new homes; however additional runoff from hard surfacing is likely to have a negative impact to some degree.</p>

Strategy 1: Spatial Strategy for Development in East Devon

14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	The fact that the majority of the housing and employment development proposed across the District is to be located in the West End and the District's seven main towns means that there are likely to be relatively good opportunities for people to make use of sustainable transport links rather than relying on private car use, thereby reducing greenhouse gas emissions. However, development on the scale proposed within this strategy will inevitably result in an increase in greenhouse gas emissions overall, therefore mixed effects on this objective are considered likely.
15: To ensure that there is no increase in the risk of flooding	?	The large-scale growth planned across the District may increase the flood risk if the area of impermeable land is significantly increased; however if the majority of development takes place on previously developed land this may not be an issue. In addition, there may be opportunities for the new development to incorporate flood prevention measures such as SUDS, to help reduce localised flooding. As such, the likely effects on this objective are at present uncertain.
16: To ensure energy consumption is as efficient as possible	+/-	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although development on the scale set out in this strategy will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that Strategy 39 endorses renewable energy generation across the District. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within the development. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	The provision of around 150ha of employment land across the District should have a significant positive impact on employment growth, helping to match employment provision with the population growth that will result from the provision of 17,100 new homes over the plan period.

Strategy 1: Spatial Strategy for Development in East Devon

19: To maintain and enhance the vitality and viability of the Towns of East Devon	+/-	The spatial strategy for the District states that the seven main towns in East Devon will form a focal point for development, therefore indicating that positive effects on this objective are likely; however around most of the new homes are to be located in East Devon's West End, and residents in this area are more likely to use Exeter as their local centre for services, shopping etc., which may have a negative impact on the viability of the small towns elsewhere in the District. As such, mixed effects are considered likely overall.
20: To encourage and accommodate both indigenous and inward investment	+	The provision of around 150ha of employment land should have a positive impact on encouraging investment within the District. In addition, the increased population that will result from the provision of 17,100 new homes would increase the available workforce and thus may have some positive effects in terms of encouraging inward investment.

Strategy 2: Scale and Distribution of Residential Development

1: To ensure everybody has the opportunity to live in a decent home	++	The strategy sets out how a total of 16,393 new homes will be distributed across the District, including providing for housing in smaller settlements and rural areas, thereby ensuring that new housing, which is likely to be of good quality, will be accessible to a larger range of people. Significant positive effects on this objective are therefore considered likely.
2: To ensure that all groups of the population have access to community services	+/-?	A large proportion of the housing is allocated in existing urban areas, meaning that the residents will be more easily able to access services and facilities. However, in those settlements it will be necessary to ensure that additional/enhanced services are provided to meet the growing population, otherwise they may become overloaded. In addition, 1,123 homes are proposed in villages and rural areas, and the residents of these homes may be less easily able to access community services which tend to be located in the larger settlements. As such, mixed effects are likely overall, although this is uncertain depending on the level of service provision alongside the housing development proposed. Phasing of housing and provision of services will be important as well to ensure that services are in place before new homes are occupied, to avoid adverse effects.

Strategy 2: Scale and Distribution of Residential Development

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	The scale of residential development proposed across the District may mean that some residents are affected by noise disturbance; both during the construction phase and after if additional vehicle traffic is generated at a scale that may increase noise levels. This is particularly likely as a large proportion of the housing to be developed is allocated in existing urban areas, where a larger number of people will be living within close proximity therefore may be affected more easily by construction noise.
7: To maintain and improve cultural, social and leisure provision	?	The large number of houses that are allocated through this strategy will result in a notable increase in the District's population, which may put pressure on existing cultural, social and leisure facilities, causing them to become overloaded. However, if the housing development is accompanied by new cultural, social and leisure provision, positive effects are likely to result. Therefore the likely effects are at present uncertain.
8: To maintain and enhance built and historic assets	+/-?	The large-scale residential development that this strategy allocates across the District may have an adverse impact on historic assets, depending on their location, although good quality new housing development may offer opportunities to enhance the quality of the built environment overall. As such, the likely effects may be both positive and negative but are currently uncertain.

Strategy 2: Scale and Distribution of Residential Development

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-?</p>	<p>The large-scale housing development that this strategy allocates across the District may have an adverse effect on the landscape character of East Devon, depending on factors such as the location and size of individual development sites, the design of buildings and the potential for screening at particular sites, as well as their proximity to the East Devon AONB. The effects of development on the wise use of land will depend largely on the extent to which it occurs on greenfield and brownfield sites. As the strategy allocates a large proportion of the development in existing urban areas, there may be good opportunities for developing previously developed sites and re-using existing buildings. As such, the likely effects of the policy overall are mixed but currently uncertain.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>The large-scale housing development that this strategy allocates across the District may have an adverse effect on local amenity e.g. by increasing levels of vehicle traffic. However, this will depend on factors such as the provision of sustainable transport links in and around development sites. In addition, the quality and character of the local environment may be compromised where development takes place on a scale that will alter the appearance and atmosphere of a particular area; something that is particularly likely to be an issue in rural areas. However, the majority of the development is allocated in existing urban areas, where these issues are less likely to arise. As such, the potential negative effect is minor and uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>The strategy allocates some housing development in rural areas of the District, where it is more likely to infringe on biodiversity assets, e.g. leading to fragmentation of habitats. However, the extent to which an adverse effect is likely to occur will depend on factors such as the proximity of a development site to biodiversity assets, therefore the potential negative effect is at present uncertain.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-?</p>	<p>The fact that the majority of the residential development that is allocated across the District under this strategy is located in the existing urban centres means that opportunities for the use of sustainable transport may be improved and journey lengths (e.g. residents commuting to their workplaces) should be shorter. However, this is uncertain as it will depend on the presence of sustainable transport links to and from development sites. In addition, the strategy also allocates some of the development in rural areas where the opposite effect is likely. As such, the overall effects are mixed and uncertain.</p>

Strategy 2: Scale and Distribution of Residential Development

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>+/-?</p>	<p>The housing numbers allocated through this strategy may lead to an adverse impact on water quality depending on the location of development in relation to water bodies, and on the capacity of sewage treatment works to cope with the additional demand. If the housing development leads to an increase in vehicle traffic across the District, negative impacts on air quality may also result. The likely impacts on soil quality will depend on factors such as the proportion of development that takes place on greenfield sites and the amount of hard surfacing that is used in the development causing soil sealing. The fact that much of the development is allocated in urban areas means that there may be good potential for focusing development on brownfield sites. As such, the potential effects of the strategy on this objective are mixed but uncertain.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+/-</p>	<p>Development of the scale that is allocated under this strategy will inevitably lead to an increase in greenhouse gas emissions, both through the construction and development process and as a result of increased vehicle movements. However, the fact that the majority of the residential development that is allocated across the District under this strategy is to be located in the existing urban centres means that opportunities for the use of sustainable transport may be improved and journey lengths (e.g. residents commuting to their workplaces) should be shorter. In addition, new development may offer good opportunities for incorporating measures such as renewable energy installations, which would help to reduce greenhouse gas emissions. As such, the likely effects are mixed.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/-</p>	<p>Development of the scale that is allocated under this strategy may notably increase the proportion of impermeable land throughout East Devon. However, the fact that most of the development is allocated in urban areas means that there may be good potential for focusing development on brownfield sites, reducing this effect. In addition, new development sites may offer good opportunities for incorporating measures such as SUDS to reduce the risk of flooding. As such the likely effects are mixed.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-</p>	<p>The large-scale development that is allocated under this strategy is likely to increase energy consumption overall; however the fact that most of the development is allocated in existing urban areas may mean that there are good opportunities for reusing existing sites and buildings. In addition, the new development may offer good opportunities for incorporating renewable energy installations. As such the likely effects are mixed.</p>

Strategy 2: Scale and Distribution of Residential Development

17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The likely effects of this strategy on waste management are uncertain as this will depend on factors such as the waste management practices and recycling facilities within a development and not on its spatial distribution (which this strategy is concerned with). Re-using existing buildings (which may be more feasible as the development is mainly allocated within urban areas) will have positive effects on waste minimisation; however completely new development may provide better opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely overall.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	The strategy ensures that housing development is allocated in the small towns of the District, meaning that the associated social and economic benefits will extend to these areas rather than being focused in the urban fringe area of the West End only.
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 3: Sustainable Development

1: To ensure everybody has the opportunity to live in a decent home	++	Significant positive effects are considered likely to result from this strategy as it endorses affordable housing provision to meet local needs.
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Strategy 3: Sustainable Development

2: To ensure that all groups of the population have access to community services	++	Significant positive effects are considered likely to result from this strategy as it places emphasis on social considerations and states that provision should be made for community services such as village halls, recreation space etc. to meet local needs.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++	Significant positive effects are considered likely to result from this strategy as it endorses the provision of education and training opportunities to meet local needs.
4: To improve the population's health	++	Significant positive effects are considered likely to result from this strategy as it states that provision should be made for healthcare services and recreation space to meet local needs.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have any direct effects on this objective. It is possible that increased levels of employment in the area resulting from sustainable development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	It is possible that the development of housing, community facilities etc. within the District as encouraged by this strategy, may have an adverse impact on noise levels, particularly during the construction phase. Although the strategy states that development must be undertaken in a way which minimises harm to biodiversity and the landscape, no mention is made of the potential for other adverse impacts such as noise to result from development. However, any such effects are likely to be short-term and will depend on the precise nature and location of development and on the presence of nearby sensitive receptors.
7: To maintain and improve cultural, social and leisure provision	++	Significant positive effects are considered likely to result from this strategy as it states that provision should be made for community services such as village halls, recreation space etc. to meet local needs. Maintaining a high quality natural environment would also impact positively on the availability of outdoor leisure opportunities.
8: To maintain and enhance built and historic assets	?	It is not clear whether the strategy includes built and historic assets when it states that the environment should be conserved and enhanced. If this were to be specified, positive effects would result but this is at present uncertain.

Strategy 3: Sustainable Development

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	Significant positive effects are considered likely to result from this strategy as it states that development should be undertaken in a way in which the quality of the landscape will be conserved and ideally enhanced, and states that developers should maximise the proportion of their developments that take place on previously developed land.
10: To maintain the local amenity, quality and character of the local environment	+/-	Maintaining a high quality environment and helping to establish fully functional communities, as endorsed by this strategy, is expected to result in positive effects on this objective. However, if the development of housing, community facilities etc. were to cause noise pollution (as described above), this may have an adverse impact on local amenity. As such, the likely effects are mixed.
11: To conserve and enhance the biodiversity of East Devon	++	Significant positive effects on biodiversity are expected to result from this strategy as it makes strong provision for the protection and enhancement of the natural environment, including biodiversity.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have any direct effects on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	It is not explicitly stated that the reference to the conservation and enhancement of the natural environment includes air and water quality, but the strategy does encourage developers to maximise the proportion of their developments that take place on previously developed land which would have a positive effect on maintaining soil quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	The strategy endorses the development of renewable energy and minimising the use of fossil fuels and therefore reducing carbon dioxide emissions, as well as reusing and recycling, which would have a significant positive effect on this objective.
15: To ensure that there is no increase in the risk of flooding	++	This strategy directly refers to reducing flood risk by endorsing the use of sustainable drainage systems, and encourages development on previously developed land. As such, a significant positive effect on this objective is likely.

Strategy 3: Sustainable Development

16: To ensure energy consumption is as efficient as possible	++	The strategy directly endorses the development of renewable energy and minimising fossil fuel use and resource consumption, as well as reusing and recycling, all of which should have a positive effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	++	The strategy directly endorses minimising resource consumption and reusing and recycling, which should result in significant positive effects on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	The strategy includes an aim to encourage sustainable economic development, including securing jobs, which would have a significant positive effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	The strategy endorses the provision of (affordable) housing as well as community services and facilities to meet people's needs right across the District, and will include in the smaller market towns, therefore positive effects on this objective are considered likely..
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have any direct effects on this objective.

Strategy 4: Balanced Communities

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have an effect on this objective.
2: To ensure that all groups of the population have access to community services	++	Requiring social and community facilities to be provided alongside or funded by new housing development right across the District should have a significant positive effect on this objective as this will prevent existing facilities from becoming overloaded as a result of the increased population, and people in more rural areas will have better access to services without the need to travel long distances.

Strategy 4: Balanced Communities

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++	Requiring education facilities to be provided alongside or funded by new housing development should have a significant positive effect on this objective as this will prevent existing schools and other education facilities from becoming overloaded as a result of the increased population and will generally increase the education provision in the District. In addition, the provision of local jobs alongside housing should increase the opportunities available for work-based training and skills development.
4: To improve the population's health	+	This strategy will have a positive impact on the health of the local population as the provision of community facilities and services includes healthcare facilities.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	Providing employment development and new community services and facilities alongside housing development may result in a short term negative impact in terms of increased noise levels during the construction phase in particular, affecting nearby residents.
7: To maintain and improve cultural, social and leisure provision	++	Requiring social and community facilities to be provided alongside new housing development should have a significant positive effect on this objective as this should maintain a balance between population levels and the available cultural, social and leisure facilities.
8: To maintain and enhance built and historic assets	+/-?	If development is provided in close proximity to historic assets such as listed buildings, there may be an adverse impact on their quality and/or setting. However, this is dependent on the precise location of development in relation to such assets and on the nature and design of the new development. However, it is also possible that new development (housing, employment and community facilities) may improve the overall quality of the built environment within existing communities. As such, the potential effects are mixed but uncertain.

Strategy 4: Balanced Communities

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	The strategy may lead to an increase in the scale of development across the District, due to the requirement to develop community facilities etc. alongside new housing development. As such, it may contribute to an adverse impact on the landscape, although this impact will be largely dependent on the precise location, type and design of new development which is unknown. As such, the potential negative effect is uncertain.
10: To maintain the local amenity, quality and character of the local environment	+/-?	The strategy may lead to an increase in the scale of development across the District due to the requirement to develop community facilities etc. alongside new housing development; therefore it may lead to an adverse impact on local amenity. However, the provision of local jobs and facilities in close proximity to new housing development may reduce the need for private car use, having a positive impact on local amenity. As such, the potential effects of the strategy are mixed and uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	The strategy may lead to an increase in the scale of development across the District, due to the requirement to develop community facilities etc. alongside new housing development. If this development is provided in close proximity to biodiversity assets such as designated nature conservation sites, there may be an adverse impact on their quality. However, this is dependent on the location of development in relation to such assets, and on the nature of the development.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Requiring social and community facilities and local jobs to be provided alongside new housing development should have a significant positive effect on this objective as it will be less necessary to commute long distances to reach these facilities and for work.
13: To maintain and enhance the environment in terms of air, soil and water quality	+/-?	Requiring social and community facilities and local jobs to be provided alongside new housing development should have a positive effect on this objective as it will be less necessary to commute long distances to reach these facilities and for work by private car, which should impact positively on air quality. The potential for adverse impacts on soil and water quality will depend on factors such as the proportion of development that takes place on previously developed land, which is also unknown at this stage.

Strategy 4: Balanced Communities

14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	Reduced journey lengths as a result of the provision of local jobs and services alongside new housing development should result in a reduction in greenhouse gas emissions through private car use. However, mixed effects are considered likely overall as the development of the jobs and community facilities that this strategy states must accompany housing development will inevitably result in an increase in greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	?	The effect of this strategy on flood risk will depend on the precise location of the employment and community facilities development that the strategy states must accompany new housing. If this is on flood-prone land, a negative impact is likely; however new development may offer good opportunities for the incorporation of SUDS etc. to reduce flood risk. As such, the likely effect is at present uncertain.
16: To ensure energy consumption is as efficient as possible	?	The effect of this strategy on efficient energy consumption will depend on factors such as the incorporation of renewable energy installations within the employment and community facilities development that the strategy states must accompany new housing, which is not specified. As such, the likely effect is at present uncertain.
17: To promote wise use of waste resources whilst reducing waste production and disposal	?	The effect of this strategy on waste management will depend on factors such as the availability of recycling facilities within the employment and community facilities development that the strategy states must accompany new housing, which is not specified. As such, the likely effect is at present uncertain.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Requiring local jobs to be provided alongside new housing development should have a significant positive effect on this objective, with the strategy specifically aiming to balance the number of jobs available with the local population.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	The strategy is expected to have a significant positive effect on this objective as the provision of services and jobs alongside housing development should reduce the need to travel from the smaller market towns to larger centres such as Exeter for work and facilities, and would help to retain residents and economic activity in the smaller towns. A balanced community in terms of the age of residents will help to ensure that smaller villages and market towns in particular retain and improve their vitality.

Strategy 4: Balanced Communities

20: To encourage and accommodate both indigenous and inward investment	+?	The measures aimed at achieving balanced communities should result in improved retention of younger working age people in the District's smaller towns, which may make them more appealing to investors due to the availability of an appropriate workforce.
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Strategy 5: Environment

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	+	The provision of open space within new development and additional green infrastructure throughout the District will have a positive impact on this objective by increasing opportunities for walking, cycling and other forms of active leisure and recreation.
5: To reduce crime and fear of crime	+/-?	The strategy may affect people's fear of crime, depending on its design e.g. whether green spaces are appropriately designed to promote safety and visibility. As such, either positive or negative impacts on this objective are possible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 5: Environment

7: To maintain and improve cultural, social and leisure provision	+	The retention of open space and the provision of new green infrastructure will ensure that space is available for the District's growing population to engage in leisure activities.
8: To maintain and enhance built and historic assets	+	Depending on the location and nature of green infrastructure provided (as well as the existing open space to be retained), the setting of historic assets within the District may be conserved or enhanced. The strategy refers to the conservation and enhancement of natural built and historic assets; therefore a minor positive effect is likely.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+?	The strategy specifies that new development will incorporate high quality landscaping; therefore a positive effect on this objective is considered likely, although effects will be dependent on the design of green space and landscaping being in keeping with local landscape character.
10: To maintain the local amenity, quality and character of the local environment	++	The strategy is likely to have a significant positive effect on the quality and character of the local environment, by ensuring that new development incorporates high quality landscaping. The overall appearance of the District should be enhanced through the retention and provision of open space and green infrastructure.
11: To conserve and enhance the biodiversity of East Devon	++	The strategy includes various measures which are specifically intended to protect and enhance the District's biodiversity, including the protection and designation of particular areas of biodiversity importance, and specific reference is made to the protection of European sites. The provision of open space and green infrastructure within new development will help to avoid habitat fragmentation, and the wording of the strategy seeks to ensure that the protection of biodiversity interests will take precedent over encouraging the enjoyment of the natural environment by local people.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+?	The provision of green infrastructure throughout the District may help to reduce car use if it includes walking and cycle paths in appropriate locations; however this is currently uncertain.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 5: Environment

14: To contribute towards a reduction in local emissions of greenhouse gases	+?	The provision of green infrastructure throughout the District may help to reduce greenhouse gas emissions from vehicle traffic if it includes walking and cycle paths in appropriate locations; however this is currently uncertain.
15: To ensure that there is no increase in the risk of flooding	+	The retention of open space and the provision of new green infrastructure will ensure that there are areas of permeable land within new development, which should help to mitigate any potential increase in flood risk.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 5B: Sustainable Transport

Strategy 5B: Sustainable Transport

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	?	This strategy could influence access to community services by requiring new developments to encourage and allow for the use of sustainable transport. Increased public transport provision, or the location of new development in areas that are easily accessible by public transport, would have a positive effect on this objective by increasing access to community services for those without a car.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	+	As this strategy encourages the use of sustainable modes of transport such as walking and cycling, a positive effect is likely on this objective by promoting more active lifestyles.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+	This strategy may have a minor positive effect on noise as it encourages the use of alternative modes of transport (such as walking and cycling) and may therefore reduce the number of private vehicles on the roads in East Devon and the associated levels of noise.
7: To maintain and improve cultural, social and leisure provision	+?	This strategy could result in a positive effect on this objective if it were to result in the provision of new footpaths and cycle routes within new development, as these could be used for active outdoor leisure. However, this is currently uncertain until detailed proposals for new developments come forward.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 5B: Sustainable Transport

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	+?	This strategy could have a positive impact on local amenity by requiring new developments to encourage the use of sustainable transport, which could reduce the number of cars on the roads. In addition, the provision of green infrastructure provision (e.g. footpaths and cycle paths) would have a further positive effect on this objective, in relation to the quality and character of the local environment. However, this is currently uncertain until detailed proposals for new developments come forward.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	This strategy is likely to have a significant positive effect on this objective as its purpose is to directly encourage non-car based modes of transport such as walking, cycling and public transport. Any new developments will need to encourage and allow for efficient, safe and accessible means of transport with overall low impact on the environment.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	As this strategy encourages the use of sustainable transport such as walking, cycling and public transport, it is likely to have a positive effect on air quality by reducing the number of cars on the roads. However, the strategy is unlikely to have a direct effect on soil or water quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	As this strategy encourages sustainable transport such as walking, cycling and public transport, a positive effect is likely in relation to this objective, as local emissions of greenhouse gases would be reduced if there were fewer private vehicles on the roads in East Devon.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 5B: Sustainable Transport

16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 6: Development within Built-Up Area Boundaries

1: To ensure everybody has the opportunity to live in a decent home	+/-?	The potential effects of the strategy are mixed as, although the strategy permits development (including housing) in principle within the built up area boundaries, it is required to meet a number of criteria which may be perceived as restrictive to new development. In addition, the strategy may be restrictive to new development proposals outside of the defined built up area boundaries.
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Strategy 6: Development within Built-Up Area Boundaries

2: To ensure that all groups of the population have access to community services	+/-?	The potential effects of the strategy are mixed as, although the strategy permits development (which will include community services and facilities) in principle within the built up area boundaries, it is required to meet a number of criteria which may be perceived as restrictive to new development. In addition, the strategy may be restrictive to new development proposals outside of the defined built up area boundaries.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+/-?	The potential effects of the strategy are mixed as, although the strategy permits development (which could include education facilities such as schools) in principle within the built up area boundaries, it is required to meet a number of criteria which may be perceived as restrictive to new development. In addition, the strategy may be restrictive to new development proposals outside of the defined built up area boundaries.
4: To improve the population's health	+/-	The strategy aims to protect the landscape and natural environment from the potential impacts of development and will only permit development within the built up area boundaries where it would not involve the loss of land of recreational value; therefore the strategy expected to have a positive effect on health within the local community by ensuring that high quality open space is available for active leisure and recreation pursuits.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The strategy could have a potential negative effect on this objective as noise from construction activities may affect local sensitive receptors such as residential properties, particularly where development is to be concentrated within the defined built up area boundaries (therefore likely to be in closer proximity to such receptors). However, this is uncertain as it will depend on factors such as the extent of new development coming forward and the construction practices used on development sites as well as the proximity of sensitive receptors which cannot be determined at this stage.
7: To maintain and improve cultural, social and leisure provision	+/-	The strategy aims to protect the landscape and natural environment from the potential impacts of development and will only permit development within the built up area boundaries where it would not involve the loss of land of recreational value; therefore the strategy expected to have a positive effect on leisure provision by ensuring that high quality open space is available for leisure and recreation. However, the strategy requires developments to meet a number of criteria which may be perceived as restrictive to new development, which may include cultural, social and leisure facilities.

Strategy 6: Development within Built-Up Area Boundaries

8: To maintain and enhance built and historic assets	+	The strategy requires new development within the built up area boundary (where certain historic assets such as listed buildings are likely to be found) to be compatible with the character of the area, which should include the character of the built environment. In addition, it specifies that development in those areas must not damage, and will where possible support the promotion of, the townscape or historic assets.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The strategy aims to protect the landscape from the potential impacts of sprawling development by permitting more development within the built up area boundaries; therefore is expected to have a positive effect on landscape character.
10: To maintain the local amenity, quality and character of the local environment	+/-?	The strategy requires new development not to result in the loss of land of amenity importance, and to be compatible with local character; therefore positive effects are likely in this sense. However, it is possible that development within the built up area boundaries may have more of an impact on local amenity during the construction phase as it is more likely to be within close proximity of sensitive receptors such as residential properties, but this is uncertain at this stage.
11: To conserve and enhance the biodiversity of East Devon	+	The strategy specifies that development in the built up area boundaries must not damage, and will where possible support the promotion of, wildlife; therefore positive effects on this objective are likely. In addition, focussing development within built up area means that it is more likely to be steered away from designated conservation sites such as SACs, SPAs and Ramsar sites.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	The strategy encourages development to be focussed within the built up area boundaries, where more opportunities for the redevelopment of brownfield sites are likely to exist. As such, a positive effect on the conservation of high quality soils is likely.

Strategy 6: Development within Built-Up Area Boundaries

14: To contribute towards a reduction in local emissions of greenhouse gases	+/-?	The strategy allows for development within built up area boundaries provided that the specified criteria are met – this is likely to result in an overall increase in development within those areas, which may have a negative effect in terms of increased greenhouse gas emissions, although this will depend on the nature of the development and factors such as the incorporation of renewable energy infrastructure. However, opportunities for using public transport are more likely to be available where development is focussed within built up areas; therefore overall effects are likely to be mixed.
15: To ensure that there is no increase in the risk of flooding	+	The strategy requires development to ensure that there would be no adverse impact on flood risk; therefore a positive effect on this objective is.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+?	The strategy encourages development to be focussed in built up areas, where opportunities for the reuse of existing buildings and materials on brownfield sites are likely to be higher, which would have a positive effect in terms of waste reduction.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+/-?	The potential effects of the strategy are mixed as, although the strategy permits development (including employment-related development) in principle within the built up area boundaries, it is required to meet a number of criteria which may be perceived as restrictive to new development. In addition, the strategy may be restrictive to new development proposals outside of the defined built up area boundaries.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+/-?	The effect on the vitality and viability of East Devon's towns is potentially either positive or negative. The protection of a high quality local environment through this strategy should help to ensure their ongoing attractiveness to residents and visitors, and the policy encourages development to be focussed within built up areas such as the towns of East Devon, rather than in rural areas. However, the criteria which development proposals are required to adhere to could be seen as potentially restrictive to new development.

Strategy 6: Development within Built-Up Area Boundaries

20: To encourage and accommodate both indigenous and inward investment	+/-?	The potential effects of the strategy are mixed as, although the strategy permits development in principle within the built up area boundaries, which may encourage investment, it is required to meet a number of criteria which may be perceived as restrictive. In addition, the strategy may be restrictive to new development proposals outside of the defined built up area boundaries which may discourage investment in those parts of the District.
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Strategy 7: Development in the Countryside

1: To ensure everybody has the opportunity to live in a decent home	-?	The restrictions placed on development within the open countryside by this strategy could prevent the development of housing in those areas.
2: To ensure that all groups of the population have access to community services	-?	The restrictions placed on development within the open countryside by this strategy could prevent the development of community services in those areas.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 7: Development in the Countryside

7: To maintain and improve cultural, social and leisure provision	+/-?	The restrictions placed on development within the open countryside by this strategy could prevent the development of cultural, social and leisure services in those areas. However, maintaining a high quality landscape in the open countryside will help to preserve the local landscape as an important and high quality leisure asset,
8: To maintain and enhance built and historic assets	+	The strategy specifies that development must not have an adverse impact on manmade features which contribute to local character, which includes rural buildings and historic assets; therefore a positive effect on this objective is likely.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	This strategy will protect the countryside from inappropriate development, with the specific aim of preserving the distinctive local landscape; therefore will have a significant positive effect on landscape character.
10: To maintain the local amenity, quality and character of the local environment	++	This strategy will protect the countryside from inappropriate development, with the specific aim of preserving amenity and local environmental qualities; therefore will have a significant positive effect on this objective.
11: To conserve and enhance the biodiversity of East Devon	+	This strategy requires development proposals that may be permitted in the open countryside to have no harm on areas of nature conservation importance.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The strategy restricts development in the open countryside, where otherwise car use by residents and employees would be likely to be high due to the relatively poor public transport links in many rural areas of the District. As such, a positive effect is likely on this objective as development is less likely to be permitted in the open countryside.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	The strategy is likely to have a positive effect on this objective as development in the open countryside would otherwise be likely to take place on greenfield rather than brownfield sites, and avoiding this should help to conserve high quality soils. In addition, preventing most development in the open countryside will help to avoid the potential negative effects on air quality that may have otherwise arisen, because levels of car use would have been more likely to increase due to the relatively poor public transport links in many rural parts of the District.

Strategy 7: Development in the Countryside

14: To contribute towards a reduction in local emissions of greenhouse gases	+	The strategy restricts development in the open countryside, where otherwise car use by residents and employees (and the associated greenhouse gas emissions) would be likely to be high due to the relatively poor public transport links in many rural areas of the District. As such, a positive effect is likely on this objective as development is less likely to be permitted in the open countryside.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	-	The restrictions placed on development in the open countryside could mean that the development of employment sites, with the much-needed rural employment opportunities, is prevented.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+/-?	The effects on the vitality and viability of East Devon's towns are potentially mixed as development that is not permitted in the countryside is more likely to be steered to those towns, and depending on its nature, location and design, could have either a positive or negative effect on the towns.
20: To encourage and accommodate both indigenous and inward investment	-	The restrictions placed on development in the open countryside could mean that investment in those areas is discouraged.

Strategy 8: Development in Green Wedges

Strategy 8: Development in Green Wedges

1: To ensure everybody has the opportunity to live in a decent home	-?	The restrictions placed on development within Green Wedges by this strategy could prevent the development of housing in those areas, and have a negative effect on this objective.
2: To ensure that all groups of the population have access to community services	-?	The restrictions placed on development within Green Wedges by this strategy could prevent the development of community services in those areas, and have a negative effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	+/-?	The potential effects of this strategy are mixed, as restrictions placed on development within Green Wedges by this strategy could prevent the development of cultural, social and leisure services in those areas. However, maintaining a high quality landscape will help to preserve the local landscape as an important and high quality leisure asset.
8: To maintain and enhance built and historic assets	+?	This strategy aims to protect land within Green Wedges from development that could damage the individual identity of a settlement, and could have a positive effect on historic features.

Strategy 8: Development in Green Wedges

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	This strategy will protect land within Green Wedges from sporadic and isolated development, and will promote the wise use of land; therefore will have a significant positive effect on landscape character.
10: To maintain the local amenity, quality and character of the local environment	++	This strategy will protect land within Green Wedges from sporadic and isolated development; therefore will have a significant positive effect on this objective.
11: To conserve and enhance the biodiversity of East Devon	+	This strategy aims to protect land within Green Wedges from sporadic and isolated development and will lead to biodiversity being protected in those areas.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+?	The strategy restricts development on land within Green Belts, where otherwise car use by residents and employees would be likely to be high due to the relatively poor public transport links in many rural areas of the District. As such, there may be a positive effect on this objective as development is less likely to be permitted in the open countryside.
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	The strategy may have a positive effect on this objective as development within Green Wedges would otherwise be likely to take place on greenfield rather than brownfield sites, and avoiding this should help to conserve high quality soils. In addition, preventing most development within Green Wedges will help to avoid the potential negative effects on air quality that may have otherwise arisen, because levels of car use would have been more likely to increase due to the relatively poor public transport links in many rural parts of the District.
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	The strategy restricts development within Green Wedges, where otherwise car use by residents and employees (and the associated greenhouse gas emissions) would be likely to be high due to the relatively poor public transport links in many rural areas of the District. As such, there may be a positive effect on this objective as development is less likely to be permitted within Green Wedges.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 8: Development in Green Wedges

16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	-?	The restrictions placed on development within Green Wedges in this strategy could prevent the development of employment land in those areas.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	Preventing the coalescence of towns may have a positive effect on viability by helping to retain their distinctive character which is of importance to the tourism industry.
20: To encourage and accommodate both indigenous and inward investment	-	The restrictions placed on development within Green Wedges could mean that investment in those areas is discouraged.

Strategy 9: Major Development at East Devon's West End

1: To ensure everybody has the opportunity to live in a decent home	++	The development of a new market town at Cranbrook and residential-led development at Pinhoe and the area north of Blackhorse/Redhayes should have a significant positive effect on this objective as a result of the large number of new homes to be provided. The strategy will be in conformity with Strategy 34 which sets targets for affordable housing provision, so it is assumed that affordable housing will be provided within the development planned at the West End.
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Strategy 9: Major Development at East Devon's West End

2: To ensure that all groups of the population have access to community services	+	The strategy states that funding contributions will be sought from all developments in the West End to secure implementation of integrated transport and infrastructure provision, which is taken to include community services; therefore a minor positive effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The employment and investment likely to be generated as a result of the development of the Exeter Airport Business Park, the Exeter Science Park and Skypark, and the expansion of the airport and other transport links should result in improved opportunities for work-based training and skills development, thereby having a positive effect on this objective.
4: To improve the population's health	+	The fact that considerable development is planned within the West End urban fringe area means that opportunities for sustainable transport use including walking and cycling are likely to be better than elsewhere in the District, potentially encouraging local people to be more physically active. The strategy states that funding contributions will be sought from all developments in the West End to secure implementation of infrastructure provision, which is taken to include health-related infrastructure; therefore a minor positive effect is likely.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have any direct effects on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	The expansion of Exeter Airport and the local highway network improvements proposed are likely to have a negative impact on noise levels in the area.
7: To maintain and improve cultural, social and leisure provision	+	The strategy states that funding contributions will be sought from all developments in the West End to secure implementation of infrastructure provision, which is taken to include cultural, social and leisure services and facilities to support the increasing population; therefore a minor positive effect is likely..
8: To maintain and enhance built and historic assets	?	The effect of this strategy on built and historic assets will depend on the precise location of the development and the proximity to any assets such as listed buildings. As such the likely effects are uncertain.

Strategy 9: Major Development at East Devon's West End

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>--?</p>	<p>The strategy states that development will be provided within a 'high quality landscape setting'; however it is not clear whether or not the development planned will itself have an impact on this landscape setting, or whether the development will be planned in a way that avoids any adverse impacts. It is unclear whether the strategy is simply stating that the landscape setting is an asset which the development will benefit from, or whether it is requiring development to contribute to and maintain this high quality setting. As such, the likely effect is at present uncertain, but is likely to be significantly negative due to the scale of development proposed within a relatively small area of the District, although the requirements of Strategy 5: Environment should help to ensure that areas of open space and landscaping are included within the new development, which may help to mitigate some of the impacts on landscape character. The likely effects in terms of the wise use of land will depend on the extent to which development takes place on previously developed land as opposed to greenfield sites, which is also uncertain although it appears that a significant proportion would be on greenfield land.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-</p>	<p>The expansion of Exeter Airport and improvements made to the local highway network are likely to have a negative impact on local amenity as a result of increased traffic and the associated noise and pollution.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>The effect of this strategy on biodiversity will depend on the precise location of the development and the proximity to any particular biodiversity assets. As such the likely effects are uncertain. However, the East Devon Pebblebed Heaths SAC, the East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all located within reasonably close proximity of East Devon's West End, and there is the potential for large-scale development in the area to cause disturbance to these sites. In addition, non-designated biodiversity assets may be adversely affected by development, e.g. as a result of habitat fragmentation, depending on the proximity of development to any biodiversity assets.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The fact that large-scale development is proposed in the most urban part of the District, within close proximity to the city of Exeter, means that smaller journey times are likely e.g. for commuting and accessing services and facilities. However, although the strategy makes provision for high quality public transport services, it also endorses highway improvements, which may encourage private car use. As such, the likely effects on this objective are mixed.</p>

Strategy 9: Major Development at East Devon's West End

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-?</p>	<p>The large-scale development proposed in this strategy may well have a negative impact on soil quality; however this is dependent on the precise location of the development and the extent to which this takes place on previously developed land, which is uncertain at this stage although it appears that a significant proportion is planned on greenfield land. In addition soil sealing and compaction is likely to become an issue during both the construction phase and once developments are built, with potential impacts on water infiltration and quality. The extent to which development may impact on water quality will also depend on currently unknown factors such as the capacity for local sewage treatment works to cope with the additional demand from the new homes and employment sites. As such, the potential negative effect on this objective remains uncertain.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+/-</p>	<p>Although the strategy makes provision for high quality public transport services, it also endorses highway improvements, which may encourage private car use with increased greenhouse gas emissions associated. In addition, development of new homes and business/science parks on a large-scale such as this will inevitably result in increased greenhouse gas emissions due to the increased traffic generated by residents and employees travelling to, from and around the development. As such, the likely effects on this objective are mixed.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/-?</p>	<p>The extensive development planned in this area may result in a larger area of land becoming impermeable, thus increasing the risk of flooding. However, it is not clear what proportion of the land on which development is planned is previously developed, although the majority appears to be proposed on greenfield sites, and there may also be opportunities for incorporating measures such as SUDS into new development, thereby reducing the risk of flooding. The likely effects are therefore mixed and uncertain.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although development on the scale set out in this strategy is likely lead to higher energy consumption overall (due to increased population), there may also be good opportunities for incorporating renewable energy production into new developments. However, while Strategy 39 endorses renewable energy generation across the District, there is no specific requirement for new developments to incorporate renewable energy generation. As such, the likely effects are mixed.</p>

Strategy 9: Major Development at East Devon's West End

17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within the development. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	The development of the Exeter Airport Business Park, the Exeter Science Park and Skypark should have significant positive effects in terms of increasing the employment opportunities available for the growing local population.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	--	The provision of large scale development in the West End of the District may significantly detract from the vitality of other smaller towns across East Devon as an increasing number of people may be attracted to live, work, shop etc. in the west of the District rather than in the smaller market towns. If people are led to commute out to the west of the District, the smaller towns may become simply 'dormitory' towns which lose their vitality and character. In addition, new residents to the District may be inclined to settle in the West End or in Exeter in order to be more closely located to the jobs and facilities provided there.
20: To encourage and accommodate both indigenous and inward investment	++	The development of the Exeter Airport Business Park, the Exeter Science Park and Skypark, and the expansion of the airport and other transport links should have significant positive effects in terms of increasing the attractiveness of the District for investors. In addition, the large amount of housing to be provided in the West End will increase the available workforce which may prove attractive to businesses looking to locate in the area.

Strategy 10: Green Infrastructure in East Devon's West End

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have an effect on this objective.
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Strategy 10: Green Infrastructure in East Devon's West End

2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have an effect on this objective.
4: To improve the population's health	++	The provision of green infrastructure in the West End and the provision of the Clyst Valley Regional Park are likely to have a significant positive impact on the health of the local population by providing accessible open spaces in which people can undertake outdoor leisure and recreation activities.
5: To reduce crime and fear of crime	+/-?	The strategy may affect people's fear of crime, depending on its design e.g. whether green spaces are appropriately designed to promote safety and visibility. As such, either positive or negative impacts on this objective are possible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+/-?	The impacts of this strategy are potentially mixed – positive effects may arise from the provision of recreation space in which people can gather and participate in leisure activities in appropriate areas, therefore potentially reducing noise levels in built up parts of the West End in particular. However, if the new parks etc. are within close proximity of sensitive receptors, there may be adverse noise impacts arising from leisure activities being focused in the area. Impacts will therefore depend on factors such as the distance between green space and sensitive receptors, and the intensity and type of recreation activities occurring.
7: To maintain and improve cultural, social and leisure provision	++	The provision of green infrastructure in the West End and the creation of a Clyst Valley Regional Park are likely to have positive impacts on leisure provision by providing accessible open spaces in which people can undertake outdoor leisure and recreation activities.

Strategy 10: Green Infrastructure in East Devon's West End

8: To maintain and enhance built and historic assets	++	Green infrastructure proposals can help to protect and enhance the historic environment, having a potential positive effect on this objective. The strategy states that Clyst Valley Regional Park will conserve and enhance heritage assets and their settings to reflect their intrinsic importance, maximise beneficial outcomes for park users and to encourage use of the park and to enrich the cultural identity of the area. Therefore, a significant positive effect is likely.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	This strategy is likely to have a positive effect on the landscape character by ensuring that the large-scale development planned in the West End does not too fully dominate the area, and that an appropriate level of greenspace remains in order to preserve the character and quality of the landscape. The creation of a Clyst Valley Regional Park is also likely to have a positive impact on the overall character of the District, although its exact location is not yet known.
10: To maintain the local amenity, quality and character of the local environment	++	The provision of green infrastructure within the West End is likely to have a positive effect on this objective as it will help to maintain local amenity in areas of large-scale development, maintaining areas of open space and enhancing the character and visual appearance of the planned new development. The creation of a Clyst Valley Regional Park is also likely to have a positive impact on the overall character of the District, although its exact location is not yet known.
11: To conserve and enhance the biodiversity of East Devon	++	The provision of green infrastructure at the West End is likely to have a significant positive effect on local biodiversity by maintaining the area of natural greenspace within the area and providing space and habitat for wildlife, as well as creating habitat networks and helping to avoid fragmentation being caused by development. The strategy states that the provision of SANGs will be an essential part of the overall West End development, which will help to avoid recreation-related impacts on European designated sites as a result of the large-scale development proposed at the West End through the Local Plan. The strategy states that HRA-related mitigation measures in the West End will need to accord with measures set out in the 'South-east Devon European Site Mitigation Strategy'.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Appropriate and well-designed green infrastructure can provide walking and cycling routes, which would have a significant positive impact on enabling the residents of East Devon to make use of other modes of transport than private car use..

Strategy 10: Green Infrastructure in East Devon's West End

13: To maintain and enhance the environment in terms of air, soil and water quality	++	The strategy is likely to have a positive impact on soil quality by retaining green space and therefore preventing development on certain areas of greenfield land.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	If green infrastructure is designed so as to provide walking and cycling routes, the reduction in private car use should have a positive impact in terms of reduced greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	++	Providing green infrastructure in the West End is likely to have a positive effect on this objective as the significant amount of development planned in the area may result in a notable decrease in the area of permeable land. Ensuring that green infrastructure is provided will help to mitigate this impact and will allow water to infiltrate, thus reducing the risk of flooding.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have an effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have an effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have an effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have an effect on this objective.

Strategy 10: Green Infrastructure in East Devon's West End

20: To encourage and accommodate both indigenous and inward investment	-/+?	It is possible that the strategy will lead to developers having to make financial contributions to green space initiatives in the West End, which may have a negative impact by deterring them from undertaking developments in the District. However, the strategy is not clear with regards to whether such direct financial contributions will be required, or how much this might be. In addition, increasing the attractiveness of the local environment may have positive effects, making the West End an increasingly attractive place for people to live and work. As such, the potential effects on this objective are mixed and are currently uncertain.
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Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have an effect on this objective.
2: To ensure that all groups of the population have access to community services	++	The provision of ICT links is likely to have a positive impact on the accessibility of services and facilities for local people. Improved transport provision will also assist people in more easily accessing local services and facilities.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The provision of good quality IT links may have a positive impact on education provision, e.g. by improving access to online resources.
4: To improve the population's health	++	Encouraging walking and cycling in place of private car use within and around the West End is likely to have significant positive effects on the health of the local population as a result of the increased level of exercise and potential improvements in local air quality. In addition, the strategy refers to the provision of health infrastructure (taken to include facilities such as doctors' surgeries).
5: To reduce crime and fear of crime	+	Increasing the proportion of people walking and cycling within the West End may increase people's perceptions of safety particularly at night and make them feel less vulnerable to crime.

Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End

6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+	A reduction in private car use should in turn lead to reduced noise levels in the West End, although the effects of this are only likely to be minor.
7: To maintain and improve cultural, social and leisure provision	++	An emphasis on increasing the number of people using transport modes such as cycling may result in improved infrastructure such as cycle paths, which constitute a valuable recreation resource, as well as being used for day to day journeys such as work commutes.
8: To maintain and enhance built and historic assets	?	It is possible that the public transport infrastructure developments endorsed by this strategy may have an adverse impact on historic assets; however this will depend on the scale and location of the development and on the presence of such assets. As such, the likely impact is uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	Reducing the emphasis on private car use may have a positive effect on the visual appearance of the landscape in East Devon.
10: To maintain the local amenity, quality and character of the local environment	+	Encouraging modes of transport such as walking and cycling should have a positive impact on local amenity by contributing to a reduction in traffic noise and associated disturbance.
11: To conserve and enhance the biodiversity of East Devon	+/-?	It is possible that the public transport infrastructure developments endorsed by this strategy may have an adverse impact on biodiversity assets; however this will depend on the scale and location of the development and on the proximity to any such assets. However, the creation of walking and cycling routes can make space for nature; therefore the overall effects are mixed and uncertain.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The main focus of the strategy is endorsing the provision of high quality public transport infrastructure and encouraging walking and cycling in place of car use within and around the West End, therefore it is likely to have a significant positive effect on this objective.

Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End

13: To maintain and enhance the environment in terms of air, soil and water quality	++	Reducing levels of private car use in and around the West End is likely to result in improved air quality in the area.
14: To contribute towards a reduction in local emissions of greenhouse gases	++/-	Reducing the use of private cars and increasing levels of walking, cycling and public transport use in the West End is considered likely to have a significant positive effect on the reduction of greenhouse gas emissions, as would the provision of infrastructure relating to low carbon heat and power supply. However, promoting ICT links may have implications in terms of increasing energy consumption, therefore mixed effects are considered likely overall.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have an effect on this objective.
16: To ensure energy consumption is as efficient as possible	+/-	The provision of infrastructure relating to low carbon heat and power supply is considered likely to have a positive effect on efficient energy consumption. However, promoting ICT links may have implications in terms of increasing energy consumption, therefore mixed effects are considered likely overall.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	The strategy requires the provision of waste disposal infrastructure in the West End, however it does not make any mention of measures that will be employed to reduce waste production or encourage recycling. As such, the likely effects of the strategy are uncertain but potentially negative.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have an effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have an effect on this objective.

Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End

20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have an effect on this objective.
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Strategy 12: Development at Cranbrook

1: To ensure everybody has the opportunity to live in a decent home	++	This strategy is likely to have a significant positive effect on this objective as it allows for the provision of around 6,300 new homes at Cranbrook up to 2031, of which some (although the proportion is not specified) will be affordable. It also states that provision will be made for new Gypsy and Traveller sites to accommodate up to 30 pitches on land allocated for Cranbrook development, which will help to meet the specific needs of these groups.
2: To ensure that all groups of the population have access to community services	++	Significant effects on this objective area likely to result from the strategy as it allows for mixed use development at Cranbrook which will include social and community facilities which will be easily accessible to all residents.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++	Significant effects on this objective area likely to result from the strategy as it allows for mixed use development at Cranbrook which will include education facilities which will be easily accessible to all residents as well as employment provision through the allocation of at least 18.4ha of employment land, which should increase the opportunities available for work-based training and skills development.
4: To improve the population's health	+	This strategy places emphasis on encouraging walking and cycling which should have a positive impact on the health of local people. In addition, the development at Cranbrook is to be mixed use, incorporating easily accessible community services and facilities which will include health services. The likely effect of the strategy is therefore positive.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have an effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.

Strategy 12: Development at Cranbrook

6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The large number of new homes and other development proposed at Cranbrook is to take place on a phased basis, meaning that residents of new homes may be disturbed by ongoing development in close proximity to their homes. This effect is only expected to be relatively short-term; however at the peak of building there could be 500 houses per year under construction which indicates that noise disturbance in the area is likely to be an issue.
7: To maintain and improve cultural, social and leisure provision	++	Significant positive effects on this objective area likely to result from the strategy as it allows for mixed use development at Cranbrook which will include social and community facilities which will be easily accessible to all residents.
8: To maintain and enhance built and historic assets	+/-?	The development planned at Cranbrook may have an adverse impact on the setting of historic assets such as listed buildings, although this will depend on the location of any such assets and on the nature and design of the development that takes place. However, the development may have a positive impact on the overall quality of the built environment, as the new buildings are likely to be of a high quality. As such, the potential effects are mixed and are at present uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	The large-scale development planned at Cranbrook may have an adverse effect on the surrounding landscape, depending on factors such as the topography of the land and the visibility of the development.
10: To maintain the local amenity, quality and character of the local environment	-?	The large-scale development planned at Cranbrook may have an adverse effect on local amenity by increasing the level of vehicle traffic and general human activity in the area. The creation of a new town may also impact on the character of the surrounding area.
11: To conserve and enhance the biodiversity of East Devon	-?	The effects of this strategy on biodiversity will depend on the proximity of the development to any particular biodiversity assets. The East Devon Pebblebed Heaths SAC, the East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all located within reasonably close proximity of Cranbrook and there is the potential for large-scale development in the area to cause disturbance to these sites e.g. through increased vehicle traffic and recreation pressure. In addition, there may be further adverse impacts affecting non-designated sites, for example habitat fragmentation caused by development.

Strategy 12: Development at Cranbrook

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>++</p>	<p>The strategy states that there will be an emphasis on encouraging walking and cycling through the provision of accessible routes, and the location of Cranbrook close to the main urban area of Exeter means that public transport use may be relatively more feasible here than elsewhere in the District. In addition, the provision of community services and facilities within the new development should have the effect of reducing the need to travel elsewhere for shops and other community facilities and services.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>+/-?</p>	<p>The development at Cranbrook appears to be proposed on mainly greenfield land; therefore a negative impact on soil quality is possible, with soil sealing and compaction being likely to become an issue during both the construction phase and once developments are built, with potential impacts on water infiltration and quality. The likely effects on water quality will depend largely on the capacity for local sewage treatment works to cope with the additional demand placed by the new development, something which is currently unknown. However, the emphasis that the strategy places on sustainable modes of transport means that positive effects are likely in relation to air quality. Overall, the likely effects on this objective are therefore mixed but uncertain.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+/-</p>	<p>The strategy states that there will be an emphasis on encouraging walking and cycling through the provision of accessible routes, and the location of Cranbrook close to the main urban area of Exeter means that public transport use may be relatively more feasible here than elsewhere in the District. As such, private car use may be less widespread, indicating likely positive effects on this objective. However, development of this scale will inevitably result in an increase in greenhouse gas emissions; therefore the overall effect is likely to be mixed.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/-?</p>	<p>Although development of this scale may increase the proportion of impermeable land in the surrounding area, the strategy states that the development will be built to high quality standards of design, and it is anticipated that this would include measures such as SUDS; however this is not explicitly stated, therefore the potential effect is mixed but is at present uncertain.</p>

Strategy 12: Development at Cranbrook

<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although development on the scale set out in this strategy will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that Strategy 39 endorses renewable energy generation across the District and the strategy does state that the existing district heating system will provide for the combined heat and power needs of the town. As such, the likely effects are mixed overall.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>+/-</p>	<p>The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within the development. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials, particularly as the strategy states that Cranbrook will be developed to high standards of resource efficiency. As such, mixed effects are likely.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++</p>	<p>The strategy states that the mixed use development will incorporate job provision, indicating that positive effects on this objective are likely. The provision of at least 18.4ha of employment land, which will be phased alongside the delivery of housing, should have significant positive effects in terms of ensuring that jobs are provided to support the growing population.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>+/-</p>	<p>The strategy includes measures to ensure that the new town of Cranbrook should itself be created as a viable town, e.g. providing services and facilities in a series of neighbourhood centres. However, creating a new town in the west of the District, in close proximity to Exeter and the surrounding urban fringe, may have resulting adverse effects on the towns in the east of the District as it focuses major development and population growth away from these towns, contributing to a continuing focus of economic activity in the west of the District and across the District boundary into Exeter. The strategy even acknowledges that a proportion of Cranbrook residents would commute into Exeter for work. As such, the overall effects on this objective are likely to be mixed.</p>

Strategy 12: Development at Cranbrook

20: To encourage and accommodate both indigenous and inward investment	++	The strategy allows for the provision of at least 18.4ha of employment land to provide a range of business spaces within the new town at Cranbrook, indicating that positive effects are likely in terms of encouraging inward investment. In addition, the large amount of housing to be provided in Cranbrook will increase the available workforce which may prove attractive to businesses looking to locate in the District, and the strategy specifies that the employment land will be phased alongside the delivery of housing.
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Strategy 13: Development North of Blackhorse/Redhayes

1: To ensure everybody has the opportunity to live in a decent home	++	The strategy is likely to have a significant positive effect on this objective as it allows for the provision of 1,500 new homes on the Land North of Blackhorse/Redhayes, of which some (although the proportion is not specified) will be affordable.
2: To ensure that all groups of the population have access to community services	++	Significant effects on this objective area likely to result from the strategy as it allows for mixed use development at the Land North of Blackhorse/Redhayes which will include social and community facilities which will be easily accessible to all residents.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	Positive effects on this objective are likely to result from the strategy as it allows for mixed use development at the Land North of Blackhorse/Redhayes which will include education facilities that will be easily accessible to all residents.
4: To improve the population's health	+?	The strategy places emphasis on encouraging walking and cycling which should have a positive impact on the health of local people. In addition, the development north of Blackhorse is to be mixed use, incorporating easily accessible community services and facilities which is taken to include health services, although this is not specified. The likely effect of the strategy is therefore positive but uncertain, because if adequate health services are not provided to support the growing population the existing services may become overloaded.

Strategy 13: Development North of Blackhorse/Redhayes

5: To reduce crime and fear of crime	0	The strategy is not considered likely to have an effect on this objective. Development should be planned in a way that reduces people's fear of crime.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The large number of new homes and other development proposed to the north of Blackhorse means that development is likely to take place on a phased basis; therefore residents of new homes may potentially be disturbed by ongoing development in close proximity to their homes. This effect is only expected to be relatively short-term however.
7: To maintain and improve cultural, social and leisure provision	++	Significant positive effects on this objective area likely to result from the strategy as it allows for mixed use development at the land north of Blackhorse, including social and community facilities which will be easily accessible to all residents.
8: To maintain and enhance built and historic assets	+/-?	The development planned north of Blackhorse may have an adverse impact on the setting of historic assets such as listed buildings, although this will depend on the location of any such assets and on the nature and design of the development that takes place. However, the development may have a positive impact on the overall quality of the built environment, as the new buildings are likely to be of a high quality. As such, the potential effects are mixed and are at present uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	The large-scale development planned at the land north of Blackhorse may have an adverse effect on the surrounding landscape, depending on factors such as the topography of the land and the visibility of the development.
10: To maintain the local amenity, quality and character of the local environment	-?	The large-scale development planned at the land north of Blackhorse may have an adverse effect on local amenity by increasing the level of vehicle traffic and general human activity in the area. The creation of a large new settlement may also impact on the character of the surrounding area.

Strategy 13: Development North of Blackhorse/Redhayes

11: To conserve and enhance the biodiversity of East Devon	-?	The effects of this strategy on biodiversity will depend on the proximity of the development to any particular biodiversity assets. The East Devon Pebblebed Heaths SAC, the East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all located within reasonable proximity of the land north of Blackhorse and there is the potential for large-scale development in the area to cause disturbance to these sites e.g. through increased vehicle traffic and recreation pressure. In addition, there may be further adverse impacts affecting non-designated sites, for example habitat fragmentation caused by development.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The strategy states that there will be an emphasis on encouraging walking and cycling through the provision of accessible routes, and the location of the development close to the main urban area of Exeter means that public transport use may be relatively more feasible here than elsewhere in the District. In addition, the provision of community services and facilities within the new development should have the effect of reducing the need to travel elsewhere for shops etc.
13: To maintain and enhance the environment in terms of air, soil and water quality	+/-?	The large-scale development to the north of Blackhorse appears to be proposed on mainly greenfield land; therefore a significant negative impact on soil quality is possible. The likely effects on water quality will depend largely on the capacity for local sewage treatment works to cope with the additional demand placed by the new development, something which is currently unknown. However, the emphasis that the strategy places on sustainable modes of transport means that positive effects are likely in relation to air quality. Overall, the likely effects on this objective are therefore mixed (minor positive and significant negative) but uncertain.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	The strategy states that there will be an emphasis on encouraging walking and cycling through the provision of accessible routes, and the location of the land north of Blackhorse close to the main urban area of Exeter means that public transport use may be relatively more feasible here than elsewhere in the District. As such, private car use may be less widespread, indicating positive effects on this objective. In addition, the development is planned as low or zero carbon. However, development of this scale will inevitably result in an increase in greenhouse gas emissions; therefore the overall effect is likely to be mixed.

Strategy 13: Development North of Blackhorse/Redhayes

<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/--?</p>	<p>Although development of this scale on what appears to be largely greenfield land may increase the proportion of impermeable land in the surrounding area and therefore have a significant negative effect on flood risk, the strategy states that the development will be built to high quality standards of design, and it is anticipated that this would include measures such as SUDS. However this is not explicitly stated, therefore the potential effect is mixed (minor positive and significant negative) but is at present uncertain.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>++/-</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although development on the scale set out in this strategy will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that strategy 33 endorses renewable energy generation across the District, and given that the strategy states that low and zero carbon development standards will be met through a heat and energy network. As such, the likely effects are mixed.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>+/-</p>	<p>The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within the development. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>+/-?</p>	<p>The strategy does not make provision for new employment land; therefore it may be that residents of the 1,500 new homes will seek employment elsewhere, with associated negative effects on the East Devon economy and longer distance commuting. However, the Land North of Blackhorse is just to the east of the Science Park site in the West End; therefore residents may well seek employment within all the new employment facilities there. In addition, the construction of 1,500 new homes will provide employment opportunities in that the construction sector but only for the short-term and only during the latter part of the plan period when this development is scheduled to progress. The likely effects on this SA objective are therefore mixed and currently uncertain.</p>

Strategy 13: Development North of Blackhorse/Redhayes

19: To maintain and enhance the vitality and viability of the Towns of East Devon	+/--	The strategy includes measures to ensure that the development should itself be created as a viable settlement, e.g. providing services and facilities in a new neighbourhood centre. However, creating a new urban area in the west of the District, in close proximity to Exeter and the surrounding urban fringe, may have a significant negative effect on the towns in the east of the District as it focuses major development and population growth away from these towns, contributing to a continuing focus of development activity in the west of the District. The strategy even states that a proportion of the residents would commute into Exeter city for work. As such, the overall effects on this objective are likely to be mixed (minor positive and significant negative).
20: To encourage and accommodate both indigenous and inward investment	0	The strategy does not make provision for new employment land; therefore no direct effect on this objective is expected.

Strategy 14: Development of an Urban Extension at Pinhoe

1: To ensure everybody has the opportunity to live in a decent home	++	The strategy is likely to have a significant positive effect on this objective as it allows for the provision of new homes in accordance with the housing figures set out in Strategy 2, of which some (although the proportion is not specified) will be affordable.
2: To ensure that all groups of the population have access to community services	++	Significant effects on this objective area likely to result from the strategy as it allows for mixed use development which will include social and community facilities which will be easily accessible to all residents.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++	Significant effects on this objective area likely to result from the strategy as it allows for mixed use development which will include education facilities which will be easily accessible to all residents as well as job provision through the allocation of 3ha of employment land, which should increase the opportunities available for work-based training and skills development.

Strategy 14: Development of an Urban Extension at Pinhoe

4: To improve the population's health	+?	The strategy places emphasis on encouraging walking and cycling which should have a positive impact on the health of local people. In addition, the development is to be mixed use, incorporating easily accessible community services and facilities, which is taken to include health services, although this is not explicitly specified. The likely effect of the strategy is therefore positive but in this sense uncertain, because if adequate health services are not provided to support the growing population the existing services may become overloaded.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed. Development should be planned in a way that reduces people's fear of crime.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The new homes and other development proposed is to take place on a phased basis, meaning that residents of new homes may be disturbed by ongoing development in close proximity. This effect is only expected to be relatively short-term however.
7: To maintain and improve cultural, social and leisure provision	++	Significant positive effects on this objective area likely to result from the strategy as it allows for mixed use development, including social and community facilities which will be easily accessible to all residents.
8: To maintain and enhance built and historic assets	+/-?	The development planned at Pinhoe may have an adverse impact on the setting of historic assets such as listed buildings, although this will depend on the location of any such assets and on the nature and design of the development that takes place. However, the development may have a positive impact on the overall quality of the built environment, as the new buildings are likely to be of a high quality. As such, the potential effects are mixed and are at present uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	The development planned may have an adverse effect on the surrounding landscape, depending on factors such as the topography of the land and the visibility of the development.

Strategy 14: Development of an Urban Extension at Pinhoe

10: To maintain the local amenity, quality and character of the local environment	-?	The development planned may have an adverse effect on local amenity by increasing the level of vehicle traffic and general human activity in the area. The creation of a new urban extension may also impact on the character of the surrounding area.
11: To conserve and enhance the biodiversity of East Devon	-?	The effects of this strategy on biodiversity will depend on the proximity of the development to any particular biodiversity assets. The East Devon Pebblebed Heaths SAC, the East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all located within reasonably close proximity of the development site and there is the potential for large-scale development in the area to cause disturbance to these sites e.g. through increased vehicle traffic and recreation pressure. In addition, there may be further adverse impacts affecting non-designated sites, for example habitat fragmentation caused by development.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The strategy states that there will be an emphasis on encouraging walking and cycling through the provision of accessible routes, and the location of Pinhoe close to the main urban area of Exeter means that public transport use may be relatively more feasible here than elsewhere in the District. In addition, the provision of community services and facilities within the new development should have the effect of reducing the need to travel elsewhere for shops etc.
13: To maintain and enhance the environment in terms of air, soil and water quality	+/-?	The development at Pinhoe appears to be proposed on mainly greenfield land; therefore a negative impact on soil quality is possible. Soil sealing and compaction is likely to become an issue during both the construction phase and once developments are built, with potential impacts on water infiltration and quality. The likely effects on water quality will depend largely on the capacity for local sewage treatment works to cope with the additional demand placed by the new development, something which is currently unknown. However, the emphasis that the strategy places on sustainable modes of transport means that positive effects are likely in relation to air quality. Overall, the likely effects on this objective are therefore mixed but uncertain.

Strategy 14: Development of an Urban Extension at Pinhoe

14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	The strategy states that there will be an emphasis on encouraging walking and cycling through the provision of accessible routes, and the location of Pinhoe close to the main urban area of Exeter means that public transport use may be relatively more feasible here than elsewhere in the District. As such, private car use may be less widespread, indicating positive effects on this objective. In addition, the development is planned to be low carbon as a result of micro-generation and decentralised energy use. However, development of this scale will inevitably result in an increase in greenhouse gas emissions; therefore the overall effect is likely to be mixed.
15: To ensure that there is no increase in the risk of flooding	+?	The strategy states that the development will be built to high quality standards of design, and it is anticipated that this would include measures such as SUDS; however this is not explicitly stated, therefore the potential positive effect is at present uncertain.
16: To ensure energy consumption is as efficient as possible	+/-	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although development on the scale set out in this strategy will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that strategy 33 endorses renewable energy generation across the District, and given that the strategy states that micro-generated technology and decentralised energy systems will be in place. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within the development. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The strategy states that the mixed use development will incorporate job provision, indicating that positive effects on this objective are likely. The provision of 3ha of employment land should ensure that jobs are provided to support the growing population.

Strategy 14: Development of an Urban Extension at Pinhoe

19: To maintain and enhance the vitality and viability of the Towns of East Devon	+/-	The strategy includes measures to ensure that the development should itself be created as a viable settlement, e.g. providing services and facilities in a new neighbourhood centre. However, creating a new urban area in the west of the District, in close proximity to Exeter and the surrounding urban fringe, may have resulting adverse effects on the towns in the east of the District as it focuses major development and population growth away from these towns, contributing to a continuing focus of economic activity in the west of the District. The strategy even states that a proportion of the residents would commute into Exeter city for work. As such, the overall effects on this objective are likely to be mixed.
20: To encourage and accommodate both indigenous and inward investment	+	The strategy allows for the provision of 3ha of employment land within the new development, indicating that positive effects are likely in terms of encouraging inward investment. In addition, the housing to be provided will increase the available workforce which may prove attractive to businesses looking to locate in the District.

Strategy 15: Intermodal Interchange

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 15: Intermodal Interchange

5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The strategy may result in increased noise in the vicinity of the intermodal interchange, particularly during the construction phase. However, as the exact location of the interchange is not yet known, it is unclear how many sensitive receptors such as residential properties are within close proximity of the site.
7: To maintain and improve cultural, social and leisure provision	+	The strategy is likely to have a minor positive effect on this objective in the short term as the policy makes reference to the safeguarded area being used for informal open space/recreational use until such time as it is used for a railhead.
8: To maintain and enhance built and historic assets	-?	The strategy could potentially have a negative impact on the built environment and setting of historic assets, if the intermodal interchange is located within close proximity to a built up area, which may be adversely affected by its presence, or near to historic assets such as listed buildings. The proposal is likely to involve development over a fairly large area of land, and therefore it is possible that there may be adverse impacts on archaeological features although it is assumed that this would need to be investigated as part of an environmental impact assessment at the planning application stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	The strategy could potentially have a negative impact on landscape character as it proposes fairly large scale development, particularly if it is located within the open countryside. However, this is currently uncertain as the exact location of the interchange is not yet known. In addition, this large scale development may involve the loss of a significant area of greenfield land, although the effects of this will depend a lot on whether this is high quality agricultural land.
10: To maintain the local amenity, quality and character of the local environment	-?	There may be negative impacts on local amenity during the construction phase of the intermodal interchange, although this will depend on the presence of sensitive receptors nearby which is currently uncertain as the exact location for the development is not currently known. Similarly, there are potential but uncertain negative effects on local character and environmental quality although this will depend largely on the location of the site.

Strategy 15: Intermodal Interchange

11: To conserve and enhance the biodiversity of East Devon	?	The effects of this strategy on biodiversity are uncertain as it is not currently known exactly where the intermodal interchange would be located, and therefore whether it is within close proximity of designated nature conservation sites, or if there will be sensitive habitats or species on site which may be adversely affected by the development.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+ +/-?	The purpose of the strategy is to provide improved facilities for rail transport of goods, which should reduce heavy goods vehicle (HGVs) traffic within the District. However, it will also include some facility for the transfer of goods between road vehicles; therefore there may also be negative effects although this is uncertain as it is not clear what the scale of this part of the proposal would be.
13: To maintain and enhance the environment in terms of air, soil and water quality	+/-?	The effect of this strategy on air quality is likely to be positive in that increased use of rail transportation of goods would be facilitated, which would help to reduce emissions from HGVs; however as the proposed intermodal interchange facility would also allow for transfer of goods between road vehicles, ongoing road traffic may also be encouraged. Negative effects on soil quality may result from the development, if it involves development on a large area of greenfield land, particularly if this is good quality agricultural land, but this is uncertain as the exact location of the proposal is not yet known.
14: To contribute towards a reduction in local emissions of greenhouse gases	+ +/-?	The purpose of the strategy is to provide improved facilities for rail transport of goods, which should reduce greenhouse gas emissions from HGV traffic within the District. However, it will also include some facility for the transfer of goods between road vehicles; therefore there may also be negative effects although this is uncertain as it is not clear what the scale of this part of the proposal would be.
15: To ensure that there is no increase in the risk of flooding	+/-?	The effects of the development on flooding may be negative if it takes place on greenfield land, which could involve the loss of a large area of permeable surface. However, it is also recognised that new development may offer good opportunities for incorporating SuDS; therefore overall effects could be mixed.
16: To ensure energy consumption is as efficient as possible	+/-?	New development on this scale will inevitably have a negative impact in terms of increased energy consumption to power new buildings etc.; however it is also recognised that new development may offer good opportunities for incorporating renewable energy generation. As such, overall effects could be mixed.

Strategy 15: Intermodal Interchange

17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	New development on this scale will inevitably have a negative impact in terms of increased waste generation; however the scale of this effect would depend on factors such as the use and implementation of a site waste management plan.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The strategy should result in some local job creation, directly during the construction phase and during the lifespan of the interchange, although it is recognised in the strategy that the scale of direct job creation is likely to be small. However, a larger number of jobs are likely to be created indirectly, as the improved transport links may contribute to stimulating investment in the local area.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	+	The improved transport links provided by the intermodal interchange should have a positive effect on encouraging investment, by improving the linkages between East Devon and the rest of the UK for transporting goods.

Note that there is no longer a Strategy 16 in the Local Plan as this was deleted in the April 2015 Proposed Changes.

Strategy 17: Future Development at or near Exeter International Airport

1: To ensure everybody has the opportunity to live in a decent home	-	The strategy is likely to have a minor negative effect on this objective as it states that developments that are near to or could be affected by noise from the airport will not be allowed unless evidence is provided that current or futures users or occupiers of new dwellings, schools, open spaces or other sensitive uses will not be significantly adversely affected, taking proposed mitigations into account, by airport related noise. Therefore, the strategy could be restrictive to housing development.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.

Strategy 17: Future Development at or near Exeter International Airport

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The expansion of Exeter airport is likely to lead to an increase in the opportunities available for work-based training and skills development.
4: To improve the population's health	-	The increased flow of air traffic into and out of Exeter Airport may have an indirect adverse impact on the health of local people as a result of increased air pollution.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	The expansion of Exeter Airport may have a negative effect on noise levels affecting local people due to both aircraft noise and an increase in local vehicle movements. However, this is considered to be minor rather than significant as the strategy states that developments that are near to or could be affected by noise from the airport will not be allowed unless evidence is provided that current or future users or occupiers of new dwellings, schools, open spaces or other sensitive uses will not be significantly adversely affected, taking proposed mitigations into account, by airport related noise.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have an effect on this objective.
8: To maintain and enhance built and historic assets	0	The expansion of activities at the airport is proposed within current operational boundaries; therefore is not expected to have an impact on built and historic assets within East Devon.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	Increased levels of activity at the airport may have an adverse impact on the visual tranquillity of East Devon.

Strategy 17: Future Development at or near Exeter International Airport

10: To maintain the local amenity, quality and character of the local environment	--	Expanding Exeter Airport may have a significantly detrimental effect on local amenity as a result of increased air and vehicle traffic to and from the site.
11: To conserve and enhance the biodiversity of East Devon	-?	It is possible that an increase in noise level resulting from expansion of the airport may have an adverse impact on particular species, with birds being particularly likely to be affected. The qualifying bird species of the Exe Estuary SPA/Ramsar site may be affected due to the proximity to the airport and potential flight paths. Bats may also be affected by noise and light from airport expansion and/or night flights to accommodate increasing passenger numbers. However, this potential effect is uncertain as it will depend on the specific locations of foraging, roosting and breeding areas of sensitive species and on the extent to which air traffic increases.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have an effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	It is possible that the expansion of the airport may have an adverse impact on air quality as a result of increased vehicle traffic to and from the airport site. As the expansion of the commercial activity at the airport is proposed within current operational boundaries, soil and water quality are not likely to be affected.
14: To contribute towards a reduction in local emissions of greenhouse gases	--	Expansion of Exeter Airport and support for increases in operational activity and passenger numbers is expected to lead to significant negative effects on this objective as air traffic is severely detrimental in terms of greenhouse gas emissions in comparison to other more sustainable modes of transport.
15: To ensure that there is no increase in the risk of flooding	0	The expansion of the airport is proposed within current operational boundaries; therefore is not expected to have an impact on the flood risk within East Devon by significantly increasing the area of impermeable land within the District.

Strategy 17: Future Development at or near Exeter International Airport

16: To ensure energy consumption is as efficient as possible	+/-	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although development such as that set out in this strategy will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that Strategy 39 endorses renewable energy generation across the District. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within the development. It can be assumed that expansion of the airport will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The expansion of Exeter Airport is likely to have a positive effect on this objective through the provision of new employment opportunities for local people.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	Expanding Exeter Airport may have a negative impact on the viability of the towns of East Devon, particularly those to the east of the District, as economic activity would be increasingly focused in the western part of the District and residents may be more attracted to live and work in that area where better employment opportunities and transport links may be available.
20: To encourage and accommodate both indigenous and inward investment	++	The expansion of Exeter Airport would be likely to encourage inward investment as a result of improved transport linkages to other parts of the UK and internationally. As such, significant positive effects on this objective are considered likely.

Strategy 18: Future Development of Exeter Airport Business Park

Strategy 18: Future Development of Exeter Airport Business Park

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have an effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The provision of 5ha of additional employment land to expand the Exeter Airport Business Park is likely to have a positive effect on this objective through the provision of new employment opportunities for local residents and thereby increasing the likelihood of there being opportunities for work-based training and skills development.
4: To improve the population's health	-	The increased noise pollution associated with this strategy may have an adverse impact on local people's health.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have an effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	It is possible that the extension of the Exeter Airport Business Park may result in an increase in vehicle traffic in the surrounding area, therefore causing an increase in noise disturbance for local people. A major factor affecting this will be the provision of sustainable transport links to and from the site, which is at present uncertain.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have an effect on this objective.
8: To maintain and enhance built and historic assets	+/-?	If the extension to the business park is located within close proximity to historic assets such as listed buildings, it may have an adverse impact on their setting. However, new development may have a positive impact on the overall quality of the built environment if it is designed and constructed to a high standard. As such, the potential effects are mixed but are at present uncertain.

Strategy 18: Future Development of Exeter Airport Business Park

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	?	The impacts of the 5ha extension to the business park on the landscape and local character will depend largely on the design of the buildings and the potential for the site to be screened. As such, the likely effects are at present uncertain.
10: To maintain the local amenity, quality and character of the local environment	-	Expanding Exeter Airport Business Park and the level of activity in and immediately around the site may have a detrimental effect on local amenity as a result of increased vehicle traffic.
11: To conserve and enhance the biodiversity of East Devon	?	The effects of the strategy on this objective will depend largely on the location of the 5ha of land to be allocated for the business park extension, and on whether it infringes on or affects any sites of biodiversity importance. As such, the potential effects are at present uncertain.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+?	The strategy may have a positive effect on this objective as its location is close to significant residential areas, meaning that people commuting to the site for work are relatively more likely to be able to use public transport links, cycle routes etc. as opposed to private cars, and journey distances would be shorter. However, it is unclear to what extent sustainable transport links are in place between the site and the main residential areas, therefore this potential effect is at present uncertain.
13: To maintain and enhance the environment in terms of air, soil and water quality	?	The effects of the strategy on this objective will depend largely on the location of the 5ha of land to be allocated for the business park extension, and on whether it is previously developed or greenfield land. In addition, air quality impacts will be strongly affected by the availability of public transport links to and from the site. As such, the potential effects are at present uncertain.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-?	A reduction in car use, which may occur due to the proximity of the site to major urban areas where employees are likely to live, may result in positive effects on this objective; however the development will inevitably lead to an increase in greenhouse gas emissions, therefore mixed effects are likely overall. Uncertainty about the extent to which sustainable transport use will be feasible means that the potential effects are at present uncertain.

Strategy 18: Future Development of Exeter Airport Business Park

15: To ensure that there is no increase in the risk of flooding	+/-?	If the land on which the business park is extended is prone to flooding, negative effects on this objective may result. However, new developments may offer good opportunities for the incorporation of measures such as SUDS, therefore the potential effects are mixed and currently uncertain.
16: To ensure energy consumption is as efficient as possible	+/-	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although development such as that set out in this strategy will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that Strategy 39 endorses renewable energy generation across the District. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within the development. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of 5ha of additional employment land to extend the Exeter Airport Business Park is likely to have a positive effect on this objective through the provision of new employment opportunities for local residents.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	Expanding Exeter Airport Business Park may have a negative impact on the viability of the towns of East Devon, particularly those to the east of the District, as the development may contribute towards economic activity being increasingly focused in the western part of the District, meaning that residents may be more attracted to live and work in that area where better opportunities for easily accessible jobs are likely to be available.
20: To encourage and accommodate both indigenous and inward investment	++	Allocating 5ha of additional employment land adjacent to the Exeter Airport Business Park would be likely to encourage inward investment by businesses that choose to locate at the site, therefore having a positive effect on this objective.

Note that there is no longer a Strategy 19 in the Local Plan as this was deleted in the April 2015 Proposed Changes.

Strategy 20: Development at Axminster

1: To ensure everybody has the opportunity to live in a decent home	++	The strategy for development at Axminster is likely to have significant positive effects on this objective, as it allows for the provision of a total of new homes in and around the town in accordance with the allocation in Strategy 2.
2: To ensure that all groups of the population have access to community services	+?	Positive effects are likely in relation to this objective as the strategy for Axminster includes measures to improve accessibility to the town centre e.g. via cycle routes. However, the strategy does not really detail what will be done in terms of the provision of services and facilities to support the growing population, aside from a general statement that the strategy for the town will support local aspirations for new and improved facilities. As such, the likely positive effect on this objective is at present uncertain.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The provision of employment land at Axminster should have positive effects on this objective as there are likely to be improved opportunities for work-based training and skills development. The strategy includes a general statement that the strategy for the town will support local aspirations for new and improved facilities, and will support schools to meet their accommodation needs. As such, a positive effect is likely for this objective.
4: To improve the population's health	+/-	The strategy aims to support health service providers in meeting their accommodation needs and encourages walking and cycling in place of car use; therefore in this sense it should result in positive effects on the health of local people. However, the location of a large proportion of the housing development planned in Axminster at the site north of the town means that car use may be more frequently needed due to the distance to the town centre. As such, the likely overall effect of the strategy on local people's health is mixed.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. Increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.

Strategy 20: Development at Axminster

<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	-	<p>Axminster has a strong manufacturing base, and if the planned employment growth remains focused around this industry, it is likely that activities such as lorry transportation of goods may have an adverse effect on noise levels in and around the town. Local residents may experience adverse effects relating to noise both during the construction phase of new developments and afterwards as a result of increased vehicle traffic in the area. This may be a particular impact of the development that takes place within the centre of the existing urban area, which already suffers from congestion. Also, the strategy proposes housing development in the vicinity of the East Devon AONB, and if development and/or increased traffic noise were to occur, this may have an adverse effect on the tranquillity of this protected landscape, particularly considering that there is a nearby trunk road which may see a notable increase in vehicle movements.</p>
<p>7: To maintain and improve cultural, social and leisure provision</p>	+	<p>The strategy for Axminster allows for the provision of good quality and accessible recreation facilities, therefore positive effects on this objective are likely. In addition, the housing planned to the north of the town will have relatively good access to open countryside, including the East Devon AONB; therefore the opportunities for recreation space are likely to be particularly good.</p>
<p>8: To maintain and enhance built and historic assets</p>	-?	<p>Depending on the location of the development to take place within the town centre, there may be an adverse effect on historic assets as Axminster has a historic town centre which is particularly vulnerable to such impacts. Both of the allocated sites have been identified as potentially having negative effects on the historic environment as they are located within close proximity of heritage features such as listed buildings and Axminster Conservation Area. Therefore, a potential minor negative effect is identified although this is uncertain depending on factors such as the design of the development and the incorporation of mitigation through high quality design.</p>
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	-?	<p>The development proposed at Axminster could potentially have a negative effect on the nearby East Devon AONB; however the impacts will depend on the character and design of the development and on the potential for screening the site, therefore the likely negative effect is at present uncertain.</p>

Strategy 20: Development at Axminster

<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>The effects of development on local character will depend largely on the design of individual buildings, which is not affected by the spatial location of development and cannot be determined at this stage. However, building a large proportion of the new housing development away from the town centre means that it is more likely to lead to additional vehicle traffic which may have a negative effect on local amenity, particularly as the historic town centre already suffers from congestion problems. It should also be noted that Axminster has a strong manufacturing base and if economic activities continue to focus around these industries, it is particularly likely that increased lorry traffic may have an adverse effect on local amenity.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>+/-?</p>	<p>Development in and around Axminster may have adverse effects on the River Axe SAC, which is vulnerable to changes in water quality/quantity. Water pollution resulting from development may therefore have adverse effects on biodiversity, although this will depend largely on the planned source of water supply which is not yet known. However, the strategy does state that development must not harm wildlife and habitats in the area, particularly the water quality of the River Axe and its surrounding wildlife; therefore the overall impacts are mixed.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The strategy proposes development further out from the town centre, which may mean that a higher number of longer car journeys are made in and around the town in order to access local services and facilities. In Axminster, congestion within the town is already problematic and development may compound these issues. However, the strategy encourages walking and cycling in place of car use, as well as endorsing improvements to the public transport network; therefore overall it is likely that mixed effects will occur in relation to this objective.</p>

Strategy 20: Development at Axminster

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-?</p>	<p>Increasing the volume of car traffic within Axminster, which is already affected by heavy traffic, may have adverse effects on air quality. Negative effects on water quality may also arise as development is proposed within close proximity of the River Axe SAC which is vulnerable to pollution, although the strategy does refer to the need to protect the water quality of the river and surrounding wildlife and it is specified that, prior to the granting of planning permission for any major residential schemes at Axminster, the Council will agree a timetable for the review or development of a Nutrient Management Plan for the River Axe which should help to inform appropriate mitigation to avoid adverse impacts on water quality. It is also specified that growth at Axminster will be informed by the current status of the relevant discharge consents for waste water treatment works, and any upgrade required to support new growth will be the subject of Habitats Regulations Assessment prior to planning permission being given. Therefore, the potential negative effect on this SA objective is minor and uncertain.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+/-</p>	<p>Development in general is likely to lead to an overall increase in greenhouse gas emissions; however new developments may offer the opportunity for incorporating more sustainable practices such as renewable energy generation. The strategy encourages walking and cycling in place of car use, and endorses improvements to the public transport network, therefore should result in positive effects in this sense. However, development outside of the town centre may lead to an increase in vehicle traffic, thereby increasing emissions. In addition, concentrating fully on infill development may have offered better opportunities for the reuse of existing buildings than the relatively large-scale development that is proposed on the edge of the town on greenfield land. As such, the overall likely effects on this objective are mixed.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/-</p>	<p>The strategy states that drainage improvements for the town should be secured, indicating that positive effects on this objective are likely. In addition, there may be opportunities for incorporating SUDS into the new housing developed. However, the development proposed may result in an increase in impermeable surfaces and there are areas of Flood Zone 3 within the town; therefore mixed effects are likely overall.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-?</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed and uncertain.</p>

Strategy 20: Development at Axminster

17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-?	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development within or around the town; instead it will be determined by waste management practices within the town. The strategy does not mention this issue specifically; however it can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of employment land at Axminster is likely to result in positive effects on this objective as a result of the creation of new jobs for local people.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	Development in and around Axminster is likely to have significant positive effects in terms of improving the vitality and viability of the towns of East Devon. As the strategy allows for employment land provision, this should enhance the town's economy, and additional services and facilities to support the growing residential population should bring further benefits for the community and encourage residents of the surrounding villages to use Axminster's services and facilities more frequently rather than travelling to larger service centres such as Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Positive effects on this objective are likely as inward and indigenous investment will be encouraged by the provision of employment land at Axminster. In addition, the residential development proposed would increase the available workforce and thus may have some positive effects in terms of encouraging investment from businesses/industry.

Strategy 21: Budleigh Salterton

1: To ensure everybody has the opportunity to live in a decent home	+	The strategy for development at Budleigh Salterton is likely to have a positive effect on this objective, as it allows for housing development in and around the town in accordance with Strategy 2 and states that affordable housing will be given priority over other forms of development. The effects are not expected to be significant, due to the fact that housing development would be modest.
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Strategy 21: Budleigh Salterton

2: To ensure that all groups of the population have access to community services	?	The strategy does not refer to the provision of new community services and facilities, aside from a general commitment to support schools, health and other service providers to meet their accommodation needs. Although the extent of housing development in Budleigh Salterton would be modest, the population increase may mean that existing services become overloaded, particularly if they are already stretched. However, if new facilities are provided to serve the growing population, positive effects may result.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	?	The strategy does not refer to the provision of new education facilities. Although the extent of housing development in Budleigh Salterton would be modest, the population increase may mean that existing schools become overloaded, particularly if they are already stretched. However, if new school and nursery places are provided to serve the growing population, positive effects may result.
4: To improve the population's health	?	The strategy does not refer to the provision of new community facilities such as doctors' surgery places, aside from a general commitment to support schools, health and other service providers to meet their accommodation needs. Although the extent of housing development in Budleigh Salterton would be relatively small, the population increase may mean that existing services become overloaded, particularly if they are already stretched. However, if new facilities are provided to serve the growing population, positive effects may result.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	New development at Budleigh Salterton, including the development of new homes, may have short term negative impacts on noise due to noise creation during the construction phase, as well as longer-term impacts from an increase in vehicle traffic. However, potential effects are likely to be minor due to the relatively small-scale development proposed, and are uncertain as they will depend largely on the proximity of development sites to sensitive receptors which is not currently known.

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7: To maintain and improve cultural, social and leisure provision	?	The strategy does not refer to the provision of new cultural, social or leisure facilities, aside from a general commitment to support schools, health and other service providers to meet their accommodation needs. Although the extent of housing development in Budleigh Salterton would be relatively small, the population increase may mean that existing facilities become overloaded, particularly if they are already stretched. However, if new facilities are provided to serve the growing population, positive effects may result.
8: To maintain and enhance built and historic assets	+/-?	Depending on the location of the development to take place within the town, there may be an adverse effect on the setting of historic assets such as listed buildings. However, the new development planned may also offer opportunities for enhancing the overall quality of the built environment; therefore either positive or negative effects could occur depending on the exact location and design of new development which are not yet known.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The effect of the strategy on landscape character will depend largely on whether the new houses and employment land to be provided are to be located within the existing built up area, or outside of the existing town on greenfield land. It is noted that Budleigh Salterton is some distance from the East Devon AONB; therefore even outside of the built up area, development is unlikely to adversely affect the AONB. In addition, the strategy encourages the protection of the semi-rural character of areas on the edge of the Built-up Area, particularly to the west of the town, in order to protect the character of the AONB; therefore a positive effect is considered likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	The effects of development on local character will depend largely on the design of individual buildings, which is not affected by the spatial location of development and cannot be determined at this stage. If a large proportion of the proposed new housing is built away from the town centre, it is more likely to lead to additional vehicle traffic which may have a negative effect on local amenity; however this is less likely to be the case if the development comes forward as infill. In addition, the small scale of the planned development means this potential effect should only be very minor.
11: To conserve and enhance the biodiversity of East Devon	?	The effects of the strategy on this objective will depend largely on the location of the housing and employment development, and on whether it infringes on or affects any sites of biodiversity importance. As such, the potential effects are at present uncertain.

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12: To promote and encourage non-car based modes of transport and reduce journey lengths	?	The effects of the strategy on sustainable transport and journey lengths will depend largely on the location of the proposed development and whether it is provided as infill development within close proximity of the town centre, or whether it comes forward on greenfield land further away from the town centre. As such effects are currently uncertain as the location of the proposed development is not specified.
13: To maintain and enhance the environment in terms of air, soil and water quality	?	The effects of the strategy on this objective will depend on factors such as whether development comes forward on greenfield land (which may result in the loss of good quality agricultural soil) and whether it is located in areas which would necessitate car use, which would have an adverse impact on local air quality. Because the location of the development is not yet known, effects are therefore uncertain; however it is noted that any effects would be unlikely to be significant due to the relatively small scale of the housing development planned.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-?	Development in general is likely to lead to an overall increase in greenhouse gas emissions; however new developments may offer the opportunity for incorporating more sustainable practices such as renewable energy generation. As such, the overall likely effects on this objective are mixed and are currently uncertain as the location of new development is not yet known, which will affect the extent to which vehicle traffic may increase.
15: To ensure that there is no increase in the risk of flooding	+/-?	The effect of the strategy on flood risk will depend largely on its location – it is noted that some parts of the town centre, as well as a large area to the east of the town, are at higher risk from flooding and so development in those areas may have an adverse impact on flood risk. In addition, development on greenfield land in any location could have an adverse effect as a result of increasing the area of impermeable surfaces. However, it is also recognised that new development may offer good opportunities for incorporating SuDS; therefore effects could be positive or negative, and will depend on the location of development which is not known at this stage.

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16: To ensure energy consumption is as efficient as possible	+/-?	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. However, while Strategy 39 endorses renewable energy generation across the District, there is no specific requirement for new developments to incorporate renewable energy generation. As such, the likely effects are mixed and uncertain.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-?	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development within or around the town; instead it will be determined by waste management practices within the town and new homes to be developed. The strategy does not mention this issue specifically; however it can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	The strategy specifies that employment development will be prioritised over other forms of development at Budleigh Salterton; however no specific provision is made for the development of a certain area of employment land at the town. Due to the size of the town and the relatively small number of new homes to be provided there, it is not expected that positive effects would be significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	The proposal for new housing and employment growth in Budleigh Salterton should have a positive effect on enhancing the vitality and viability of the town, particularly as the strategy emphasises the fact that affordable housing should be given priority, which will help younger people to remain in the town.
20: To encourage and accommodate both indigenous and inward investment	+?	The strategy specifies that employment development will be prioritised over other forms of development at Budleigh Salterton, and the provision of employment land may have a positive effect on encouraging investment; however no specific provision is made for the development of a certain area of employment land at the town. Due to the size of the town and the relatively small number of new homes to be provided there, it is not expected that positive effects would be significant.

Strategy 22: Development at Exmouth

1: To ensure everybody has the opportunity to live in a decent home	++	The strategy for Exmouth is likely to have a significant positive effect on this objective, as it allows for the provision of new homes in and around the town. There is an identified need for affordable housing in Exmouth and, as Strategy 34 will seek a 25% affordable housing figure on qualifying housing developments in Exmouth, the provision of new housing in the town should have additional positive effects in this sense.
2: To ensure that all groups of the population have access to community services	+/-?	Positive effects are likely in relation to this objective as the strategy for Exmouth includes measures to improve service provision e.g. medical facilities, libraries etc. However, the strategic sites proposed for housing development are all located around the edge of the town; therefore residents may be less easily able to access the services of the town centre. Depending on the extent to which community facilities are provided alongside the housing development (this is only mentioned in the strategy in relation to the Goodmores Farm site), existing facilities may become overloaded. As such, the likely effects are mixed but uncertain.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The provision of employment land at Exmouth should provide additional opportunities for work-based training and skills development. The provision of additional school places will be necessary to support the growing population, and the strategy states that new educational facilities will be provided; therefore a positive effect is likely in relation to this objective.
4: To improve the population's health	+/-	The strategy states that there will be enhanced medical and social care provision in order to support Exmouth's growing population. However, the location of a large proportion of the housing development planned in Exmouth at sites around the edge of the town means that car use may be more frequently needed due to the distance to the town centre. As such, the likely overall effect of the strategy on local people's health is mixed.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.

Strategy 22: Development at Exmouth

6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	Depending on the nature of the industry to be located on the allocated employment land, it is possible that activities such as lorry transportation of goods may have an adverse effect on noise levels in and around the town, as well as a general increase in car use resulting from the growing population. Local residents may experience adverse effects relating to noise both during the construction phase of new developments and afterwards as a result of increased vehicle traffic in the area.
7: To maintain and improve cultural, social and leisure provision	+	The residents of the housing planned around Exmouth will have relatively good access to open countryside; therefore the opportunities for recreation space are likely to be good. The strategy states that community services will be enhanced, which is taken to include leisure facilities etc. As such, the likely effect on this objective is positive.
8: To maintain and enhance built and historic assets	?	The location of the planned new housing development around the edge of the town means that there are less likely to be adverse effects resulting from disturbance to built/historic assets; however the likely effects are at present uncertain due to a lack of information about the existence of assets such as listed buildings, archaeological remains or SAMs in the vicinity of the proposed development.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	The fact that large-scale housing development is proposed on greenfield land means that a significant negative effect on this objective is likely. The effects of the proposed development on the landscape character are at present uncertain as more information is needed with regards to issues such as the topography of the land and the potential for screening of the site. However, the strategy directs both employment and housing development directly adjacent the East Devon AONB; and so unsympathetic development may have the potential for significant adverse effects.
10: To maintain the local amenity, quality and character of the local environment	-?	The effects of development on local character will depend largely on the design of individual buildings, which is not affected by the spatial location of development and cannot be determined at this stage. However, building a large proportion of the new housing development away from the town centre means that it is more likely to lead to additional vehicle traffic which may have a negative effect on local amenity.

Strategy 22: Development at Exmouth

<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>Development in and around Exmouth may have adverse effects on the Exe Estuary SAC, which is vulnerable to changes in water quality/quantity, and on Dawlish Warren SAC. Water pollution resulting from development therefore may have adverse effects, although this will depend largely on the planned source of water supply which is not yet known. In addition, the increased local population may also place additional recreational pressure on nearby designated sites (East Devon Heaths SAC and East Devon Pebblebed Heaths SPA). However, the strategy states that SANGs will be provided, including at parts of the Valley Parks, to provide mitigation for such effects. The strategy also states that the implementation of proposals in Exmouth will need to demonstrate Habitat Regulations compliance through provision of appropriate mitigation in accordance with the 'South-east Devon European Site Mitigation Strategy' or be supported by their own assessment with mitigation identified and measures guaranteeing delivery, where appropriate, identified. Overall, a potential but uncertain minor negative effect is therefore identified.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The strategy proposes development further out from the town centre, which may mean that a higher number of longer car journeys are made in and around the town in order to access local services and facilities. However, the strategy encourages improvements to the public transport network including the provision of an integrated transport interchange; therefore overall it is likely that mixed effects will occur in relation to this objective.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--?</p>	<p>Increasing the volume of car traffic within Exmouth, as a result of increased business/commercial activity and a general increase in population may have adverse effects on air quality. Locating the new development at the allocated sites further out from the town centre will probably result in more car traffic due to the fact that there will probably be less opportunity for the use of rail transport, which may otherwise have helped to preserve air quality by avoiding car use. Negative effects on water quality may also arise as development is proposed within close proximity of the Exe Estuary SPA/Ramsar site, which is vulnerable to pollution, although the need to protect the water quality of the Exe Estuary and the surrounding wildlife sites is specifically referred to in this strategy. It is also noted that sewerage systems will be upgraded. As such, the likely significant negative effect on this objective is uncertain.</p>

Strategy 22: Development at Exmouth

<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+/-</p>	<p>Development in general is likely to lead to an overall increase in greenhouse gas emissions; however new developments may offer the opportunity for incorporating more sustainable practices such as renewable energy generation. The strategy encourage improvements to the public transport network, therefore should result in positive effects in this sense. However, development outside of the town centre at the allocated development sites may lead to an increase in vehicle traffic, thereby increasing emissions. In addition, concentrating fully on infill development may have offered better opportunities for the reuse of existing buildings than the relatively large-scale development that is proposed on the edge of the town on greenfield land. As such, the overall likely effects on this objective are mixed.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/-</p>	<p>Although locating new development on greenfield sites may increase the area of impermeable land in the area, thus increasing the flood risk, there may be opportunities for incorporating SUDS into the new housing and employment sites to be developed, indicating potential positive effects on this objective. In addition, all of the allocated development sites are located outside of flood zone 3. As such, the overall effects are likely to be mixed.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-?</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed and uncertain.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>+/-?</p>	<p>The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development within or around the town; instead it will be determined by waste management practices within the town. The strategy does not mention this issue specifically; however it can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.</p>

Strategy 22: Development at Exmouth

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment land at Exmouth (including 5ha at Goodmores Farm, 3ha at Liverton Business Park and 0.5ha at Land South of Redgate) is likely to result in positive effects on this objective as a result of the creation of new jobs for local people.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	Development in and around Exmouth is likely to have significant positive effects in terms of improving the vitality and viability of the towns of East Devon. As the strategy allows for a large area of employment land provision (including 5ha at Goodmores Farm, 3ha at Liverton Business Park and 0.5ha at Land South of Redgate) this should enhance the town's economy, and the provision of additional services and facilities to support the growing residential population should bring further benefits for the community and encourage residents of the surrounding villages to use Exmouth's services and facilities more frequently rather than travelling to larger service centres such as Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Positive effects on this objective are likely as inward and indigenous investment will be encouraged by the provision of new employment land sites at Exmouth. In addition, the residential development proposed would increase the available workforce and thus may have some positive effects in terms of encouraging investment from businesses/industry.

Strategy 23: Development at Honiton

1: To ensure everybody has the opportunity to live in a decent home	++	The strategy for Honiton makes provision for new housing in accordance with Strategy 2; therefore a significant positive effect on this objective is likely. It is assumed that affordable housing provision will be made within this development in line with Strategy 34.
2: To ensure that all groups of the population have access to community services	+?	The new housing site to the north of the town centre (Ottery Moor Lane) is located within the built up area boundary and residents will be easily able to access the services of the town centre, due to the location of the site within walking distance from that area. The strategy does recognise the need for new community facilities to support new developments and states that support will be given to applications for such schemes. However, if new services are not developed, existing services may become overloaded. As such, the likely effects of the strategy are likely to be positive but are currently uncertain.

Strategy 23: Development at Honiton

<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>+/-?</p>	<p>The fact that the strategy provides for employment land means that opportunities for work-based training and skills development are likely to increase. However, the strategy makes no mention of the need for additional education facilities to accommodate the increase in population that will arise from the housing to be developed. If existing nurseries, schools and colleges become overloaded there may be negative impacts on this objective; however if enough places are available this will not be an issue. As such, the likely effects of the strategy on this objective are mixed but currently uncertain.</p>
<p>4: To improve the population's health</p>	<p>+/-?</p>	<p>The strategy recognises the need for new community facilities and services, and encourages applications for such schemes. However, if such services are not developed, existing healthcare facilities such as doctors' surgeries and dentists may become oversubscribed. The fact that development is proposed within and adjacent to the existing urban area of Honiton means that opportunities for walking and cycling e.g. to and from work may be good, although this will depend on the presence of appropriate paths into and out of the town centre which is not specified in the strategy. As such, the potential effects are mixed and currently uncertain.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The strategy is not considered likely to have an effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>-</p>	<p>The development of housing and employment land may result in noise disturbance to nearby residents during the construction phase, particularly at the Ottery Moor Lane site which is near to existing development. This is less likely to be an issue in relation to the employment development that is proposed on the strategic site to the west of the town, due to there being fewer sensitive receptors immediately adjacent to that site. In addition, the development (both housing and employment) that is proposed may increase levels of traffic in and around Honiton, adding to noise disturbance in this sense – this type of effect would be experienced over the long-term whereas the effects of construction would be only short-term.</p>

Strategy 23: Development at Honiton

7: To maintain and improve cultural, social and leisure provision	+/-?	The strategy recognises the need for new community facilities and services, which are particularly needed in Honiton, alongside new housing development and encourages applications for such schemes. However, if such services are not developed, existing healthcare and other social services may become overloaded, reducing the standard of provision for the town's residents. As such, the potential effects on this objective are mixed but are currently uncertain.
8: To maintain and enhance built and historic assets	+/-?	The location of a large amount of new housing development on the edge of the town at Ottery Moor Lane could mean that there are less likely to be adverse effects resulting from disturbance to built/historic assets; however the appraisal of that site option identified a potential negative effect due to the close proximity of the site to Honiton Conservation Area and listed buildings. There are also listed buildings within close proximity of the allocation west of Hayne Lane. The potential for negative effects from the strategy are at present uncertain and will depend to a large extent on the design of development. In addition, the new development planned may improve the overall quality of the built environment of the town. As such, the potential effects are uncertain at this stage and may be both positive and negative.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	The strategy states that, where possible, new housing will be provided within the existing built up area. As this development would therefore be more likely to occur on brownfield land, a positive effect on this objective is likely. However, the proposed Ottery Moor Lane development site directs housing development towards the Blackdown Hills AONB; and so has the potential for adverse effects on landscape character; therefore an overall mixed effect is likely.
10: To maintain the local amenity, quality and character of the local environment	0	The effects of development on local character will depend largely on the design of individual buildings, which is not affected by the spatial location of development and cannot be determined at this stage. However, building a large proportion of the new housing development (the 150 new homes at Ottery Moor Lane) within the built up area boundary and within close proximity of the town centre, means that it is less likely to lead to additional vehicle traffic which could otherwise have a negative effect on local amenity.
11: To conserve and enhance the biodiversity of East Devon	+?	Development in and around Honiton will focus development away from European sites, in this sense having positive effects on biodiversity and avoiding negative impacts on designates sites. However, the positive score is uncertain as there may be adverse impacts on non-designated biodiversity assets.

Strategy 23: Development at Honiton

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>-/+</p>	<p>The strategy proposes development at Ottery Moor Lane which is within the built up area boundary and within close proximity of the town centre, which may help to reduce journey lengths and enable people to travel on foot or by bicycle in order to access local services and facilities. No mention is made within the strategy of the need to encourage more sustainable modes of transport, and it actually states that improvements to the highway network will be provided (at Turks Head junction), which may encourage car use. As such, an overall mixed effect on this objective is likely.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-/+</p>	<p>Increasing the volume of car traffic within Honiton as a result of increased business/commercial activity and a general increase in population may have adverse effects on air quality. However, locating much of the new development at Ottery Moor Lane, which is within the built up area boundary and is within close proximity of the town centre, is likely to help minimise car traffic, and as that site is on brownfield land, there is likely to be a reduced impact on soil quality. As such, an overall mixed effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>-/+?</p>	<p>Development in general is likely to lead to an overall increase in greenhouse gas emissions; however new developments may offer the opportunity for incorporating more sustainable practices such as renewable energy generation. Development further from the town centre may lead to an increase in vehicle traffic, thereby increasing emissions. However, the new homes (including 150 at Ottery Moor Lane) will come forward within the built up area boundary if possible, which will encourage shorter journeys and may offer good opportunities for the reuse of existing buildings (although it should be noted that if suitable sites do not come forward, development outside the built up area will be considered). As such, the overall likely effects on this objective are mixed.</p>

Strategy 23: Development at Honiton

<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+</p>	<p>Although the development of new homes within and potentially around the outside of Honiton may increase the area of impermeable land in the area, thus increasing the flood risk, there may be opportunities for incorporating SUDS into the new housing and employment sites, indicating potential positive effects on this objective. The Ottery Moor Lane site (for 150 of the new homes) is on brownfield land, and the development of that site would therefore not increase the extent of impermeable surfaces. While two of the allocated development sites are located outside of flood zone 3, there is a small amount of flood zone 2 within one site - Land off Heath Park Industrial Estate. However, this site is allocated for employment uses which according to National Planning Practice Guidance are an appropriate land use in flood zone 2. As such, the overall effects on this objective are likely to be minor positive.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-?</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed and uncertain.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>+/-?</p>	<p>The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development within or around the town; instead it will be determined by waste management practices within the town. The strategy does not mention this issue specifically; however it can be assumed that additional development will result in increased construction waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain. The reuse and recycling of secondary aggregates should be promoted wherever possible in developments.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++</p>	<p>The provision of employment land at Honiton through this strategy is likely to result in significant positive effects on this objective as new jobs will be created for local people.</p>

Strategy 23: Development at Honiton

19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	Development in and around Honiton is likely to have significant positive effects in terms of improving the vitality and viability of the towns of East Devon. As the strategy allows for the provision of employment land, this should enhance the town's economy, and the provision of the new housing proposed will help to enhance the vitality of the town by increasing the population and encouraging the development of a wider range of services and facilities.
20: To encourage and accommodate both indigenous and inward investment	+	Positive effects on this objective are likely as inward and indigenous investment will be encouraged by the provision of new employment land at Honiton. In addition, the residential development proposed would increase the available workforce and thus may have some positive effects in terms of encouraging investment from businesses/industry.

Strategy 24: Development at Ottery St Mary

1: To ensure everybody has the opportunity to live in a decent home	++	The development of new homes as proposed under this strategy is likely to result in significant positive effects on this objective by enhancing the availability of new housing (which is likely to be of a good quality as it will be newly developed) for the local population.
2: To ensure that all groups of the population have access to community services	+	The strategy requires development proposals to support the schools, health and other service providers to meet their accommodation needs; therefore a minor positive effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The strategy states that Kings School will be expanded, indicating that the required education facilities will be made available to serve the growing population. In addition, the provision of new employment land through this strategy may mean that more opportunities are available, in a wider range of business types, for work-based training and skills development.
4: To improve the population's health	+	This strategy provides for the enhancement of community facilities which would support healthcare providers to meet their accommodation needs, indicating that positive impacts on this objective should result.

Strategy 24: Development at Ottery St Mary

5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	+	This strategy provides for the enhancement of social and community facilities, indicating that positive impacts on this objective should result.
8: To maintain and enhance built and historic assets	+/-?	The development of new homes may mean that historic assets are disturbed, although this is dependent on the proximity of such assets close to development sites, which are not yet known. In addition, the Finimore Industrial Estate which is allocated in the strategy is within fairly close proximity of Ottery St Mary Conservation Area and other designated heritage assets. However, the provision of new development, which should be of a high quality, may have the effect of enhancing the overall quality of the town's built environment, which the strategy specifically states will be enhanced. As such, mixed effects are most likely, although uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+?	The housing development resulting from this strategy is likely to be in the town centre, which could mean that brownfield sites can be used and landscape impacts minimised. A potential but uncertain minor positive effect is therefore identified.
10: To maintain the local amenity, quality and character of the local environment	-?	The effects of development on local character will depend largely on the design of individual buildings, which is not affected by the spatial location of development and cannot be determined at this stage. However, locating a significant proportion of the new development outside of the existing urban area may have a negative impact on amenity in that car use is more likely to be necessary than if more of the new houses were to be built within the existing built up area.

Strategy 24: Development at Ottery St Mary

11: To conserve and enhance the biodiversity of East Devon	-?	Development in Ottery St Mary may have adverse effects on the East Devon Pebblebed Heaths SAC, and the East Devon Heaths SPA, for example as a result of recreation activities. However, the distance between those sites and the town is reasonable; therefore the effects are likely to only be minor.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	-?	The strategy aims to achieve better management of road space in the town centre to alleviate congestion, which may encourage ongoing car use. A potential minor negative effect is therefore identified.
13: To maintain and enhance the environment in terms of air, soil and water quality	-?	Increasing the volume of car traffic within Honiton as a result of increased business/commercial activity and a general increase in population may have adverse effects on air quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	-/+?	Development in general is likely to lead to an overall increase in greenhouse gas emissions; however new developments may offer the opportunity for incorporating more sustainable practices such as renewable energy generation. In particular, infill development may offer good opportunities for the reuse of existing buildings. As such, the overall likely effects on this objective are mixed.
15: To ensure that there is no increase in the risk of flooding	-?	The effects of the strategy on this objective are to some extent uncertain and will depend on the location of housing development that comes forward. A fairly large area of the town is located on land classed as flood zone 3, meaning that if infill development takes place in these locations an adverse impact on flood risk is likely. The site that is allocated at Finnimore Industrial Estate is on flood zone 3; therefore a potential negative effect is identified although this is uncertain as there may be opportunities for incorporating mitigation such as SUDS into the new developments.
16: To ensure energy consumption is as efficient as possible	+/-?	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed and uncertain.

Strategy 24: Development at Ottery St Mary

17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-?	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development within or around the town; instead it will be determined by waste management practices within the town. The strategy does not mention this issue specifically; however it can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of employment land at Otter St Mary will have a positive impact in terms of employment creation and provide new employment opportunities for the residents of the new homes to be provided in and around the town.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	The measures included within the strategy for Ottery St Mary should combine to have a significant positive impact on the vitality and viability of the town, with an increase in the local population, and in service and employment provision.
20: To encourage and accommodate both indigenous and inward investment	+	The provision of employment land at Ottery St Mary should have a positive impact in terms of encouraging investment.

Strategy 25: Development at Seaton

1: To ensure everybody has the opportunity to live in a decent home	++	The development of new homes as is proposed under this strategy is likely to result in positive effects on this objective by increasing the availability of new housing, which is likely to be of a good quality as it will be newly developed, for the local population.
2: To ensure that all groups of the population have access to community services	++	The strategy allows for improvements to community facilities, and the emphasis placed on improving broadband provision, combined with the fact that new housing development is to be located within the existing built up area, should have significant positive impacts on the ability of local people to access community services. The strategy states that the provision of new sport and leisure facilities to meet the needs of the whole community will be strongly encouraged.

Strategy 25: Development at Seaton

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The strategy allows for improvements to community facilities, and although not explicitly stated, this is taken to include education facilities. The strategy places emphasis on improving the education provision in relation to tourism; although it is unclear how much of this will be of benefit for local people. In addition, the employment generated as a result of the strategy should help to increase opportunities for work-based training and skills development.
4: To improve the population's health	+?	The emphasis placed on encouraging sustainable modes of transport should mean that the local population becomes generally more active, which would have a positive impact on health. In addition, it is assumed (although not specified) that the additional facilities and services to be provided will include healthcare facilities.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	The development planned in Seaton may create noise disturbance for local residents during the construction phase, particularly as development is planned within the existing built up area boundary, and any increase in vehicle traffic may also increase noise levels. However, the measures in the strategy relating to sustainable transport use should help to reduce the severity of this potential effect.
7: To maintain and improve cultural, social and leisure provision	+	The strategy allows for improvements to recreation facilities, including a mixed-use development in the north of the town that would include employment and recreation uses. The emphasis placed on improving Seaton's tourism offering should also have associated positive effects on the leisure and recreation facilities available for local people.

Strategy 25: Development at Seaton

8: To maintain and enhance built and historic assets	-/+?	The strategy specifies that the fabric of Seaton will be enhanced, indicating that positive effects are likely in relation to the built environment of the town. However, with the development of homes and employment land proposed, the effect of development on historic features is dependent on the presence of such assets within close proximity of the planned development. It is noted that the allocated site north of the town (Harepath Road) could have a negative effect on the historic environment due to its proximity to Colyford Conservation Area and other heritage assets. As such, the potential effects of this strategy are mixed and uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	The fact that the development is proposed on greenfield land means that there is likely to be adverse impacts on the landscape character. However, the strategy emphasises the importance of enhancing and sensitively managing the area's landscape. As such, there may be a minor negative impact on this objective and there is an element of uncertainty as this part of the strategy is somewhat vague, and it is not clear where the policies for this that are referred to (they will be 'prominent') will come from.
10: To maintain the local amenity, quality and character of the local environment	-?	The effects of development on local character will depend largely on the design of individual buildings, which is not affected by the spatial location of development and cannot be determined at this stage. However, locating development in the peripheral urban area may have a negative impact on amenity by creating a need for greater car use as the site to the north of the town is away from the town centre. The strategy states that the character of the town will be enhanced, therefore the potential minor negative effect is uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	Seaton is located within close proximity of Beer Quarry and Caves SAC and Sidmouth to West Bay SAC; therefore it is possible that the strong emphasis that the strategy places on enhancing tourism in the town may have an adverse impact on these sites as a result of increased recreation pressure.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	-?	The strategy places a strong emphasis on encouraging the use of sustainable transport. However, locating development in the peripheral urban area may have a negative impact on this objective by creating a greater need for unsustainable modes of transport.

Strategy 25: Development at Seaton

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>+/-?</p>	<p>Increasing the volume of car traffic within Seaton as a result of increased business/commercial activity and a general increase in population may have adverse effects on air quality. Soil quality however, is unlikely to be affected as development is not proposed on greenfield land outside of the town which may have been good quality agricultural land. As such, the likely effects are mixed overall, but there are uncertainties associated with the potential impacts.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>-/+?</p>	<p>The strategic land allocation on greenfield site to the north of Seaton is likely to create a greater need to use unsustainable modes of transport. Development in general is also likely to lead to an overall increase in greenhouse gas emissions; however new developments may offer the opportunity for incorporating more sustainable practices such as renewable energy generation. As such, the overall likely effects on this objective are mixed.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/-?</p>	<p>A fairly large area in the east of the existing town is located on land classed as flood zone 3, meaning that if infill development takes place in these locations an adverse impact on flood risk is likely. However, the land allocation is located away from the flood risk zones, on peripheral land to the north of the town. Development on a greenfield site means that the area of impermeable land will increase, although there may be opportunities for incorporating SUDS into the new development. As such, the overall effects are likely to be mixed, but are uncertain as it is not known whether development in the town will be in the most flood prone areas or elsewhere.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-?</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed and uncertain.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>+/-?</p>	<p>The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development within or around the town; instead it will be determined by waste management practices within the town. The strategy does not mention this issue specifically; however it can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.</p>

Strategy 25: Development at Seaton

<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++</p>	<p>The provision of employment land in Seaton is likely to result in positive effects on this objective as a result of the creation of new jobs for local people. The emphasis placed on developing the town's tourism industry may also result in job creation (although jobs of this nature tend to be seasonal and are often poorly paid). The strategy also states that existing and allocated employment sites will be protected from change of use, which should help to protect existing jobs in the town.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>+/-?</p>	<p>The measures included within the strategy for Seaton should combine to have a positive impact on the vitality and viability of the town, with an increase in the local population, and in service and employment provision. In particular, boosting the local tourism offering should help to increase the vitality of the town and the emphasis on education-based tourism should help to attract younger visitors as well as the older people that the seaside towns of East Devon traditionally attract. However, the strategic land allocation on peripheral land to the north of the town may have a significant negative effect on the centre of the town which is on the south coast.</p>
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>++</p>	<p>The provision of employment land within Seaton may have a positive impact in terms of encouraging investment.</p>

Strategy 26: Development at Sidmouth

<p>1: To ensure everybody has the opportunity to live in a decent home</p>	<p>++</p>	<p>The development of new homes through this strategy is likely to result in positive effects on this objective by enhancing the availability of new housing, which is likely to be of a good quality as it will be newly constructed, for the local population.</p>
<p>2: To ensure that all groups of the population have access to community services</p>	<p>++</p>	<p>The strategy allows for the development of community facilities and, as new development is proposed within the existing built up area, there should be significant positive impacts on the ability of local people to access these facilities.</p>

Strategy 26: Development at Sidmouth

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The strategy allows for improvements to community facilities, including schools. In addition, the employment generated as a result of the strategy should help to increase opportunities for work-based training and skills development.
4: To improve the population's health	+?	It is assumed (although not specified) that the additional facilities and services to be provided will include healthcare facilities, having a positive effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	The development planned in Sidmouth may create noise disturbance for local residents during the construction phase, particularly as development is planned within the existing built up area boundary, and any increase in vehicle traffic may also increase noise levels. However, the fact that the strategy proposes the development of a park and ride facility should help to reduce the severity of this potential effect.
7: To maintain and improve cultural, social and leisure provision	+	The strategy allows for improvements to social and community facilities, which is taken to include recreation facilities, and the emphasis placed on enhancing the town as a tourism destination should also have associated positive effects on the leisure and recreation facilities available for local people.
8: To maintain and enhance built and historic assets	+/-?	The strategy states that the environment of the town centre will be enhanced, indicating that positive effects are likely in relation to the built environment. However, the fact that development is proposed within the built up area boundary means that the chance of new development disturbing historic assets is higher, although this is dependent on the presence of such assets within close proximity of the planned development. It is noted that in the SA of the individual site options, all but one of the sites allocated in this strategy were identified as having potential negative effects on the historic environment due to their close proximity to heritage assets (within 250m). As such, the potential effects are mixed and uncertain.

Strategy 26: Development at Sidmouth

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>++</p>	<p>The fact that the development proposed is to be located within the existing built up area (including 50 homes at the Current Council offices, 20 homes at the Current Manstone Depot and 30 homes at the Port Royal Site) means that there are less likely to be adverse impacts on the landscape character, and more opportunities to re-use brownfield land and existing buildings. The strategy also refers to the critical importance of the sensitive management of the landscape. As such, a significant positive impact on this objective is considered likely. In addition, the fact that development is proposed within the existing built up area, rather than within a strategic site outside of the town, should help to conserve the quality of the landscape near to the East Devon AONB.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>+?</p>	<p>The effects of development on local character will depend largely on the design of individual buildings, which is not affected by the spatial location of development and cannot be determined at this stage. However, locating development within the existing urban area may have a positive impact on amenity in that car use is likely to be less necessary than if houses were built at a strategic site away from the town centre</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>Sidmouth is located within close proximity of Beer Quarry and Caves SAC, Sidmouth to West Bay SAC, East Devon Pebblebed Heaths SAS and East Devon Heaths SPA; therefore it is possible that the emphasis that the strategy places on enhancing tourism in the town may have an adverse impact on these sites as a result of increased recreation pressure.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-?</p>	<p>The strategy states that a park and ride service will be provided, and the development planned is to be located within the built up area boundary, indicating that the use of non-car modes of transport will be more feasible. However, the strategy also states that road space in the town will be better managed – it is unclear whether this may be done in such a way that car traffic will be limited and public transport and walking and cycling promoted, or whether the network will be improved to make road traffic more viable. As such, the likely effects of the objective are mixed and uncertain.</p>

Strategy 26: Development at Sidmouth

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>+/-?</p>	<p>Increasing the volume of traffic within Sidmouth as a result of increased business/commercial activity and a general increase in the local population may have adverse effects on air quality. However, the effects of such traffic are likely to be somewhat tempered by the fact that development is proposed within the existing built up area, therefore walking, cycling etc. will be more feasible, and the strategy endorses the provision of a park and ride facility. In addition, soil quality is less likely to be affected as development is not proposed on greenfield land outside of the town which may have been good quality agricultural land. As such, the likely effects are mixed overall, but there are uncertainties associated with the potential negative impact.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>-/+?</p>	<p>Development in general is likely to lead to an overall increase in greenhouse gas emissions; however new developments may offer the opportunity for incorporating more sustainable practices such as renewable energy generation. In particular, infill development (as proposed here) may offer good opportunities for the reuse of existing buildings. The fact that development is proposed within the existing urban area may mean that car use is less necessary than if houses were proposed on a strategic site away from the town centre. As such, the overall likely effects on this objective are mixed.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>+/-?</p>	<p>The fact that the development proposed will be located within the existing urban area means that the area of impermeable land should not increase notably and in addition there may be opportunities for incorporating SUDS into the new housing and employment sites to be developed in Sidmouth, indicating potential positive effects on this objective. However, a fairly large area in the east of the existing town is located on land classed as flood zone 3, meaning that if the infill development takes place in this location an adverse impact on flood risk is likely. As such, the overall effects are likely to be mixed, but are uncertain as it is not known whether development in the town will be in the most flood prone areas or elsewhere.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>+/-?</p>	<p>The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed and uncertain.</p>

Strategy 26: Development at Sidmouth

17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-?	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development within or around the town; instead it will be determined by waste management practices within the town. The strategy does not mention this issue specifically; however it can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of a small amount of employment land in Sidmouth may result in positive effects on this objective as a result of the creation of new jobs for local people although this is uncertain as only 0.5ha is provided for through the Strategy. The emphasis placed on developing the town's tourism industry may also result in job creation although jobs of this nature tend to be seasonal and are often poorly paid.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++?	The measures included within the strategy for Sidmouth should combine to have a significant positive impact on the vitality and viability of the town, with an increase in the local population, and in service and employment provision. In particular, boosting the local tourism offering should help to increase the vitality of the town.
20: To encourage and accommodate both indigenous and inward investment	+	The provision of employment land within Sidmouth may have a positive impact in terms of encouraging investment, although this is uncertain due to the fact that the strategy provides for only 0.5ha.

New Policy – Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary

1: To ensure everybody has the opportunity to live in a decent home	+	The policy allocates 150 dwellings at this site; therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	The site is located within fairly close proximity of the West End and Exeter where there is a high concentration of services and facilities. In addition, there is a church within the middle of the proposed development area and a village hall within 550m to the north. A minor positive effect is therefore likely.

New Policy – Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	Effects on this objective will depend largely on the capacity of nearby schools to accommodate new pupils which is not known. However, there are no existing schools within walking distance (600m of the site) and a potential minor negative effect is therefore likely.
4: To improve the population's health	+	There are no healthcare facilities within walking distance of the site, although there is a public footpath running through the site and a large area of open space adjacent to the west. A minor positive effect on this SA objective is therefore likely.
5: To reduce crime and fear of crime	0	The strategy is not expected to have a direct effect on this SA objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The western part of the site is within approximately 30m of the A376 which may mean that residents and employees in that part of the site are negatively affected by road noise. In addition there are a large number of sensitive receptors in adjacent Clyst St Mary which may be adversely affected by noise during the construction phase. However, this effect would be short term and temporary. An overall minor negative effect on this objective may therefore occur.
7: To maintain and improve cultural, social and leisure provision	+	The site is within walking distance of open space and a village hall; therefore a minor positive effect on this objective is likely.
8: To maintain and enhance built and historic assets	-?	There are seven listed buildings within the site itself as well as several others within close proximity; therefore development of this site may have a negative effect on cultural heritage. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. The potential negative effect is therefore minor and uncertain

New Policy – Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The development planned at Winslade Park would be on brownfield land and the site is more than 250m from the nearest AONB. Therefore, a minor positive effect on this SA objective is likely.
10: To maintain the local amenity, quality and character of the local environment	0	The redevelopment planned at Winslade Park would be on brownfield land; therefore a negligible effect on this SA objective is likely.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is within 600m of three bus stops, one of which is within the site itself; however it is more than 600m from a town centre. Therefore, a mixed effect is likely overall.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The site lies mainly on grade 3 agricultural land although a small area in the north is on grade 1 land. However, the site is on previously developed land which would be redeveloped; therefore a negligible effect is likely. The site is not within or adjacent to an AQMA.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	There are three bus stops within 600m of the site, including one within the site itself. In addition, the site is proposed for both residential and employment uses which may offer residents the opportunity to live and work in close proximity. An overall significant positive effect is therefore likely.
15: To ensure that there is no increase in the risk of flooding	-	A small part of this site in the south lies within flood zone 3; however the site is on brownfield land. Therefore, development here is likely to have a minor negative effect on flood risk.

New Policy – Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary

16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The effects of the policy on this SA objective will depend largely on onsite waste management practices. However, the redevelopment of an existing site may mean that there are opportunities to reuse existing materials and a negligible effect is likely overall.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The policy allocates 0.7ha of employment land for B1 office uses at this site; therefore a minor positive effect is likely. Co-locating the employment land with residential development will help to match levels of jobs with the economically active workforce. While some of the redevelopment would involve replacing office buildings with residential properties the offices are redundant and have been unsuccessfully marketed; therefore no detrimental effect on employment is likely to result.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The location of this site, close to the West End of East Devon is likely to have a minor negative effect on the vitality and viability of the towns as it will contribute to drawing development and activity away towards the West End.
20: To encourage and accommodate both indigenous and inward investment	+	The policy allocates 0.7ha of employment land for B1 office uses at this site; therefore a minor positive effect is likely.

New Policy – Development at Uplyme

1: To ensure everybody has the opportunity to live in a decent home	+?	The policy could have a positive effect on this objective, if the joint evidence gathering results in housing development coming forward at Uplyme.
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New Policy – Development at Uplyme

2: To ensure that all groups of the population have access to community services	+?	The policy could have a positive effect on this objective, if the joint evidence gathering results in the development of new community services and facilities coming forward at Uplyme.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The policy could have a positive effect on this objective, if the joint evidence gathering results in employment development coming forward at Uplyme which may offer opportunities for work-based training. Alternatively, positive effects on education may result if new housing development at Uplyme were to stimulate the expansion of schools there, although this is again uncertain.
4: To improve the population's health	0	The policy is not considered likely to have an effect on this objective.
5: To reduce crime and fear of crime	0	The policy is not considered likely to have an effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Development at Uplyme may result in noise affecting existing sensitive receptors; however this would be a temporary short-term effect and would depend on the proximity of any future development to existing homes and other sensitive receptors. Therefore, a potential but uncertain minor negative effect is identified.
7: To maintain and improve cultural, social and leisure provision	+?	The policy could have a positive effect on this objective, if the joint evidence gathering results in the development of new cultural, social or leisure provision at Uplyme.
8: To maintain and enhance built and historic assets	-?	Development at Uplyme may result in negative effects on heritage features there; however this is uncertain depending on the location and nature of any future development which is not yet known. Therefore, a potential but uncertain minor negative effect is identified.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	?	Effects on this objective are uncertain and would depend on the location of any development coming forward at Uplyme, in particular whether it is on greenfield or brownfield land, which is not yet known.

New Policy – Development at Uplyme

10: To maintain the local amenity, quality and character of the local environment	-?	Development at Uplyme may result in negative effects on local amenity; however this would depend on the nature and specific location of the development. Effects on character are uncertain as they would depend largely on the design of the development as well as its nature and location. Therefore, a potential but uncertain minor negative effect is identified.
11: To conserve and enhance the biodiversity of East Devon	-?	Development at Uplyme may result in negative effects on biodiversity sites and features there; however this is uncertain depending on the location and nature of any future development which is not yet known. Therefore, a potential but uncertain minor negative effect is identified.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	Depending on the nature of any future development at Uplyme there may be a minor positive effect on sustainable transport as a result of people being able to access services closer to home; however if new development comprises residential development only there may be a minor negative effect as people are likely to drive to access services and facilities in the larger towns.
13: To maintain and enhance the environment in terms of air, soil and water quality	?	Effects on this objective are uncertain and would depend on the nature and location of any development coming forward at Uplyme, as well as factors such as the capacity of sewage treatment works to accommodate any new development.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-?	Depending on the nature of any future development at Uplyme there may be a minor positive effect on reducing transport-related emissions as a result of people being able to access services closer to home; however if new development comprises residential development only there may be a minor negative effect as people are likely to drive to access services and facilities in the larger towns.
15: To ensure that there is no increase in the risk of flooding	?	Effects on this objective are uncertain and would depend on the location of any development coming forward at Uplyme, in particular whether it is on greenfield or brownfield land, which is not yet known.
16: To ensure energy consumption is as efficient as possible	?	Effects on this objective are uncertain and would depend on the design of any future development at Uplyme, e.g. whether or not it could incorporate renewable energy generation, and on the onsite practices used.

New Policy – Development at Uplyme

17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	Any future development at Uplyme is likely to result in an increase in waste generation although this is uncertain as it will depend on the nature and scale of the development.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	?	Effects on this objective are uncertain and would depend on the nature of the development proposed and whether it could create an imbalance between housing and jobs in the area.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The policy is not considered likely to have an effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	+?	The policy could have a positive effect on this objective, if the joint evidence gathering results in employment development coming forward at Uplyme.

Strategy 27: Development at the Small Towns and Larger Villages

1: To ensure everybody has the opportunity to live in a decent home	+	The policy allows for residential development in some of the smaller settlements across East Devon, some of which will be affordable, thereby increasing the amount of people who will be able to access it. In addition, new build housing should be of a high standard. A positive effect is therefore likely although this is not considered likely to be significant due to the relatively small numbers of dwellings likely to be involved.
2: To ensure that all groups of the population have access to community services	+	The policy identifies a built up area boundary for select towns and villages which offer a range of accessible services and facilities which would therefore be able to be used by new residents, including those without access to a car. A minor positive effect is therefore likely.

Strategy 27: Development at the Small Towns and Larger Villages

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The policy identifies a built up area boundary for select towns and villages which offer a range of accessible services and facilities – this is taken to include schools although this is not specified. It is also not known whether capacity exists at schools in the named towns and villages to accommodate new pupils. A potential but uncertain minor positive effect is therefore identified.
4: To improve the population's health	+	The policy identifies a built up area boundary for select towns and villages which offer a range of accessible services and facilities – this is taken to include healthcare facilities although this is not specified. In addition, locating new housing in villages where there are services and facilities means that people are more likely to walk and cycle to reach shops etc. rather than needing to drive to larger settlements further away. A minor positive effect is therefore likely although this is uncertain.
5: To reduce crime and fear of crime	0	The policy is not considered likely to have any direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Development within the towns and villages named in the strategy may create noise disturbance for local residents during the construction phase, and any increase in vehicle traffic may also increase noise levels. However, the development is likely to be small-scale and effects would depend on its precise location in relation to sensitive receptors.
7: To maintain and improve cultural, social and leisure provision	+	The policy identifies a built up area boundary for select towns and villages which offer a range of accessible services and facilities which would therefore be able to be used by new residents, including those without access to a car – this is taken to include cultural, social and leisure facilities. A minor positive effect is therefore likely.
8: To maintain and enhance built and historic assets	+/-?	The development resulting from this strategy is likely to be mainly infill development, which may enhance the overall quality of the built environment of the named settlements, as new development is likely to be of a high quality. However, there may also be negative effects on nearby heritage features depending on the exact location and design of any development coming forward. An overall mixed effect is therefore identified, and is currently uncertain.

Strategy 27: Development at the Small Towns and Larger Villages

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>-?</p>	<p>Development resulting from this strategy may offer opportunities for infill development or the reuse of existing buildings within the existing built up area of the identified villages. The impacts of the development on the landscape character will depend on factors such as the design and screening potential of new developments, and on the scale of such development which are unknown at this stage. However, the strategy allows for development at villages that were found in the Villages Landscape Appraisal Report carried out by EDDC⁶⁶ to be of high or medium-high sensitivity to development, including Beer and Uplyme. Therefore, a potential but uncertain minor negative effect is identified.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>The development that might result from this strategy could have a minor negative impact on local amenity, due to increased noise during construction or an increase in vehicle traffic. However, effects on the character of the local environment will depend largely on the design of individual developments, which is not currently known.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>The likely effect of the development that may result from this policy on biodiversity will depend largely on the proximity of development sites to biodiversity assets. While this is unknown until the specific sites for development come forward at a later stage, it is noted that some of the villages named in the strategy are within close proximity of sensitive biodiversity designations, including Beer which is close to Beer Quarry and Caves SAC. Therefore, a potential but uncertain minor negative effect is identified.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The policy identifies a built up area boundary for select towns and villages which offer a range of accessible services and facilities which means that people may be able to walk or cycle for some day to day journeys rather than needing to drive to settlements further afield. However, it is recognised that, as development would take place in generally rural areas, car use is likely to remain high generally. As such, mixed effects are considered likely overall.</p>

⁶⁶ <http://eastdevon.gov.uk/planning/planning-policy/document-libraries/village-document/technical-evidence/>

Strategy 27: Development at the Small Towns and Larger Villages

13: To maintain and enhance the environment in terms of air, soil and water quality	+/-?	The fact that most of the development that might result from this policy is likely to be infill or the reuse of existing buildings means that there should be positive impacts in terms of preserving soil quality. Air quality may be adversely affected by any increase in vehicle movements as a result of the new developments, although this is likely to be a very minor effect due to the small scale of the development proposed and the fact that the settlements included in the policy are identified because they offer a range of accessible services and facilities. Mixed effects are therefore likely overall.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	The policy identifies a built up area boundary for select towns and villages which offer a range of accessible services and facilities which means that people may be able to walk or cycle for some day to day journeys rather than needing to drive to settlements further afield. This could have a positive effect on reducing emissions from transport. However, it is recognised that, as development would take place in generally rural areas, car use is likely to remain high generally. As such, mixed effects are considered likely overall.
15: To ensure that there is no increase in the risk of flooding	-?	The effect of the policy on the risk of flooding will depend on the exact location of the development to take place in relation to areas of high flood risk. New development in the named towns and villages may have some impact in terms of reducing the permeability of the land; however it is likely to be largely infill development and the reuse of existing buildings, therefore this effect should be either negligible or very minor, particularly considering the likely small scale of the development and the fact that new developments may offer good opportunities for the use of SUDS.
16: To ensure energy consumption is as efficient as possible	+/-?	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed and uncertain.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-?	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within each settlement. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.

Strategy 27: Development at the Small Towns and Larger Villages

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The policy is not considered likely to have an effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	Development in the named towns and villages included in this strategy should have a positive impact on the vitality and viability of the larger towns nearest to them by increasing visitor numbers and the number of people using the towns for facilities etc. on a regular basis.
20: To encourage and accommodate both indigenous and inward investment	0	The policy is not considered likely to have an effect on this objective.

Strategy 28: Sustaining and Diversifying Rural Enterprises

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have an effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The strategy should result in increased employment provision in rural areas, which may increase opportunities for work-based training and skills development. Sustaining rural enterprises may also mean that increased opportunities such as apprenticeships are made available.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 28: Sustaining and Diversifying Rural Enterprises

5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	Although the redevelopment of existing buildings for employment and housing use may involve some level of noise creation during the construction phase, the rural location of the activities mean that any such effects on local people are likely to be negligible.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have an effect on this objective.
8: To maintain and enhance built and historic assets	+	R-using existing buildings should have a positive impact on this objective, and would prevent older traditional buildings falling into disrepair and/or replaced with new builds, as long as schemes are carried out sensitively.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	Re-using existing buildings for development will have a significant positive effect on the wise use of land and should be beneficial in terms of maintaining the character and appearance of the landscape.
10: To maintain the local amenity, quality and character of the local environment	+	Re-using existing buildings for development is likely to have a positive effect in terms of maintaining the character and quality of the local environment.
11: To conserve and enhance the biodiversity of East Devon	-?	The conversion of old agricultural buildings for other uses should be undertaken with care as there is the potential to disturb bats or other birds that may have nests/roosts in such buildings. Redevelopment should take account of such biodiversity interests in order to ensure that the potential adverse effect is avoided.

Strategy 28: Sustaining and Diversifying Rural Enterprises

12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The rural buildings which are to be redeveloped under this objective are likely to be isolated, which would necessitate private car use, however this potential effect is considered most likely to be of a negligible scale.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have an effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	Re-using existing buildings will have positive impacts in terms of reducing greenhouse gas emissions associated with development. In addition, enhancing economic activity and employment opportunities in more rural areas may help to reduce private car use over longer distances to commute to larger settlements for work.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have an effect on this objective.
16: To ensure energy consumption is as efficient as possible	+/-	Re-using existing buildings is likely to have positive effects on energy consumption in comparison to the construction of new developments, although new development may have provided good opportunities for incorporating renewable energy production into new developments which may be more limited when redeveloping an existing building. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	Re-using existing buildings will have positive effects on waste minimisation; however new development may have provided better opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely overall.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Significant positive effects on employment provision are likely to result from this objective as it includes measures for enhancing agriculture and the wider rural economy, and developing existing buildings for employment space in rural areas will help to focus employment provision in areas where opportunities may be more limited.

Strategy 28: Sustaining and Diversifying Rural Enterprises

19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have an effect on this objective as it covers development and enterprise in rural areas.
20: To encourage and accommodate both indigenous and inward investment	++	The measures included within the strategy should encourage investment and business start ups, particularly in rural areas of the East Devon District. Providing buildings (re-used) to accommodate business uses should have a positive effect in this sense.

Strategy 29: Promoting Opportunities for Young People

1: To ensure everybody has the opportunity to live in a decent home	+	The strategy aims to support initiatives that provide housing suitable for first time buyers; therefore positive effects on this objective should result.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The strategy states that support will be given to initiatives that enhance access to further education for young people, as well as training and apprenticeship posts. The scale of such provision is not yet known; however the supporting text to the strategy states that Devon County Council will be consulted on residential applications over 10 dwellings regarding the provision of extra school places or education contributions through planning obligations; therefore a positive effect is considered likely.
4: To improve the population's health	0	The strategy is not considered likely to have an effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have an effect on this objective.

Strategy 29: Promoting Opportunities for Young People

6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have an effect on this objective.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have an effect on this objective.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have an effect on this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have an effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	0	The strategy is not considered likely to have an effect on this objective.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have an effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have an effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have an effect on this objective.

Strategy 29: Promoting Opportunities for Young People

14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have an effect on this objective.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have an effect on this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have an effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have an effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The strategy should help to provide employment opportunities for young people, who are in particular need of increased opportunities in the current climate.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++?	If the opportunities available to young people in terms of education, employment and housing are improved, they are more likely to remain living and working in East Devon District rather than relocating to Exeter or other cities further afield. This should help maintain the vitality and viability of the towns of east Devon by maintaining and potentially enhancing the younger population and increasing levels of economic activity.
20: To encourage and accommodate both indigenous and inward investment	+	The strategy aims to help ensure that the young people of East Devon are better qualified with relevant skills and education, which should help to encourage investment due to the availability of high quality employees.

Strategy 30 – Inward Investment, Communication Links and Local Benefits

Strategy 30 – Inward Investment, Communication Links and Local Benefits

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The strategy is likely to have a positive effect on this objective as encouraging investment and the associated employment opportunities may increase the opportunities available for on-the-job training and skills development.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The strategy could potentially have a negative effect on this objective as improvements to transport links may result in noise creation, particularly during the construction phase.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 30 – Inward Investment, Communication Links and Local Benefits

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	The strategy could potentially have a negative effect on this objective as improvements to transport links may impact upon local amenity, particularly during the construction phase.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Investment in transport links may have a mixed effect on this SA objective, as the nature of improvements will influence any potential impacts. Improved public transport links and increased provision for cyclists and pedestrians will have a positive effect on sustainable transport provision; however improvements to the road network may have a negative effect as local people will not be encouraged to change mode of transport from their private vehicles.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have a direct effect on this objective.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 30 – Inward Investment, Communication Links and Local Benefits

17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Improving transport and electronic media links is likely to have a significant positive effect on employment as the improved links will support businesses and service providers and create an environment that supports investment, with the associated employment opportunities. The strategy also states that the Council will seek to secure opportunities for local residents and businesses to benefit from employment and procurement associated with major developments.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+?	Improving electronic media links in the area may have a positive effect on the vitality of towns as businesses in town centres will be provided with improved communications.
20: To encourage and accommodate both indigenous and inward investment	++	The purpose of the policy is to improving transport and electronic media links in order to encourage inward investment, as the improved links will support businesses and service providers and create an environment that supports investment.

Strategy 31: Future Job and Employment Land Provision

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have an effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.

Strategy 31: Future Job and Employment Land Provision

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	Increased employment opportunities should result from the strategy, which are in turn likely to result in improved opportunities being available for work-based training and skills development.
4: To improve the population's health	+	Providing employment opportunities within close proximity to housing development is likely to have a positive effect on this objective as people will be more easily able to access jobs without the need to commute longer distances, and opportunities for walking and cycling to work may be more feasible, therefore having a positive effect on levels of exercise.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The development of employment sites alongside housing provision may have some adverse effects in terms of additional noise creation, particularly during the construction phase, although this will depend on the nature of the commercial activity taking place which is not yet known. In addition, this may incur additional vehicle traffic depending on the type of business.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have a direct effect on this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 31: Future Job and Employment Land Provision

10: To maintain the local amenity, quality and character of the local environment	-?	The development of employment sites alongside housing provision may have some adverse effects on local amenity, particularly during the construction phase, although this will depend on the nature of the commercial activity taking place, which is not yet known. In addition, this may incur additional vehicle traffic depending on the type of business which may have an adverse impact on amenity, particularly in rural areas.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	Providing employment opportunities within close proximity to housing development is likely to have a positive effect on this objective as people will be more easily able to access jobs without the need to commute longer distances, and opportunities for walking and cycling to work may be more feasible.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	Providing employment opportunities within close proximity to housing development is likely to have a positive effect on this objective as people will be more easily able to access jobs without the need to commute longer distances, and opportunities for walking and cycling to work may be more feasible, therefore having a positive effect on greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 31: Future Job and Employment Land Provision

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	The strategy is likely to have a significant positive effect on this objective, as it requires one new job to be provided for every home built, thus helping to prevent a situation where the local population considerably outnumbers the available job opportunities.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	The strategy should help to ensure that, where housing is developed within the towns of East Devon, employment opportunities are also made available there, thus reducing the need for residents to commute to other locations such as Exeter for work, leaving the smaller towns as effectively 'dormitory' towns. Providing employment land to accompany housing development should also help to focus economic activity in the smaller towns by attracting businesses.
20: To encourage and accommodate both indigenous and inward investment	++	The provision of 1ha of employment land for every 250 homes built should have a positive effect on encouraging investment, as across the District the area of land available for industrial and commercial activities will increase markedly. In addition, requiring employment land and new homes to be co-located may have positive impacts in terms of ensuring that there is a nearby workforce available, which should be attractive to investors.

Strategy 32: Resisting Loss of Employment, Retail, Community Sites and Buildings

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	++	One of the primary purposes of the strategy is to ensure that local people have ongoing access to community services and facilities by resisting the loss of such facilities.

Strategy 32: Resisting Loss of Employment, Retail, Community Sites and Buildings

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	+?	A positive effect on this objective is likely, as the community facilities that the strategy aims to protect are likely to include healthcare facilities; however this is not specified and so some uncertainty is attached to the potential positive effect.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	++	One of the primary purposes of the strategy is to ensure that local people have ongoing access to community services and facilities by resisting the loss of such facilities. This specifically refers to social/leisure facilities such as pubs.
8: To maintain and enhance built and historic assets	+	The strategy is likely to have a minor positive effect on this objective as it allows for change of use where this would safeguard a listed building to which current uses are detrimental and where it would not otherwise be afforded protection.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	+	The strategy is likely to have a minor positive effect on this objective as it allows for change of use where employment activities would harm local amenity.

Strategy 32: Resisting Loss of Employment, Retail, Community Sites and Buildings

11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	A positive effect on this objective is likely as retaining community services and facilities such as post offices should help to minimise the extent to which people in smaller villages and rural areas have to travel by car to access facilities in the larger towns and villages.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	A positive effect on this objective is likely as retaining community services and facilities such as post offices should help to minimise the extent to which people in smaller villages and rural areas have to travel by car to access facilities in the larger towns and villages. As such, emissions from vehicles should be reduced.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	The strategy is likely to have a significant positive effect on this objective as it aims to resist the loss of employment sites and buildings to other uses, which will help to ensure that an appropriate number of jobs remain available in the District to meet the needs of the growing population. Permission will not be granted for the change of use of current or allocated employment land and premises where it would harm business and employment opportunities in the area, unless specific criteria are met.

Strategy 32: Resisting Loss of Employment, Retail, Community Sites and Buildings

19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	Retaining community services and facilities within the town of East Devon should help to maintain their vitality and viability and reduce the extent to which people need to travel to Exeter to access such services and facilities.
20: To encourage and accommodate both indigenous and inward investment	++	The strategy is likely to have a significant positive effect on this objective as it aims to resist the loss of employment sites and buildings to other uses, which will help to ensure that there are sites available for companies to invest in East Devon.

Strategy 33: Promotion of Tourism in East Devon

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	+?	It is possible that an increased emphasis on tourism development may have an indirect positive effect on this objective, if services and facilities are developed that will also benefit local people.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The strategy is not considered likely to have a direct effect on this objective; however increased employment in the tourism and leisure industry may result in increased opportunities being available for work-based education and training.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective. It is possible that increased levels of employment in the area resulting from development of the local tourism industry, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.

Strategy 33: Promotion of Tourism in East Devon

6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The strategy encourages the promotion of tourism, and so may contribute (directly or indirectly) to increased noise from vehicle traffic as well as shorter-term impacts from construction noise associated with tourism-related development. However, this potential negative effect is currently uncertain as it will depend on factors such as the extent, nature and location of tourism-related development and the extent of any resulting increases in vehicle traffic, which are at present unknown.
7: To maintain and improve cultural, social and leisure provision	+	It is likely that an increased emphasis on tourism development will have a positive effect on this objective, as the provision of cultural, social and leisure facilities designed to enhance tourism will also be beneficial to the local population.
8: To maintain and enhance built and historic assets	+/-?	Increased tourism development within East Devon may affect the overall appearance and quality of the built environment; however effects could be either positive or negative depending on the location, design and specific nature of tourism-related developments which are unknown at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-?	Depending on the location and type of any tourism-related development that may come forward under this policy, there is some potential for either positive or negative impacts on land as either greenfield or brownfield sites could be used. Similarly, the effects on landscape character will depend on the location and appearance of any new development coming forward; however it is noted that the strategy states that tourism growth should not damage the natural assets of the District, which is taken to include landscape character.
10: To maintain the local amenity, quality and character of the local environment	+/-?	It is possible that encouraging increased tourism in East Devon may have a negative effect on local amenity, particularly during the peak summer months when tourism is likely to be at its peak. This could also affect the character of the local environment; for example as a result of increased vehicle traffic or intrusive/inappropriate tourism-related developments. However, it is noted that the strategy states that tourism growth should be designed so as to complement the high quality local environment; therefore overall effects are potentially mixed and are uncertain.

Strategy 33: Promotion of Tourism in East Devon

11: To conserve and enhance the biodiversity of East Devon	+/-?	The strategy states that tourism growth should not damage the natural assets of the District, which is taken to include biodiversity. However, there are a number of internationally and nationally designated sites within and around the District, as well as many non-designated biodiversity assets, and an increase in the local tourist population is likely to increase the pressure on those areas and the potential for pollution, trampling etc. Therefore, overall effects are potentially mixed.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	-?	The likely effects of the strategy on this objective are uncertain - although increasing tourism activity within the District will result in higher numbers of people movements both to and within the District, it is not clear from the strategy what modes of transport will be used. However, given the rural nature of much of the District and the limited public transport network serving many areas, it is likely that many of these journeys will be made by car.
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	The strategy specifies that tourism growth should not damage the District's natural assets, which is taken to include air, soil and water quality. Instead, the intention is to attract a type of tourism businesses that will complement the high quality environment of the District; therefore positive effects may result.
14: To contribute towards a reduction in local emissions of greenhouse gases	-?	Given the rural nature of much of the District and the limited public transport network serving many areas, it is likely that many of the additional journeys made as a result of increased tourism will be made by car; therefore having a negative effect on greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	+/-?	Changes to the risk of flooding will depend largely on the location and nature of any new tourism-related development, which is not known. Factors such as whether the development increases the overall extent of impermeable surfaces or whether it involves redeveloping brownfield sites will determine the effect on this objective. There may also be good opportunities for incorporating SuDS into new developments. As such, the likely effects are mixed but uncertain at this stage.

Strategy 33: Promotion of Tourism in East Devon

16: To ensure energy consumption is as efficient as possible	+/-	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new tourism-related development, which is not known. Although new development such as that encouraged by this strategy will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that strategy 33 endorses renewable energy generation across the District. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	It can be assumed that additional tourism-related development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	Encouraging tourism growth within east Devon is likely to result in increased employment opportunities, although as employment within tourism is often seasonal and poorly paid, this effect is not expected to be significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	Encouraging tourism throughout East Devon, including in the towns, will help to ensure their ongoing vitality and viability by increasing the local population (particularly during the busiest summer months) and boosting the local economy, providing employment opportunities and increased prosperity which is likely to help retain younger people who may otherwise have looked towards Exeter and beyond for employment.
20: To encourage and accommodate both indigenous and inward investment	++	The strategy is likely to encourage investment in the field of leisure and tourism – it specifically states that the aim will be to attract new tourism-related businesses.

Strategy 34: District Wide Affordable Housing Provision Targets

Strategy 34: District Wide Affordable Housing Provision Targets

1: To ensure everybody has the opportunity to live in a decent home	++?	The strategy could have a significant positive effect on this objective, due to the provisions made for affordable housing across the District, which should enable a broader range of the population to access new homes. However, the potential effect is uncertain as the affordable housing figures are set out as a target rather than a definitive requirement.
2: To ensure that all groups of the population have access to community services	+?	The strategy states that the provision of 'significant community benefits' will be taken into consideration when considering issues of development viability, indicating that the provision of services will be positively affected by this strategy. However, no detail is given with regards to what these community benefits will entail, therefore the potential positive effect is at present uncertain.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The strategy states that the provision of 'significant community benefits' will be taken into consideration when considering issues of development viability, indicating that education provision may be positively affected by this strategy. However, no detail is given with regards to what these community benefits will entail, therefore the potential positive effect is at present uncertain.
4: To improve the population's health	+?	The strategy states that the provision of 'significant community benefits' will be taken into consideration when considering issues of development viability, indicating that the provision of healthcare facilities will be positively affected by this strategy. However, no detail is given with regards to what these community benefits will entail, therefore the potential positive effect is at present uncertain.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.

Strategy 34: District Wide Affordable Housing Provision Targets

7: To maintain and improve cultural, social and leisure provision	+?	The strategy states that the provision of 'significant community benefits' will be taken into consideration when considering issues of development viability, indicating that the provision of cultural, social and leisure facilities will be positively affected by this strategy. However, no detail is given with regards to what these community benefits will entail, therefore the potential positive effect is at present uncertain.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
10: To maintain the local amenity, quality and character of the local environment	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.

Strategy 34: District Wide Affordable Housing Provision Targets

14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective – instead it will be affected by the design, scale and location of housing developments which is to be determined under other policies, rather than by this strategy which determines only the proportion of housing developments that should be affordable.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	?	The likely effect of this strategy on employment is uncertain as affordable housing provision is likely to result in a higher number of younger and economically active people to live within the District, and therefore demand for employment may increase. If the necessary employment provision is not made, there may be resulting negative effects; however this is not specified within this particular strategy.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	Providing affordable housing in the towns of East Devon and the rural areas around them which make use of the towns for services etc. will enable more young people to stay in the area, who may otherwise have been priced out of the housing market. This will have a significant positive impact on the long-term vitality of such settlements.

Strategy 34: District Wide Affordable Housing Provision Targets

20: To encourage and accommodate both indigenous and inward investment	-?	It is possible that the requirements for developers to provide a certain proportion of affordable housing within developers, or to contribute to off-site provision, may discourage investment in property development due to the potentially higher costs and lower rates of return. However, this effect is uncertain as the economic returns of affordable and market housing development will depend on a range of factors such as the location, land prices and the current market. In addition, other authorities are likely to apply the same or very similar policies.
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Strategy 35: Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-Up Area Boundaries

1: To ensure everybody has the opportunity to live in a decent home	+	The strategy allows for the provision of both affordable and market value housing in outside of built up area boundaries where there is proven need, and stipulates that affordable housing must account for at least 66% of houses built, indicating that positive effects on this objective are likely. In addition, the strategy specifies that affordable housing occupancy will be restricted to local people in genuine need. However, the strategy places restrictions on the number of houses that can be provided, and on the locations in which they can be built. As such, the likely positive effects on this objective are not likely to be significant.
2: To ensure that all groups of the population have access to community services	++	The strategy requires that new houses are developed within close proximity to a range of facilities. The restrictions placed on the number of houses that can be built in smaller settlements should help to prevent existing facilities becoming overloaded by an increased population. As such, significant positive effects are expected.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 35: Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-Up Area Boundaries

4: To improve the population's health	+?	The strategy requires that new houses are developed within close proximity to a range of facilities, which is taken to include healthcare services. The restrictions placed on the number of houses that can be built in smaller settlements should help to prevent existing facilities becoming overloaded by an increased population. As such, positive effects are likely, although this is uncertain as no direct mention is made of healthcare facilities.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	The development of housing may cause an increase in noise levels, particularly during the construction phase but also after if the increased population in a settlement has an impact on the volume of road traffic. This is considered unlikely considering the small amount of houses that may be developed in one place under this strategy; however construction noise may still be an issue in the short-term.
7: To maintain and improve cultural, social and leisure provision	+?	The strategy requires that new houses are developed within close proximity to a range of facilities, which is taken to include cultural, social and leisure facilities. The restrictions placed on the number of houses that can be built in smaller settlements should help to prevent existing facilities becoming overloaded by an increased population. As such, positive effects are likely, although this is uncertain as no direct mention is made of leisure provision.
8: To maintain and enhance built and historic assets	+?	The location of the new housing development adjacent to, but outside of, existing built up areas means that there are less likely to be adverse effects resulting from disturbance to built/historic assets; however the likely effects are at present uncertain as they will depend on the presence of assets such as listed buildings, archaeological remains or SAMs in the vicinity of any proposed development.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	The construction of new housing development outside of built up area boundaries would be likely to take place on greenfield land, therefore having a negative effect on this objective.

Strategy 35: Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-Up Area Boundaries

10: To maintain the local amenity, quality and character of the local environment	-	Local amenity may be affected by noise disturbance during the construction phase of new housing development. Development of housing outside of built up area boundaries may also be more likely to impact on the aesthetic character of the area as opposed to infill development.
11: To conserve and enhance the biodiversity of East Devon	-?	The effects of housing development on biodiversity will depend on the proximity of development to species and habitats, which is determined when applications for specific developments come forward and cannot be known from this overarching policy. However, it is considered that development outside of the built up area boundary, on what is likely to be greenfield land, is more likely to have an adverse impact on biodiversity interests.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The fact that housing development must be provided alongside a range of facilities means that people are less likely to need to travel longer distances via car to access such facilities.
13: To maintain and enhance the environment in terms of air, soil and water quality	+/-	The effects of housing development on air, soil and water quality will depend on factors such as the quality of the land to be developed and the proximity to water courses which may be polluted, which is determined when applications for specific developments come forward and cannot be known from this overarching policy. However, it is considered that development outside of the built up area boundary, on what is likely to be greenfield land, is more likely to have an adverse impact in terms of the loss of good quality land. However, mixed effects are likely overall as the fact that housing must be provided in close proximity to community facilities means that car travel is likely to be less frequently required, having a positive impact on air quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	Development overall will inevitably result in an increase in greenhouse gas emissions; however the fact that housing must be provided in close proximity to community facilities means that car travel is likely to be less frequently required, having a positive impact on greenhouse gas emissions. As such, mixed effects are likely overall.
15: To ensure that there is no increase in the risk of flooding	+/-	Developing housing outside of the built up area boundary is more likely to increase the area of impermeable land than infilling within the centre of a settlement, increasing the risk of flooding. However, new housing developments may offer opportunities for incorporating measures such as SUDS; therefore the likely effects are mixed overall.

Strategy 35: Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-Up Area Boundaries

16: To ensure energy consumption is as efficient as possible	+/-	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Although any new development may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of development; instead it will be determined by waste management practices within each settlement. It can be assumed that additional development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have an effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have an effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	-?	The strategy may make investment in East Devon from house builders less attractive, due to the requirements in relation to affordable housing provision and the use of local materials, which may reduce the financial profitability of developments.

Strategy 36: Accessible and Adaptable Homes and Care/Extra Care Homes

1: To ensure everybody has the opportunity to live in a decent home	+++	The strategy may result in significant positive effects on this objective, as it will help to ensure that appropriate housing is available for elderly and disabled people, including within affordable housing provision. However, this is uncertain as accessible and
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Strategy 36: Accessible and Adaptable Homes and Care/Extra Care Homes

		adaptable homes may not be provided where this is not viable.
2: To ensure that all groups of the population have access to community services	+	The strategy aims to provide suitable living accommodation for elderly/disabled people within towns and hub settlements, and it within such settlements it is considered that access to services and facilities by residents will be easier than if the appropriate housing was provided in more rural areas.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	++?	The strategy provides for the development of care homes in which residents will be able to receive appropriate support and healthcare, and the provision of accessible and adaptable homes should help people to live more comfortably and safely in their own homes. However, this is uncertain as accessible and adaptable homes may not be provided where this is not viable.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	The provision of new care homes, particularly within urban areas, and accessible and adaptable housing may result in some noise disturbance during construction.
7: To maintain and improve cultural, social and leisure provision	+	The strategy aims to provide suitable living accommodation for elderly/disabled people within towns and hub settlements, and it within such settlements it is considered that access to cultural, social and leisure facilities by residents will be easier than if the appropriate housing was provided in more rural areas.
8: To maintain and enhance built and historic assets	+/-?	The provision of new care homes, particularly within urban areas, and housing (including accessible and adaptable homes) may result in some level of disturbance to historic assets, depending on the proximity of development to such assets, e.g. listed buildings. However, the fact that the development is to be provided in urban areas means that the overall quality of the built environment may be positively affected, as new development is

Strategy 36: Accessible and Adaptable Homes and Care/Extra Care Homes

		likely to be of a high quality. As such, the potential effects are mixed but currently uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-?	The fact that the development is to be provided in urban areas means that it is more likely that there will be opportunities for reusing existing land and buildings, having a positive effect on the wise use of land. In addition, focusing the development in urban areas means that the landscape is less likely to be adversely affected. As such, the potential effects are mixed but currently uncertain.
10: To maintain the local amenity, quality and character of the local environment	0	The strategy is not considered likely to have a direct effect on this objective.
11: To conserve and enhance the biodiversity of East Devon	?	Focusing the proposed development (new care homes etc.) in existing urban areas means that biodiversity assets are less likely to be adversely affected. However, the precise effects cannot be known without more detail about the precise location, type and scale of any development resulting from the strategy.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The fact that the strategy proposes care homes and accessible and adaptable homes to be provided within urban areas means that car travel is less likely to be necessary in order for residents to get out and about to community facilities and for care employees and people visiting care homes – public transport use may be more feasible. As such, positive effects on this objective are likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	Focusing the proposed development (new care homes etc.) in existing urban areas means that air, soil and water quality are less likely to be adversely affected. There may be more opportunities for development on brownfield land, preserving soil quality, and car travel may be less likely to be necessary in order for residents to get out and about to community facilities and for care employees and people visiting care homes – public transport use may be more feasible, thus preserving air quality. However, the potential positive impact is uncertain without knowing the precise location and scale of any development that may result from this strategy.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	The fact that the strategy proposes care homes and accessible and adaptable homes to be provided within urban areas means that car travel is less likely to be necessary in order for residents to get out and about to community facilities and for care employees and people visiting care homes – public transport use may be more feasible. However,

Strategy 36: Accessible and Adaptable Homes and Care/Extra Care Homes

		development overall will almost inevitably increase greenhouse gas emissions. As such, mixed effects on greenhouse gas emissions are likely.
15: To ensure that there is no increase in the risk of flooding	+/-?	Focusing the proposed development (new care homes etc.) in existing urban areas means that there is unlikely to be a significant increase in the area of impermeable land, which can increase the risk of flooding. In addition, new development may offer good opportunities for incorporating measures such as SUDS. However, the precise effects cannot be known without more detail about the precise location, type and scale of any development resulting from the strategy, and a number of the market towns include areas of higher flood risk even within the existing built up area. As such, the likely effects on this objective are mixed but uncertain.
16: To ensure energy consumption is as efficient as possible	+/-	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, which is not covered under this strategy. Although any new development (in this case care homes) may lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments. As such, the likely effects are mixed.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	The wise use of waste resources and the reduction of waste production and disposal will be determined by waste management practices within the local area, which is not covered by this strategy. However, it can be assumed that the development of care homes will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely but are currently uncertain.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The development of new care homes may have a positive effect on this objective, as new jobs relating to care are likely to be created. However, this effect is only likely to be minor due to the small number of jobs that are likely to be created.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+/-	Providing accessible and adaptable homes and care homes within the towns of East Devon, as endorsed by this strategy, would help to retain the vitality of the towns as residents will be able to remain in towns where they have perhaps lived for many years, helping to retain a sense of community in the area. However, providing care homes and accessible and adaptable homes may create clusters of settlements which are almost exclusively elderly, which may have an adverse impact on the vitality of such areas. As

Strategy 36: Accessible and Adaptable Homes and Care/Extra Care Homes

		such, the likely effects are mixed.
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 37: Community Safety

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	+	The measures included within this strategy relating to increased perceptions of safety and security should have an indirect positive effect on the mental health of local people.
5: To reduce crime and fear of crime	++	The strategy is centred on reducing crime and fear of crime across the District, therefore should result in significant positive effects on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+?	It is possible that the strategy may have a positive effect on this objective, if it were to result in less anti-social behaviour which can include noise disturbance, particularly in urban areas.

Strategy 37: Community Safety

7: To maintain and improve cultural, social and leisure provision	+	The amenity value of local greenspace should be increased by this strategy as local people will be more enthusiastic to get out and about and make use of the leisure and recreation assets that may have otherwise been less appealing due to safety concerns,
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have a direct effect on this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	If the strategy involved increasing levels of artificial lighting in order to improve people's perceptions of their safety, there may be resulting negative impacts on landscape character. A balance needs to be achieved between these concerns.
10: To maintain the local amenity, quality and character of the local environment	+?	It is possible that the strategy may have a positive effect on this objective, if it were to result in less anti-social behaviour which can adversely affect local amenity, particularly in urban areas.
11: To conserve and enhance the biodiversity of East Devon	-?	If the strategy involved increasing levels of artificial lighting in order to improve people's perceptions of their safety, there may be resulting negative impacts on certain biodiversity assets such as bats. A balance needs to be achieved between these concerns.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The strategy is likely to have a positive effect on this objective as people are more likely to walk and cycle, particularly at night, if they feel more secure in outside spaces within their local community.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have a direct effect on this objective.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 37: Community Safety

16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	Reducing crime and the fear of crime may have a positive effect on the vitality of the towns in East Devon, as well as elsewhere.
20: To encourage and accommodate both indigenous and inward investment	+	Reducing crime and the fear of crime may have a positive effect on the attractiveness of East Devon to investors as there will be fewer concerns about the security of property and other business assets.

Strategy 38: Sustainable Design and Construction

1: To ensure everybody has the opportunity to live in a decent home	+?	The strategy may have a positive effect on this objective as, although it will not itself lead to the construction of new homes, it should help to ensure that those that are built as a result of other policies are completed to a high standard. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential positive effect is uncertain.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 38: Sustainable Design and Construction

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+?	The strategy may have a positive effect on this objective by ensuring that noise is mitigated during the construction and operational phases of new developments. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential positive effect is uncertain.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	+?	The strategy may have a positive effect on this objective as it will help to ensure that buildings developed within the District are completed to a high standard, improving the overall quality of East Devon's built environment. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential positive effect is uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 38: Sustainable Design and Construction

11: To conserve and enhance the biodiversity of East Devon	+?	The strategy could have a positive effect on this objective as it requires developers to demonstrate how biodiversity improvements are to be incorporated into new development. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential positive effect is uncertain.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	The sustainable construction techniques advocated through this strategy should result in positive effects on air, soil and water quality in the surrounding area. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential positive effect is uncertain.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	The strategy seeks to ensure that sustainable design and construction methods are incorporated into new development, specifically referring to the use of renewable energy technology. It also refers to refurbishment of existing buildings, stating that this should be an opportunity to integrate renewable energy. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential significant positive effect is uncertain.
15: To ensure that there is no increase in the risk of flooding	++?	It is expected that houses developed to high standards of sustainable design and construction will incorporate measures such as SUDS which should have a positive impact in terms of reducing the flood risk. The strategy also states that developments will be built to be resilient to the impacts of climate change, which is taken to include more frequent and severe flood events. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential significant positive effect is uncertain.
16: To ensure energy consumption is as efficient as possible	++?	It is expected that houses developed to high standards of sustainable design and construction will incorporate energy efficiency measures, therefore having a significant positive effect on this objective. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential significant positive effect is uncertain.

Strategy 38: Sustainable Design and Construction

17: To promote wise use of waste resources whilst reducing waste production and disposal	++?	It is expected that houses developed to high standards of sustainable design and construction will incorporate sustainable waste management schemes and recycling facilities, therefore having a significant positive effect on this objective. However, the flexible wording of the policy means that the standards set out may not always be met; therefore the potential significant positive effect is uncertain.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 39: Renewable and Low Carbon Energy Projects

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 39: Renewable and Low Carbon Energy Projects

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	-?	It is possible that renewable energy installations may have an adverse effect on the appearance of the built environment, particularly if they are within close proximity of historic assets therefore having a negative effect on this objective; however the strategy states that account will be taken of potential impacts on features of heritage sensitivity. It is also stated that wind turbines will only be permitted where they are in accordance with a Neighbourhood Plan or Development Plan Document, which is likely to have been subject to SA/SEA itself and so should have assessed potential allocations in relation to impacts on the historic environment. Design guidance can also be put in place to mitigate any potential effects. The potential negative effect is therefore uncertain.

Strategy 39: Renewable and Low Carbon Energy Projects

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>-?</p>	<p>It is possible that renewable energy installations may have an adverse effect on the landscape (e.g. wind turbines), therefore having a negative effect on this objective; however the strategy states that account will be taken of potential impacts on features of environmental sensitivity, including cumulative landscape and visual impacts. It is also stated that applicants should take steps to mitigate potential adverse impacts by considering issues such as scale, design and location – such measures should help to mitigate potential impacts on the landscape. Design guidance can also be put in place to mitigate any potential effects. It is also stated that wind turbines will only be permitted where they are in accordance with a Neighbourhood Plan or Development Plan Document, which is likely to have been subject to SA/SEA itself and so should have assessed potential allocations in relation to impacts on the landscape and landscape character. The potential minor negative effect is therefore uncertain.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>It is possible that renewable energy installations may have an adverse effect on the local character (e.g. wind turbines), therefore having a negative effect on this objective; however the strategy states that account will be taken of potential impacts on features of environmental sensitivity, which is taken to include amenity and local character. It is also stated that applicants should take steps to mitigate potential adverse impacts by considering issues such as scale, design and location – such measures should help to mitigate potential impacts on amenity and local character. Design guidance can also be put in place to mitigate any potential effects. It is also stated that wind turbines will only be permitted where they are in accordance with a Neighbourhood Plan or Development Plan Document, which is likely to have been subject to SA/SEA itself and so should have assessed potential allocations in relation to impacts on the impacts on amenity and local character. The potential minor negative effect is therefore uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>0</p>	<p>The strategy is not considered likely to have a direct effect on this objective.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>0</p>	<p>The strategy is not considered likely to have a direct effect on this objective.</p>

Strategy 39: Renewable and Low Carbon Energy Projects

13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	The strategy is expected to have significant positive effects on this objective as it endorses the production of renewable energy which should result in a decrease in greenhouse gas emissions across the District.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	++	The strategy is expected to have significant positive effects on this objective as it endorses the production of renewable energy which should lead to improved energy efficiency.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+?	It is possible that positive effects will result on this objective if renewable energy schemes include energy from waste schemes; however this is uncertain at this stage as it depends on the nature of the renewable energy schemes that are implemented.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	It is possible that the encouragement of renewable energy development across the District will result in the creation of a small number of associated jobs.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	+	The strategy may have a minor positive effect on this objective as making it clear that East Devon District supports renewable energy may encourage associated investment such as companies developing renewable technologies and those looking to develop specific sites for renewables.

Strategy 40: Decentralised Energy Networks

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	-?	The strategy could have a potentially negative effect on the built environment and setting of the historic environment, depending on the scale, appearance and location of renewable energy generating technologies in place to serve the proposed decentralised energy networks. However, this will depend on these factors and the proximity of such technology to built and historic assets; therefore the potential effect is currently uncertain.

Strategy 40: Decentralised Energy Networks

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-?	The strategy could have a potentially negative effect on landscape character, depending on the scale, appearance and location of renewable energy generating technologies in place to serve the proposed decentralised energy networks. However, this will depend on these factors and the sensitivity of the landscape in the relevant locations; therefore the potential effect is currently uncertain.
10: To maintain the local amenity, quality and character of the local environment	-?	The strategy could have a potentially negative effect on local character and visual amenity, depending on the scale, appearance and location of renewable energy generating technologies in place to serve the proposed decentralised energy networks. However, this will depend on these factors and the sensitivity of the local environment and the proximity of sensitive receptors; therefore the potential effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	The strategy aims to encourage and facilitate the use of renewable energy sources within new development by requiring developments to be connected to decentralised energy networks where possible; therefore reducing greenhouse gas emissions. The strategy requires specific provision to be made at allocated sites at Axminster, Exmouth and Honiton.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 40: Decentralised Energy Networks

16: To ensure energy consumption is as efficient as possible	++	The purpose of the strategy is to achieve more efficient energy consumption within new developments by ensuring that decentralised energy networks are in place and in use wherever possible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+/-?	It is possible that the strategy may stimulate the creation of a small number of jobs associated with the implementation of decentralised energy networks within new development; however this potential positive effect is considered to be minor due to the very small number of jobs that may result. At the same time, the requirement for larger developments to investigate and implement decentralised energy networks could be seen as a deterrent for investors; however, this requirement is likely to be in place in other authorities, not just East Devon.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	-?	The strategy is not considered likely to have a direct effect on this objective; however there may be an indirect minor negative effect if the requirement for larger developments to investigate and implement decentralised energy networks were to deter potential investors. However, this requirement is likely to be in place in other authorities, not just East Devon.

Strategy 41: Allowable Solutions

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
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Strategy 41: Allowable Solutions

2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	+	The strategy should have a positive effect on this objective as it provides an alternative means through which developers can contribute to renewable energy production while conserving the quality of built and historic assets (e.g. listed buildings) where their setting or quality may otherwise have been adversely affected by an inappropriate renewable energy installation.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The strategy should have a positive effect on this objective as it provides an alternative means through which developers can contribute to renewable energy production while protecting local landscape character, which may otherwise have been adversely affected by an inappropriate renewable energy installation.

Strategy 41: Allowable Solutions

10: To maintain the local amenity, quality and character of the local environment	+	The strategy should have a positive effect on this objective as it provides an alternative means through which developers can contribute to renewable energy production while conserving the local environment and amenity where it may otherwise have been adversely affected by an inappropriate renewable energy installation.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	The strategy provides a way in which developers must contribute to renewable energy generation, even where onsite installations may not be appropriate; therefore a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	++	The strategy provides a way in which developers must contribute to renewable energy generation, even where onsite installations may not be appropriate; therefore a significant positive effect on this objective is likely.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 41: Allowable Solutions

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	It is possible that the strategy may stimulate the creation of a small number of jobs associated with the renewable energy industry; however this potential positive effect is considered to be minor due to the very small number of jobs that may result.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	+	The strategy is not considered likely to have a direct effect on this objective.

Note that there is no longer a Strategy 42 in the Local Plan as this was deleted in the April 2015 Proposed Changes.

Strategy 43: Open Space Standards

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 43: Open Space Standards

4: To improve the population's health	+	The provision of open space within new development, in line with the specified standards, will help to improve the health of local people by ensuring that there is high quality space available for outdoor leisure and recreation activities such as walking and cycling, and should help to encourage healthier and more active lifestyles.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	+	The provision of open space within new development, in line with the specified standards, will ensure that there is high quality space available for outdoor leisure activities such as walking and cycling.
8: To maintain and enhance built and historic assets	+	The provision of open space within new development should help to enhance the overall appearance and quality of the built environment in East Devon.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The landscape character of the District will be enhanced by the provision of new areas of open space.
10: To maintain the local amenity, quality and character of the local environment	+	Local amenity will be enhanced by the provision of open space.
11: To conserve and enhance the biodiversity of East Devon	+	The provision of open space should have a positive effect on biodiversity by providing new areas of habitat.

Strategy 43: Open Space Standards

12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	The provision of open space could have a positive effect in terms of maintaining soil quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have a direct effect on this objective.
15: To ensure that there is no increase in the risk of flooding	+	The provision of open space within new development, in line with the specified standards, should help to reduce the risk of flooding by reducing the extent to which whole areas become covered with impermeable surfaces.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 43: Open Space Standards

20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.
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Strategy 44: Undeveloped Coast and Coastal Preservation Area

1: To ensure everybody has the opportunity to live in a decent home	-	This strategy may result in a negative impact on housing provision, due to the restrictions placed on development of any kind in designated coastal areas.
2: To ensure that all groups of the population have access to community services	-?	This strategy may result in a negative impact on access to services and facilities, if the restrictions placed on development of any kind in designated coastal areas were to prevent the provision of new services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 44: Undeveloped Coast and Coastal Preservation Area

7: To maintain and improve cultural, social and leisure provision	+/-?	Maintaining undeveloped areas near to the coast, which are scenic and therefore potentially more attractive for recreation activities than other areas, is likely to have a positive effect on this objective. However, it is possible that the restrictions placed on development in certain locations may prevent the development of cultural, social and leisure facilities; therefore the likely overall effect is mixed but uncertain.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have a direct effect on this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	Retaining areas of undeveloped land with views to the sea should have a significant positive impact on this objective, as the seascape comprises an important part of the character of large areas of the District.
10: To maintain the local amenity, quality and character of the local environment	++	Retaining areas of undeveloped land with views to the sea should have a significant positive impact on this objective, as the seascape comprises an important part of the character of large areas of the District, and restricting development will help to preserve local amenity.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	Restricting development in particular greenfield locations should have a positive impact on soil quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 44: Undeveloped Coast and Coastal Preservation Area

15: To ensure that there is no increase in the risk of flooding	+	Development in close proximity of the coastline may be particularly vulnerable to coastal flooding; therefore preventing development in certain coastal locations should have a positive impact in terms of reducing the value of economic assets which are under threat from such flooding, if it were to occur. However, the risk of flooding actually occurring is not expected to be affected by this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+/-	The strategy may have both positive and negative effects on the tourism industry, which is a significant employer within East Devon. The protection of the undeveloped coastline will conserve one of the most attractive assets on which tourism in the area is based; however the prevention of development may affect the tourism industry if this restricts the provision of assets such as accommodation.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	-?	Depending on the size and location of the areas that are required to remain undeveloped, it is possible that this may restrict economic growth and opportunities for attracting investment.

Strategy 45: Coastal Erosion

Strategy 45: Coastal Erosion

1: To ensure everybody has the opportunity to live in a decent home	+/-	This strategy is likely to have mixed effects on housing. Although the strategy states that natural processes will be allowed to continue 'unless the safety and economic wellbeing of any coastal community would be undermined', which implies that housing will be protected (e.g. by installing coastal defences), it is not clear whether this would extend to the protection of individual properties, i.e. what extent of assets need to be at risk before they are classed as a coastal community. However, the effects are only likely to be minor due to the small proportion of the District's homes that could be affected either way.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 45: Coastal Erosion

8: To maintain and enhance built and historic assets	+/-	This strategy is likely to have mixed effects on built and historic assets. Although the strategy states that natural processes will be allowed to continue 'unless the safety and economic wellbeing of any coastal community would be undermined', which implies that built assets (which may include listed buildings or other historic assets) will be protected (e.g. by installing coastal defences), it is not clear whether this would extend to the protection of individual buildings/assets, i.e. what extent of assets need to be at risk before they are classed as a 'coastal community'. However, the effects are only likely to be minor due to the small proportion of the District's built and historic assets that could be affected either way.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-?	The coastline is a significant part of East Devon's landscape and the loss of land by 'allowing natural processes' may in places have a negative impact on this objective. However, the extent of any such impact will be dependent on the quality and size of any area of land lost, e.g. if it was good quality agricultural land. Wherever the coastline is protected, e.g. through coastal defences, positive impacts on the wise use of land are likely to result; however defences could also contribute to detrimental effects on the local landscape if they are unsightly in their appearance and do not fit in with their surroundings. As such, the overall effects are mixed and uncertain.
10: To maintain the local amenity, quality and character of the local environment	+/-?	The coastal landscape is a significant part of East Devon's distinctive character, and it may be adversely affected by coastal defence installations if they are unsympathetic in their appearance. However, in places where natural processes are allowed to continue, the loss of parts of the coastline may have an equally negative impact on the character of the local environment. As such, mixed effects are likely overall but are uncertain due to a lack of information about exactly where each strategy will be pursued.
11: To conserve and enhance the biodiversity of East Devon	+/-?	If coastal retreat is allowed in areas where biodiversity interests may be harmed by habitats being inundated with seawater, it is possible that negative impacts on this objective will result. However, where coastal defences are put in place, even if their primary purpose is to protect coastal communities, the opposite effect may result. As such, the likely effects are mixed.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 45: Coastal Erosion

13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have a direct effect on this objective.
15: To ensure that there is no increase in the risk of flooding	+/-	The effects of the strategy on this objective are likely to be mixed as, although providing coastal defences in some areas will reduce the risk of coastal flooding in those locations, it is implied that managed retreat will be allowed in other places, which will result in inundation which may potentially affect houses and other assets. As such, the likely effects are mixed.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+/-?	If this strategy increases the level of coastal defences in place in coastal towns such as Seaton and Sidmouth, positive impacts on this objective would be likely. However, this is uncertain due to a lack of information about where defences would be provided and whether they are even required in those particular areas. In contrast, if defences are not provided in and around these towns where needed, and a policy of managed retreat is pursued, negative effects would result. This is possible as the strategy states that defences to protect coastal communities would be permitted only 'provided that the implications of this for the Jurassic Coast have been fully considered.'

Strategy 45: Coastal Erosion

20: To encourage and accommodate both indigenous and inward investment	+/-?	Appropriate coastal management may have a positive impact on this objective by ensuring the security of assets, including economic assets such as employment land. This may increase the confidence of potential investors in such locations. However, the effects are uncertain as it will depend on the Council determining which assets are considered worth protecting in this way. In contrast, if defences are not provided and a policy of managed retreat is pursued in locations where investment may have otherwise occurred, the opposite negative effects would result.
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Strategy 46: Landscape Conservation and Enhancement and AONBs

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have an effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have an effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have an effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have an effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have an effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have an effect on this objective.

Strategy 46: Landscape Conservation and Enhancement and AONBs

7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have an effect on this objective.
8: To maintain and enhance built and historic assets	+	The strategy should have a positive effect on the quality of the built environment, as it requires development to fit appropriately into its surroundings. The strategy makes particular reference to the historic landscape of East Devon, requiring new development to conserve and enhance its quality and distinctiveness.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	The primary purpose of the strategy is to conserve and enhance the quality of the landscape in East Devon, in particular the East Devon AONB, and requires new development to be sympathetic to its surroundings; therefore it is expected to result in significant positive effects on this objective.
10: To maintain the local amenity, quality and character of the local environment	++	The strategy requires development to be sympathetic to its surroundings and to be in keeping with the character of the natural and historic landscape; therefore it is expected to result in significant positive effects on this objective.
11: To conserve and enhance the biodiversity of East Devon	+?	The strategy may have an indirect positive effect on this objective as biodiversity benefits are also likely result from landscape enhancements.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have an effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	The strategy may have an indirect positive effect on this objective as benefits to the natural environment (including these particular assets) may also result from landscape enhancements.
14: To contribute towards a reduction in local emissions of greenhouse gases	-	The strategy could have an adverse effect on this objective if the conservation of the landscape were to restrict renewable energy developments.

Strategy 46: Landscape Conservation and Enhancement and AONBs

15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have an effect on this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have an effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have an effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have an effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have an effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	-	It is possible that the stringent requirements that the strategy places on development in terms of its design and character may deter developers from investing in East Devon, resulting in a negative impact on this objective.

Strategy 47: Nature Conservation and Geology

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 47: Nature Conservation and Geology

3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	+	The strategy is likely to have an indirect positive effect on this objective as the enhancement of the natural environment should increase people's opportunities and enthusiasm for accessing nature in their leisure time.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have a direct effect on this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The strategy is likely to have an indirect positive effect on this objective as the enhancement of the natural environment should have a positive impact on the local landscape.
10: To maintain the local amenity, quality and character of the local environment	0	The enhancement of the natural environment through biodiversity conservation and habitat creation is likely to have a positive effect on this objective, as levels of local amenity and the character of the rural local environment should be maintained.

Strategy 47: Nature Conservation and Geology

11: To conserve and enhance the biodiversity of East Devon	++	The focus of the strategy is on ensuring the conservation and enhancement of biodiversity in the District, requiring all new development to mitigate any potential adverse effects and to provide contributions towards habitat creation; therefore significant positive effects on this objective are expected. The strategy sets out requirements for the provision of SANGs to avoid effects on the integrity of sensitive European sites and requires all residential development schemes within a straight line 10km distance of any part of the Exe Estuary or Pebblebed Heaths SACs to provide mitigation. Non-residential development schemes within the 10 kilometres catchment (and potentially beyond) will need to be subject to project level assessment to establish potential need for and form of any mitigation.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	The strategy is likely to have an indirect positive effect on this objective as the enhancement of the natural environment will have a positive impact on the wider natural environment, including air, soil and water quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	The strategy is not considered likely to have a direct effect on this objective.
15: To ensure that there is no increase in the risk of flooding	+?	The strategy could have an indirect positive effect on this objective as habitat creation could the flood risk by creating permeable surfaces.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 47: Nature Conservation and Geology

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	-/+	It is possible that the requirement for developers to contribute towards habitat creation may deter them from investing in development in East Devon; however the potential for this effect is minimal as other authorities are likely to impose similar requirements. In addition, improving the quality of the environment may increase the attractiveness of the local area, making it more desirable as a place in which to live and work. As such, the likely effects are mixed overall.

Strategy 48: Local Distinctiveness in the Built Environment

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 48: Local Distinctiveness in the Built Environment

4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	0	The strategy is not considered likely to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	++	Ensuring that a high standard of design is employed in new developments should raise the overall quality of the built environment across East Devon, having a significant positive impact on this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	The primary purpose of the strategy is to conserve and enhance the character of East Devon's landscape by ensuring that development is appropriately designed and in keeping with the surroundings; therefore significant positive impacts on this objective are expected.
10: To maintain the local amenity, quality and character of the local environment	++	The character and quality of the local environment is likely to be significantly positively affected by the requirements for new developments to be designed and constructed appropriately for the surrounding area.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 48: Local Distinctiveness in the Built Environment

13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	The use of local materials in developments is likely to have a minor positive impact on reducing greenhouse gas emissions as there will be less need for materials to be transported over long distances by lorry.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have a direct effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	The emphasis that this strategy places on the use of local materials in construction may have a minor positive impact by boosting demand for local materials and therefore increasing employment opportunities in industries such as minerals. It may also result in an increase in demand for traditional skills and crafts.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 49: The Historic Environment

Strategy 49: The Historic Environment

1: To ensure everybody has the opportunity to live in a decent home	-?	The emphasis placed on conserving the physical heritage of the District may result in a negative effect on this objective as it may become more difficult for developers to get development proposals, particularly for larger-scale housing developments, approved in certain locations.
2: To ensure that all groups of the population have access to community services	0	The strategy is not considered likely to have a direct effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The historic built environment can be a valuable educational resource, and maintaining the quality of local assets may therefore have a minor positive effect on this objective.
4: To improve the population's health	0	The strategy is not considered likely to have a direct effect on this objective.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have a direct effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The strategy is not considered likely to have a direct effect on this objective.
7: To maintain and improve cultural, social and leisure provision	++	The overarching aim of the strategy is to conserve and enhance the cultural heritage of the District, meaning that good quality built cultural assets should be available for local people and visitors to visit and appreciate.
8: To maintain and enhance built and historic assets	++	The strategy aims to conserve and enhance the physical and cultural heritage of the District and specifically mentions the need to value local historic assets. As such, significant positive impacts on this objective are considered likely.

Strategy 49: The Historic Environment

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The strategy is likely to have a minor positive effect on this objective as it refers to the protection of historic landscape character.
10: To maintain the local amenity, quality and character of the local environment	++	Conserving and enhancing local historic and cultural built assets will have a positive impact in maintaining the quality and character of the local environment.
11: To conserve and enhance the biodiversity of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	The strategy is not considered likely to have a direct effect on this objective.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	The strategy is not considered likely to have a direct effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	-?	It is possible that the emphasis placed by this strategy on the conservation of the appearance and character of the built environment in the District will make proposals for renewable energy installations more difficult to carry forward in certain locations. This would have an adverse impact in terms of limiting reductions in greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	0	The strategy is not considered likely to have a direct effect on this objective.
16: To ensure energy consumption is as efficient as possible	-?	It is possible that the emphasis placed by this strategy on the conservation of the appearance and character of the built environment in the District will make proposals for renewable energy installations more difficult to carry forward in certain locations.

Strategy 49: The Historic Environment

17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy is not considered likely to have a direct effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The strategy is not considered likely to have a direct effect on this objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	The strategy is not considered likely to have a direct effect on this objective.
20: To encourage and accommodate both indigenous and inward investment	0	The strategy is not considered likely to have a direct effect on this objective.

Strategy 50: Infrastructure Delivery

1: To ensure everybody has the opportunity to live in a decent home	0	The strategy is not considered likely to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	+?	It is unclear from the strategy whether the required contributions to infrastructure to support new development will include community services. A positive impact is expected if this were to be the case, but is currently uncertain.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	It is unclear from the strategy whether the required contributions to infrastructure to support new development will include education facilities such as schools. A positive impact is expected if this were to be the case, but is currently uncertain.

Strategy 50: Infrastructure Delivery

4: To improve the population's health	+	It is unclear from the strategy whether the required contributions to infrastructure to support new development will include healthcare facilities. A positive impact is expected if this were to be the case, but is currently uncertain.
5: To reduce crime and fear of crime	0	The strategy is not considered likely to have an effect on this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The requirement for developer contributions to be made for infrastructure to support new developments may lead to an increase in the overall level of development occurring in the District, and therefore in any associated noise disturbance. However, this potential effect is uncertain as it is dependent on factors such as the type and location of any works to be undertaken and on whether this strategy would actually increase the level of development or whether it simply provides a funding source for development that would otherwise occur regardless of where the funding came from.
7: To maintain and improve cultural, social and leisure provision	+	Where developers are required to make contributions towards assets that will improve leisure provision (e.g. green infrastructure), positive effects on this objective are likely to result.
8: To maintain and enhance built and historic assets	0	The strategy is not considered likely to have an effect on this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The strategy is not considered likely to have an effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	The requirement for developer contributions to be made for infrastructure to support new developments may lead to an increase in the overall level of development occurring in the District, and therefore in any associated noise disturbance which affects local amenity. However, this potential effect is uncertain as it is dependent on factors such as the type and location of any works to be undertaken and on whether this strategy would actually increase the level of development or whether it simply provides a funding source for development that would otherwise occur regardless of where the funding came from.

Strategy 50: Infrastructure Delivery

11: To conserve and enhance the biodiversity of East Devon	+?	If the strategy results in the provision of green infrastructure (which is not specified), positive effects on this objective are likely as it may provide habitat connectivity as well as new areas of habitat.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	It is unclear from the strategy whether the infrastructure to be provided will include sustainable transport links. A positive impact is expected if this were to be the case, but if the strategy would result in improvements to the road network an increase in vehicle traffic may result. As such, the potential effects are mixed but are currently uncertain.
13: To maintain and enhance the environment in terms of air, soil and water quality	-?	The requirement for developer contributions to be made for infrastructure to support new developments may lead to an increase in the overall level of development occurring in the District, and therefore increasing the likelihood of adverse impacts on soil, water and air quality. However, this potential effect is uncertain as it is dependent on factors such as the type and location of any works to be undertaken and on whether this strategy would actually increase the level of development or whether it simply provides a funding source for development that would otherwise occur regardless of where the funding came from.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-?	The requirement for developer contributions to be made for infrastructure to support new developments may lead to an increase in the overall level of development occurring in the District, and therefore in the associated greenhouse gas emissions. However, this potential effect is uncertain as it is dependent on factors such as the type and location of any works to be undertaken and on whether this strategy would actually increase the level of development or whether it simply provides a funding source for development that would otherwise occur regardless of where the funding came from. In addition, the requirement to provide funding for infrastructure may lead to an improved public transport service, helping to reduce greenhouse gas emissions' however it could also result in improvements to the road network which could have the opposite effect. The potential effects are therefore mixed but are currently uncertain.

Strategy 50: Infrastructure Delivery

15: To ensure that there is no increase in the risk of flooding	-?	The requirement for developer contributions to be made for infrastructure to support new developments may lead to an increase in the overall level of development occurring in the District, and therefore an increase in the area of impermeable land, having an adverse impact on the flood risk. However, this potential effect is uncertain as it is dependent on factors such as the type and location of any works to be undertaken and on whether this strategy would actually increase the level of development or whether it simply provides a funding source for development that would otherwise occur regardless of where the funding came from.
16: To ensure energy consumption is as efficient as possible	0	The strategy is not considered likely to have an effect on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The strategy not considered likely to have an effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	The requirement for developer contributions to be made for infrastructure to support developments may have a positive effect on local employment, if job opportunities are created e.g. in the construction of new infrastructure. However, this potential effect is uncertain as it is not yet known to what extent this requirement may indirectly lead to job creation, and whether such positions would be filled by local people or outside contractors.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+?	The requirement for developers to make a contribution towards the provision of new infrastructure may have a positive impact on this objective where development occurs in the market towns of the District as the provision of new infrastructure such as community services and facilities should enhance their vitality and viability. However, there is some uncertainty attached to this potential effect as it is not clear from the strategy exactly what type of infrastructure would be provided, or where this would be.

Strategy 50: Infrastructure Delivery

20: To encourage and accommodate both indigenous and inward investment

-?

It is possible that the requirements for developer contributions to provide new infrastructure may deter some investors from undertaking developments within East Devon District; however the potential for this is considered to be minimal as it is likely that similar requirements would be placed on developers by other authorities. The CIL charging schedule is yet to be produced, and the charges may be lower than in neighbouring authorities which would mean the negative effect is unlikely; therefore there is currently uncertainty attached to this score.

Appendix 4

Appraisal of Development Management Policies

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
D1: Design and local distinctiveness	+/-	0	0	0	++	0	+	+	++	++	+	0	0	+	+	+	+	0	0	0
	This policy requires all new development to be accompanied by a design statement; therefore will have a significant positive effect on the landscape character (SA 9) and character of the local environment (SA 10) as proposals will only be permitted where they illustrate a high standard of design. There are likely to be a number of other positive effects on the SA objectives relating to leisure provision, historical features, biodiversity, greenhouse gas emissions, waste and energy consumption. The requirement for greening measures such as permeability of hard surfaces may contribute to a positive effect on the SA objective that relates to flood risk. Design statements may encourage a higher standard of design for new homes (SA 1), but the additional work required to create a statement may discourage potential developers. A significant positive effect on crime is likely as the policy specifies that Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.																			
<i>Alternatives to Policy D1</i>	Alternative options to this policy include not having a specific policy on design and distinctiveness in the Local Plan, instead relying on national guidance as set out in the NPPF, or being more prescriptive in terms of the design standards required by the policy. Not having a specific policy in the Local Plan would mean that the potential positive effects on character and distinctiveness and the local environment would be less significant. Having more stringent standards in the policy could mean further positive effects in relation to character and distinctiveness, but the potential negative effects on the provision of decent homes would be compounded as the policy would be more restrictive to new development coming forward.																			
D2: Landscape requirements	-?	0	0	0	+	0	0	0	++	++	++	0	0	0	+	0	0	0	0	0
	This policy provides criteria that all landscape schemes should address; therefore it is likely to have a significant positive effect on the landscape character (SA 9), character of the local environment (SA 10), and biodiversity (SA 11). The requirement for schemes to incorporate measures to ensure public safety may have a positive effect on crime, particularly as the policy requires that landscaping should not compromise safe access for all users, although more detail is needed to clarify this. The additional work for developers may discourage new housing development.																			
<i>Alternatives to Policy D2</i>	Alternative options to this policy include not having a specific policy on landscape requirements in the Local Plan, instead relying on national guidance as set out in the NPPF, or being more prescriptive in terms of the design standards required by the policy. Not having a policy in the Local Plan would mean that the potential positive effects on local character, amenity and biodiversity may be less significant. Having more prescriptive landscaping standards within the policy could enhance further the potential positive effects on these objectives, although potential negative effects on housing, community services and cultural, social and leisure provision may result from the more restrictive nature of the policy in relation to new development.																			
D3: Trees and development sites	-?	0	0	0	0	0	0	0	+	+	+	+	0	0	0	+	0	0	0	0
	The policy aims to protect trees and hedges of significant value; therefore is expected to have a positive effect on a number of the SA objectives relating to biodiversity, amenity, landscape character and historic features. The policy may also lead to a positive effect on flood risk as there will be more restrictions on hard surfacing and drainage. The restrictions may discourage new housing development. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy D3</i>	Alternative options to this policy include not having a specific policy on trees and development sites in the Local Plan, instead relying on national guidance, or being more prescriptive in terms of the design standards required by the policy. Not having a policy in the Local Plan would mean that the potential positive effects on historic assets, local character, amenity, biodiversity and flood risk may not occur, while the potential negative effect in relation to restrictions on housing development would also not occur. Having more prescriptive standards within the policy could enhance further the potential positive effects on these objectives, although further potential negative effects on housing, community services and cultural, social and leisure provision may result from the potentially more restrictive nature of the policy in relation to new development.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
D4: Applications for display of advertisements	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	-?
	This policy provides criteria that all applications for display of advertisements should address; therefore there is likely to be a positive effect on the character of the local environment (SA 10) and landscape character (SA 9). Additional criteria may discourage investment (SA 20) by restricting advertising. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy D4</i>	Alternative options to this policy include not having a specific policy on advertisements in the Local Plan, or being more prescriptive in the policy. Not having a policy in the Local Plan would mean that the potential positive effects on local character and amenity would not occur, while the potential negative effect in relation to inward investment would also not occur. Having more prescriptive standards within the policy could enhance further the potential positive effects on the local environment, although further potential negative effects on investment may result from the more restrictive nature of the policy in relation to advertising.																			
D6: Locations without access to natural gas	+?	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0
	This policy requires development that is not connected to the natural gas network to provide hot water and heating through low carbon sources; therefore it is likely to have a positive impact on SA objectives relating to greenhouse gas emissions and air quality. A positive effect could also occur in relation to the provision of decent homes as low carbon heating may attract new residents; however the effect is uncertain as the cost of providing low carbon sources is dependent on the location and type of development. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy D6</i>	The alternative option to this policy is not having a policy in the Local Plan that requires low carbon heat sources to be used in the absence of natural gas. If this were the case, the potential positive effects on greenhouse gas emissions, air quality and decent homes may not occur, and potential negative effects on those objectives may occur.																			
D7: Agricultural Buildings and Development	0	0	0	0	0	+	0	0	+	+	+	+	+	+	0	0	+	0	0	0
	This policy sets out criteria that must be met before approval is given for the development of new agricultural buildings. The criteria are likely to have a positive impact on SA objectives that relate to noise, landscape, amenity, transport, water and soil quality and greenhouse gas emissions, because of the considerations that must be applied prior to a development being approved. Indirect positive effects are also likely in relation to biodiversity because the policy protects the water environment from pollution which could otherwise affect aquatic species. The policy also requires the production of site waste management plans; therefore a positive effect on waste is considered likely.																			
<i>Alternatives to Policy D7</i>	The alternative to this policy would be not having a specific policy in the Local Plan to manage agricultural developments. As such the positive effect on noise, landscape, amenity, transport, water and soil quality, biodiversity, waste and greenhouse gas emissions may not be as likely as the specific criteria that protect them would not apply to new agricultural developments.																			
D8: Re-use of Rural Buildings Outside of Settlements	+/-	+	0	0	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0
	This policy controls the re-use of rural buildings outside of settlements by setting criteria for potential development. As such, a positive effect is expected on historic assets, landscape character and the local environment as they would be protected by the specific criteria set out in the policy. A positive effect is likely in relation to access to services because the policy requires sites to be close to accessible services. Any application for re-use of rural buildings would need to be accompanied by a bat and barn owl survey, which would have a positive effect on biodiversity. The restrictive nature of the policy could potentially have a negative effect on housing if it were to deter developers; however as the strategy also requires any development to comply with affordable housing policies, a mixed effect is expected in relation to SA objective 1. A positive effect is likely in relation to sustainable transport as the policy requires a building that is to be re-used or converted to be in a location which will not substantively add to the need to travel by car.																			

Policy	1: Decent homes	2: Community Services	3: Education and Skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
<i>Alternatives to Policy D8</i>	The alternative to this policy would be not having a specific policy in the Local Plan to manage the re-use of buildings in rural areas. As such the positive effect on historic assets, landscape character, biodiversity and the local environment that result from these specific criteria may not be as likely to occur.																			
EN1: Land of local amenity importance	-?	+	-?	-?	0	0	0	0	++	++	0	0	0	0	0	0	0	-?	0	0
	This policy restricts development that would create an adverse visual impact in areas of local amenity importance, of which there are a number located within settlements including Axminster, Burdleigh Salterton, Honiton, Seaton and Sidmouth. It is likely to have a significant positive effect on the landscape character (SA 9) and character of the local environment (SA 10). As it allows for development that shows a clear community need, there may be a minor positive impact on SA 2. The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, education, health and employment.																			
<i>Alternatives to Policy EN1</i>	The alternative to this policy would be not having a specific policy in the Local Plan to protect land of local amenity importance from inappropriate development. If this approach were to be taken, the likely significant positive effects on landscape character and amenity/local environment would not occur as the protection given to land of local amenity importance at the local level would be removed. However, the potential negative effects relating to restrictions on development would also not occur.																			
EN2: The Valley Parks in Exmouth	-?	-?	-?	+	0	0	+	0	+	+	+	+	0	0	0	0	0	-?	0	0
	Development within Valley Parks for pedestrian and cycle links and recreation facilities is likely to have a positive effect on leisure provision, sustainable transport, landscape character and amenity. A positive effect on biodiversity is likely as the policy states that the improvement of the Valley Parks will form part of the mitigation measures to relieve visitor pressure and adverse impacts on the Exe Estuary and Pebblebed Heaths. The restrictive nature of the policy could, however, have a negative effect on employment, housing availability, services and education depending on any development proposals that may be restricted by this policy. A positive effect on health is likely as the policy allows for new																			
<i>Alternatives to Policy EN2</i>	The alternative option to this policy is not having a policy that supports pedestrian or cycling provision at Valley Parks (Exmouth) within the Local Plan. Not having a policy in the Local Plan would mean that the potential positive effects on landscape character and amenity may not be as pronounced and the potential positive effect on community services may not occur. The potential negative effect on housing, employment, education or health facilities may not occur if there is no policy to potentially restrict these developments near to land of local amenity																			
EN3: Land at the Byes in Sidmouth	-?	-?	-?	-?	0	0	+	0	+	+	+	+	+	0	0	0	0	-?	0	0
	Restricting development at the Byes in Sidmouth is likely to have a positive effect on leisure provision, amenity and biodiversity, as well as possible positive effects on landscape character and sustainable transport. The restrictive nature of the policy could, however, have a negative effect on employment, housing availability, services, education and health depending on any development proposals that may be restricted by this policy. The policy would have a particular positive effect on soil quality as the Byes consists of a large wedge of agricultural land.																			
<i>Alternatives to Policy EN3</i>	The alternative option to this policy is not having a policy within the Local Plan that only permits development at the Byes (Sidmouth), which would not detract from its amenity, nature conservation or recreational value to the town. Not having such a policy in the Local Plan would mean that the potential positive effects on local character, amenity, biodiversity, sustainable transport, leisure provision and air and water quality may not occur although it is recognised that other Local Plan policies may still have some indirect positive effect on protecting these assets. The potential negative effects on housing, employment, and local services may not occur if there is no policy that could potentially restrict these types of development in this location.																			
EN4: Protection of Local Nature	-?	-?	-?	-?	0	0	-?	0	+	+	++	0	0	0	0	0	0	-?	0	0

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
Reserves, County Wildlife Sites and County Geological Sites	This policy restricts development that would adversely impact designated areas of nature and geological protection; therefore it is very likely to have a significant positive effect on the SA objective that relates to biodiversity (particularly because there are a number of County Wildlife sites around Sidmouth), and also have related positive effects on the landscape character (SA 9) and character of the local environment (SA 10). The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN4</i>	The alternative option to this policy is not having a policy that restricts development that will have an adverse affect on Local Nature Reserves, County Wildlife Sites and County Geological Sites within the Local Plan. Not having a policy in the Local Plan would mean that the potential positive effects on biodiversity would not be as significant, and the potential positive effect on local character and amenity may not occur; however it is recognised that other Local Plan policies may offer some protection. The potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments within the District.																			
EN5: Wildlife habitats and features	-?	-?	-?	-?	0	0	-?	0	+	+	++	0	0	0	0	0	0	-?	0	0
	This policy restricts development that would adversely impact undesignated areas of wildlife importance; therefore it is very likely to have a significant positive effect on the SA objective that relates to biodiversity, and also have minor positive effects on the landscape character (SA 9) and character of the local environment (SA 10). The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN5</i>	The alternative option to this policy is not having a specific policy on wildlife habitats and features within the Local Plan, and relying on the relevant parts of the NPPF. Not having a specific policy in the Local Plan would mean that the potential positive effects on biodiversity would not be as significant, and the potential positive effect on local character and amenity may not occur. However, the potential negative effects on housing, employment, and local services may not occur if there is no policy to restrict these developments within the District.																			
EN6: Nationally and locally important archaeological sites	-?	-?	-?	-?	0	0	-?	++	0	0	0	0	0	0	0	0	0	-?	0	0
	This policy restricts development that would adversely impact archaeological sites; therefore it is very likely to have a significant positive effect on the SA objective that relates to historic assets. The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN6</i>	The alternative option to this policy is not having a specific policy on nationally and locally important archaeological sites within the Local Plan, and relying on the relevant parts of the NPPF. Not having a specific policy in the Local Plan would mean that the potential positive effects on historic assets would not be as significant. The potential negative effects on housing, employment, and local services may not occur if there is no policy to restrict these developments within the District.																			
EN7: Proposals affecting sites which may potentially be of archaeological importance	-?	-?	-?	-?	0	0	-?	++	0	0	0	0	0	0	0	0	0	-?	0	0
	This policy restricts development that would adversely impact sites with potential archaeological importance until; therefore it is likely to have a significant positive effect on the SA objective that relates to historic assets. As this policy requires developers to conduct an assessment to determine the archaeological importance of potential sites, there may be a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			

Policy	1: Decent homes	2: Community Services	3: Education and Skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
<i>Alternatives to Policy EN7</i>	The alternative option to this policy is not having a specific policy on potentially important archaeological features within the Local Plan, and relying on relevant parts of the NPPF. Not having a specific policy in the Local Plan would mean that the potential positive effects on historic assets would not be as significant; however the potential negative effects on housing, employment, and local services may not occur if there is no policy that could potentially restrict these types of development as a result of protecting archaeologically important sites.																			
EN8: Significance of heritage assets and their setting	-?	-?	-?	-?	0	0	-?	++	0	0	0	0	0	0	0	0	0	-?	0	0
	This policy aims to protect heritage assets from developments that could affect the feature or its setting; therefore it is likely to have a significant positive effect on the SA objective that relates to historic assets. The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN8</i>	The alternative option to this policy is not having a specific policy on the significance of heritage assets and their settings within the Local Plan, and instead relying on the relevant parts of the NPPF. Not having a specific policy in the Local Plan would mean that the potential positive effects on historic assets would not be as significant. However, the potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments as a result of protecting historic assets.																			
EN9: Development Affecting a Designated Heritage Asset	-?	-?	-?	-?	0	0	-?	++?	0	+	0	0	0	0	0	0	0	-?	0	0
	This policy aims to protect heritage assets from developments that could result in their substantial harm or loss; therefore it is likely to have a significant positive effect on the protection of historic assets. However, there is some uncertainty attached to this score as the policy states that in certain circumstances, the loss of or damage to an asset would be permitted. The slightly restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment, depending on the types of development that could potentially be restricted by the requirement to retain heritage features. Positive effects on the character of the local environment are likely, as heritage features are likely to contribute strongly to local character in many parts of the District.																			
<i>Alternatives to Policy EN9</i>	The alternative option to this policy is not having a specific policy relating to the demolition of listed buildings within the Local Plan, and relying on the relevant parts of the NPPF. Not having a specific policy in the Local Plan would mean that the potential positive effects on historic assets would not be as significant, and the potential positive effect on amenity may not occur. The potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments as a result of protecting listed buildings from demolition.																			
EN10: Conservation areas	-?	-?	-?	-?	0	0	-?	++	++	++	+	0	0	0	0	0	0	-?	0	0
	This policy restricts development that would not preserve or enhance the character of a Conservation Area; therefore it is likely to have a significant positive effect on the historic environment (SA8) landscape character (SA 9) and character of the local environment (SA 10). The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN10</i>	The alternative option to this policy is not having a specific policy relating to conservation areas within the Local Plan, and relying on policies within the NPPF. Not having a policy in the Local Plan would mean that the potential positive effects on local character and amenity would not be as significant, and the potential positive effect on historic assets may not occur. The potential negative effects on housing, employment, and local services may not occur if there is no specific policy to potentially restrict these developments as a result of preserving and enhancing conservation areas.																			

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EN13: Development on high quality agricultural land	-?	-?	-?	-?	0	0	-?	0	+	+	+	0	++	0	+	0	0	-?	0	0
This policy aims to protect high quality agricultural land from development not associated with agriculture or forestry; therefore it is likely to																				
<i>Alternatives to Policy EN13</i>	Alternative options to this policy include not having a specific policy relating to development on high quality agricultural land within the Local Plan, instead relying on national guidance, or distinguishing between differing land types within the land classification hierarchy. Not having a specific policy in the Local Plan would mean that the potential positive effect on soil quality would not be as significant, and the potential positive effect on local character, amenity, biodiversity and flood risk may not occur. However, the potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments as a result of protecting high quality agricultural land. Having more detailed categorisation in the policy could mean further positive effects in relation to soil quality, flood risk, biodiversity and local character and amenity, but potential negative effects on the provision of homes, employment and services would be compounded as the policy could be more restrictive to new development coming forward.																			
EN14: Control of pollution	?	?	?	?	0	++	?	0	+	+	+	0	++	+	0	0	0	-?	0	0
This policy restricts development that would result in unacceptable levels of pollution, and therefore is likely to have a significant positive impact on air and water quality, and noise levels. A positive impact may also be had on SA objectives relating to greenhouse gas emissions, landscape character, biodiversity and amenity. The restrictive nature of the policy may have a negative effect on employment. As the level of pollution that would be considered "unacceptable" is unclear, the effect on the SA objectives that relate to decent homes, community services, education, and health is questionable.																				
<i>Alternatives to Policy EN14</i>	The alternative option to this policy is not having a specific policy relating to pollution control within the Local Plan, and relying on the relevant parts of the NPPF. This would not reflect specific local circumstances and would mean that the potential positive effects on noise and air, soil and water quality would not be as significant and the potential positive effect on local character, amenity, biodiversity and greenhouse gas emissions may not occur. The potential negative effects on employment may not occur and without this specific policy there would be greater uncertainty in relation to the potential effects on housing and services. However, it is recognised that development would still need to adhere to national environmental permitting standards.																			
EN16: Contaminated land	+/-	+/-	0	+	0	0	0	0	0	+	+	0	+	0	0	0	0	+/-	0	0
This policy requires development affected by contamination to assess the likely risks posed. There is likely to be a positive effect on health, amenity and air, soil, and water quality. Even though the additional assessments may deter developers, the policy may also ensure a positive impact on SA objectives relating to homes, community services and employment, as restricting development on contaminated land will improve public health and safety. No significant effects, either positive or negative, have been identified.																				
<i>Alternatives to Policy EN16</i>	The alternative option to this policy is not having a specific policy relating to contaminated land within the Local Plan, and relying on the relevant parts of the NPPF. As this would not reflect specific local circumstances, the potential positive effect on health, amenity, and air, soil and water quality may not occur. The potential mixed effects on housing, employment and services may not occur if there is no policy to potentially restrict these developments as a result of concerns regarding contaminated land.																			
EN17: Notifiable installations	-?	-?	-?	+	0	0	-?	0	0	0	0	0	0	0	0	0	0	-?	0	-?

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
	The policy aims to ensure health and safety by preventing unsuitable developments from taking place within a notified consultation zone around a hazardous installation; therefore positive effects on health are likely. However, the policy could be restrictive to new development taking place where it is not compatible with the hazardous installation; therefore depending on the nature of any development proposals which are restricted by various types of hazardous installation, there could potentially be negative impacts on the provision of housing, education facilities, community services and cultural, social and leisure facilities. There may also be a negative effect on investment and therefore employment if commercial developments are unable to be permitted within those areas.																			
<i>Alternatives to Policy EN17</i>	The alternative option to this policy is not having a specific policy relating to notifiable installations within the Local Plan, and relying on relevant parts of the NPPF. This approach could mean that the potential positive effect on health may not occur. Similarly, the potential negative effects on housing, employment and services may not occur if there is no policy to restrict these developments in certain areas. However, it is recognised that national health and safety regulations may still offer adequate protection for human health and wellbeing and could therefore have similar (albeit less pronounced) effects to a locally specific policy.																			
EN18: Maintenance of water quality and quantity	+/-	+/-	0	+	0	0	0	0	0	+	+?	0	++	0	++	0	0	+/-	0	0
	This policy aims to protect water quality and quantity from development that would create an adverse impact; therefore there is very likely to be a significant positive effect on water quality and flood risk. There may also be positive effects on health and amenity, and associated benefits for biodiversity by ensuring healthy water quality. Although the restrictive nature of the policy may discourage developers, the policy may also ensure a positive impact on SA objectives relating to homes, community services and employment, by improving water quality.																			
<i>Alternatives to Policy EN18</i>	The alternative option to this policy is not having a specific policy relating to water quality and quantity within the Local Plan, and relying on the relevant parts of the NPPF. As this would not reflect locally specific circumstances, the potential positive effects on flood risk and water quality may not be as significant, and potential positive effects on health, amenity and biodiversity may not occur. The potential mixed effects on housing, employment and services may not occur if there is no policy to restrict these developments within the District on the basis of maintaining water quality and quantity.																			
EN19: Adequacy of foul sewers and adequacy of sewage treatment system	+/-	+/-	0	+	0	0	0	0	0	+	+?	0	++	0	+	0	0	+/-	0	0
	This policy aims to protect water quality by requiring all new developments to have suitable sewage treatment systems of adequate capacity; therefore there is likely to be a significant positive effect on water quality. There may also be positive effects on health and amenity, and associated benefits for biodiversity and flood risk by ensuring suitable sewage systems. Although the restrictive nature of the policy may discourage developers, the policy may also ensure a positive impact on SA objectives relating to homes, community services and employment, by improving water quality.																			
<i>Alternatives to Policy EN19</i>	The alternative option to this policy is not having a specific policy relating to sewage systems within the Local Plan, and relying on the relevant part of the NPPF. As this would not reflect locally specific circumstances, the potential positive effects on water quality may not be as significant, and potential positive effects on health, amenity, biodiversity and flood risk may not occur. The potential mixed effects on housing, employment and services may not occur if there is no policy to potentially restrict these developments on the basis of sewage treatment capacity.																			

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EN21: River and coastal flooding	-?	-?	-?	-?	0	0	-?	0	+	+	+	0	+	0	++	0	0	-?	0	0
	This policy restricts major developments from being permitted in flood risk zones, and is likely to have a significant positive effect on the SA objective that relates to flood risk. There may also be positive effects for water quality, biodiversity, landscape character and local amenity. The restrictive nature of the policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN21</i>	The alternative option to this policy is not having a specific policy relating to flood risk within the Local Plan, and instead relying on the relevant parts of the NPPF. As this would not reflect locally specific circumstances, the potential positive effect on flood risk may not be as significant, and the potential positive effects on local character, amenity, biodiversity, and water and air quality may not occur. The potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments on the basis of river and coastal flooding.																			
EN22: Surface runoff implications of new development	-?	-?	-?	-?	0	0	-?	0	+	+	0	0	+	0	++	0	0	-?	0	0
	The policy requires that developments consider the implications of surface water run-off; therefore there is likely to be a positive effect on SA objectives that relate to soil and water quality, landscape character, flood risk and the local environment. The requirement to prepare a Drainage Impact Assessment for affected developments may discourage developers, and may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN22</i>	The alternative option to this policy is not having a specific policy relating to development impact on surface water run off within the Local Plan, and rely instead on the relevant parts of the NPPF. As this would not reflect locally specific circumstances, the potential positive effects on local character, amenity, water and air quality, and flood risk may not occur. The potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments on the basis of surface water runoff implications of new development.																			
EN25: Development affected by coastal change	+?	+?	+?	+?	+?	0	+?	0	+?	+?	+?	0	0	0	0	0	0	+?	0	0
	Considering favourably proposals to relocate or replace development affected by coastal erosion may have a positive effect on the SA objectives that relate to housing, services, education, health, leisure provision and employment. The criteria set out in the policy suggest that there may also be a positive effect on landscape, local environment and biodiversity. As the policy is likely to be localised to a small geographical area, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy EN25</i>	Alternative options to this policy are not having a specific policy relating to coastal change within the Local Plan or having policy boundaries on the Proposals Map rather than using a criterion based approach. Not having the policy in the Local Plan would not protect homes or community facilities at risk of coastal erosion, and therefore the potential positive effects on homes, employment, services, local character, amenity, and biodiversity may not occur. If policy boundaries were to be defined on the Proposals Map, the potential positive effects could be strengthened in affected areas, depending on which locations will be within policy boundaries.																			

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H2: Range and mix of new housing development	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
	This policy requires residential developments for 15 dwellings or more (or on a site of 0.5ha or larger) to provide a mix of dwelling sizes; therefore there is likely to be a positive effect on the SA objective for decent homes by providing more opportunities for local people to find suitable housing, and subsequently improving local health (SA 4) and the vitality of towns (SA 19). As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H2</i>	Alternative options to this policy are not having a specific policy relating to mixed housing developments within the Local Plan, relying on relevant parts of the NPPF (e.g. delivering a wide choice of high quality homes), or being more flexible in the mix of housing types required. The potential positive effects on homes, health, and viability of towns may be less pronounced without a specific policy in the Local Plan as it would not address specific local circumstances. If the policy were more flexible, any positive effects on homes may also be diluted, although a degree of flexibility may encourage more investment thereby having potential positive effects on SA objective 20.																			
H3: Conversion of existing dwellings and other buildings to flats	+	0	0	+	0	0	0	0	0	+	0	+	0	0	+	0	-	0	0	0
	This policy sets criteria for conversions of existing residential properties to self-contained flats; and there is likely to be a positive effect on SA objectives for decent homes, amenity, flood risk and sustainable transport. Ensuring a provision for storage of refuse may lead to a negative effect on waste reduction. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H3</i>	The alternative option to this policy is not having a specific policy relating to conversion of existing dwellings to flats within the Local Plan, and relying on relevant parts within the NPPF (e.g. delivering a wide choice of high quality homes). As the NPPF does not specifically address this issue, the potential positive effects on homes, amenity, sustainable transport and flood risk would be expected to be less pronounced. The potential negative effects on waste reduction may not occur if there is no policy that ensures a provision for storing refuse at new conversions.																			
H4: Dwellings for persons employed in rural businesses	+/-	0	0	0	0	0	0	0	+	+	+	0	+	0	+	0	0	0	0	0
	The policy aims to restrict development in the countryside unless it is for workers in rural businesses; therefore there is likely to be a positive effect on SA objectives that relate to landscape character, local environment, soil quality, flood risk, biodiversity and decent homes that would be suitable for affected rural business workers. The restrictive nature of the policy however, may have a negative effect on other people's opportunity for decent homes. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H4</i>	Alternative options to this policy are not having a specific policy relating to housing for agricultural and forestry workers within the Local Plan, relying on relevant parts of the NPPF, or being more prescriptive with regards to a functional or financial test. As the NPPF does not specifically address this issue, the potential positive effects on local character, amenity, biodiversity, soil quality and flood risk may not occur. Also, the positive effect on homes for agricultural and forestry workers may not occur, although less restriction on other types of housing will mean a negative effect is less likely to occur. If the policy were more prescriptive, the potential positive effects on local character, amenity, biodiversity, soil quality and flood risk would be strengthened, while the effect on housing would remain mixed.																			
H5: Occupancy conditions on rural workers dwellings	-	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0
	The proposal aims to protect occupancy conditions and planning obligations on agricultural or forestry dwellings; therefore it is likely to have a negative effect on the SA objective for decent homes, as the market for agricultural dwellings will be restricted. The restriction may create a positive effect on landscape character, the local environment and on historic features in agricultural areas. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			

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<i>Alternatives to Policy H5</i>	The alternative option to this policy is not having a specific policy relating to agricultural and forestry dwellings within the Local Plan, and relying on relevant parts of the NPPF. As the NPPF does not specifically address this issue, the potential positive effects on historic features, local character and amenity will not occur. The potential negative effects on housing may not occur if there is no policy to restrict occupancy of affected dwellings.																			
H6: Replacement of existing dwellings in the countryside	+	0	0	0	0	0	0	+	+	+	+	0	0	0	0	0	0	0	0	0
	This policy sets criteria for proposals to replace existing dwellings in the countryside. As the policy is supportive of proposals to replace existing buildings, there is likely to be a positive effect on the SA objective that relates to decent homes; however the conditions set out in the criteria ensure that there will be a positive effect on the objectives that relate to the local environment, landscape character, historic features, biodiversity and flood risk. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H6</i>	The alternative option to this policy is not having a specific policy relating to dwellings in the countryside within the Local Plan, and relying on relevant parts within the NPPF. As the NPPF does not specifically address the replacement of existing dwellings in the countryside within the NPPF, the potential positive effects on housing, historic features, local character, amenity, biodiversity and flood risk may be less pronounced without a specific policy in the Local Plan.																			
H7: Sites for Gypsies and Travellers	++	+	+	+	0	0	0	0	+	+	0	+	0	0	0	0	0	0	0	0
	The policy sets criteria that Gypsy or Traveller sites must adhere to, and there may be a positive impact for SA objectives for decent homes, education, sustainable transport community services and health with respect to vulnerable groups, while maintaining a positive effect on the local environment and landscape character. It is stated that in the period up to 2034, 37 gypsy and traveller pitches and three plots for travelling showpeople should be provided and that during the first five years, from 2014-2019, at least 22 of the gypsy and traveller pitches should be provided and one of the travelling showpeople's plots (with this to be accommodated on an existing permitted site with spare capacity at Clyst St Mary). This will ensure that the identified need is met; therefore the likely positive effect on SA objective 1 is significant.																			
<i>Alternatives to Policy H7</i>	Alternative options to this policy are not having a specific policy relating to gypsies and travellers within the Local Plan, but producing a Supplementary Planning Document (SPD), or having policy boundaries on the Proposals Map rather than using a criteria based approach. Preparing an SPD may reflect specific local circumstances better than a single policy and give more certainty to provision of these sites, and therefore the potential positive effects on homes, community services, health and amenity and local environment may be more significant. If the policy were to define boundaries on the Proposals Map, the potential positive effects may be strengthened in certain areas, depending on where the gypsy and traveller sites are located.																			
E2: Employment generating development in built-up areas	0	+	0	0	0	-?	+	+	+	+	+	+	-?	-?	0	0	0	0	0	0
	This policy sets criteria for employment generating development in built-up areas. As the policy is supportive of employment developments, there is likely to be a significant positive effect on the SA objective that relates to employment; and the conditions set out in the criteria ensure that there will be a positive effect on the objectives that relate to the local environment, landscape character, historic features, biodiversity and sustainable transport. Dependent on the type of employment development proposed, there could be a positive effect on SA objectives that relate to community services or cultural, social and leisure provision; however there may also be a negative effect on objectives relating to noise, air quality or greenhouse gas emissions.																			

Policy	1: Decent homes	2: Community Services	3: Education and Skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
<i>Alternatives to Policy E2</i>	The alternative option to this policy is not having a specific policy relating to employment developments in built-up areas within the Local Plan, and relying on relevant parts in the NPPF (i.e. Building a strong, competitive economy). The potential positive effect on employment may be less significant, and the potential positive effects on services, historic features, local character, amenity, biodiversity and sustainable transport may be less pronounced in the absence of a specific policy in the Local Plan. The negative effect on noise, air quality and greenhouse gas emissions may not occur without a policy that supports business expansion.																			
E4: Rural diversification	-?	0	0	0	0	+	0	+	+	+	+	+	++	0	+	0	0	+?	0	0
<i>Alternatives to Policy E4</i>	The alternative option to this policy is not having a specific policy relating to rural diversification within the Local Plan, and relying on relevant parts within the NPPF (i.e. Supporting a prosperous rural economy). As there is no policy on rural diversification within the NPPF, the potential positive effect on air, soil and water quality may be less significant, and the potential positive effects on noise, local character, amenity, biodiversity, sustainable transport, flood risk and employment may be less pronounced in the absence of a specific policy in the Local Plan. The negative effect on decent homes may not occur without a policy that supports diversification of current agricultural businesses.																			
E5: Small-scale economic development in rural areas	0	0	0	0	0	0	0	+	++	+	+	0	0	0	0	0	0	+	0	0
<i>Alternatives to Policy E5</i>	Alternative options to this policy are not having a specific policy relating to small-scale economic development in rural areas within the Local Plan, relying on relevant parts in the NPPF (i.e. Supporting a prosperous rural economy), or having more lenient criteria. As there is no policy in the NPPF that specifically relates to this issue, the potential positive effect on landscape character may be less significant, and effects on historic assets, local amenity, biodiversity and employment may be less pronounced if there is no specific policy in the Local Plan that sets criteria for small-scale economic development in rural areas. If the criteria within the policy were more lenient, the potential positive effects would be diluted.																			

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E7: Extensions to existing employment sites	-?	+?	+?	+?	0	0	+?	+	+	+	+	+	+	+	+	+?	0	++	+	+
<i>Alternatives to Policy E7</i>	The policy allows for employment sites that are near or at capacity to be expanded (small-scale) providing that qualifying criteria are met. This is likely to have a significant positive effect on employment opportunities and have further positive effects on SA objectives that relate to investment and the vitality of towns. The conditions set out in the criteria mean that there will be a positive effect on the objectives that relate to the local environment, amenity, historic features, biodiversity, noise, air, soil and water, flood risk energy efficiency and greenhouse gas emissions. Depending on the type of employment that is developed, there may be a positive effect on services, education, health, or leisure provision, however land developed for employment may lead to a minor negative effect on housing availability.																			
<i>Alternatives to Policy E7</i>	Alternative options to this policy are not having a specific policy relating to extensions to employment sites within the Local Plan, relying on relevant parts in the NPPF (i.e. Building a strong, competitive economy), or identifying employment areas on Inset Maps. The potential positive effect on employment may be less significant, and the potential positive effects on services, historic features, local character, amenity, biodiversity, sustainable transport, greenhouse gas emissions, energy consumption, viability and investment may be less pronounced without a specific policy in the Local Plan. The negative effect on decent homes may not occur without a policy that supports developing land for employment use. If the policy were to identify boundaries for site expansion on Inset Maps, there would be more certainty in relation to the five SA scores identified as uncertain for Policy E7.																			
E9: Town centre vitality and shopping areas	-?	+	0	0	0	+?	+	0	0	+?	-?	+?	0	0	0	0	+?	+	++	+
<i>Alternatives to Policy E9</i>	Alternative options to this policy are not having a specific policy relating to town centre shopping areas within the Local Plan, relying on relevant parts in the NPPF (i.e. Ensuring the vitality of town centres), or having a criteria based policy for changes of use. The NPPF would still protect the vitality of town centres, although the potential positive effect on the vitality of town centres may be less significant, and the potential positive effects on services, noise, amenity, sustainable transport, waste reduction, employment and investment may be less pronounced without a specific policy in the Local Plan. The negative effect on decent homes and biodiversity may not occur without a policy that supports developing land for employment use. If a criteria based policy was used to allow for change of use, the potential positive effect on town centre vitality and employment may be diluted, but as it would allow for more land available for homes, there may be a potential positive effect for the SA objective that relates to housing.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
E10: Primary shopping frontages	-?	+	0	0	0	+?	+	0	0	+?	-?	+?	0	0	0	0	+?	+	++	+
<i>Alternatives to Policy E10</i>	<p>This policy restricts changing use on the ground floor of existing shops from retail within Primary Shopping Areas as defined on the Proposals Map, and is likely to have a significant positive effect on the vitality and viability of towns, and a positive effect on employment, investment, community services and leisure provision. The provisions set out in the policy suggest that there may be a positive effect on the SA objectives that relate to noise, amenity, transport and waste. Land allocated for retail uses may have a negative effect on housing availability and</p> <p>Alternative options to this policy are not having a specific policy relating to restricting changes of use from retail within Primary Shopping Areas within the Local Plan and relying on relevant parts in the NPPF, or having a criteria based policy for changes of use (as opposed to defined areas on the Proposals Map). As the NPPF does not specifically address restrictions on retail uses, the potential positive effect on the vitality of town centres may be less significant, and the potential positive effects on services, noise, amenity, sustainable transport, waste reduction, employment and investment may be less pronounced without the criteria set out in the proposed policy. The negative effect on decent homes and biodiversity may not occur without a policy that supports developing land for employment use. If a criteria based policy was used to allow for change of use, the potential positive effect on town centre vitality and employment may be diluted by providing more flexibility in changing shopping frontages to non-retail uses.</p>																			
E11: Large stores and retail related uses in town centre areas	+/-	+/-	0	0	0	0	+/-	0	0	+	+?	+?	0	0	0	0	0	+/-	++	+/-
<i>Alternatives to Policy E11</i>	<p>This policy allows for retail development within Town Centre Shopping Areas, and restricts retail development outside the Shopping Areas. This is likely to have a significant positive effect on the vitality of town centres, where retail developments are more likely to be concentrated, and could result in positive effects for the character of the local environment. Mixed positive and negative effects may occur on the SA objectives relating to employment, leisure provision, services, homes and investment, as concentrating retail development in the Town Centre Shopping Areas will have benefits for those living and working within or near the Town Centres, but may have some negative effects for those that need to travel further to the Town Centres, and also may discourage investment from larger retailers looking to locate stores in out of centre developments. This policy seeks to restrict development of out of town stores and should therefore have a positive effect on sustainable transport as stores in the town centres should be more accessible by foot, cycle and public transport. In addition, this policy may have a positive effect on biodiversity by seeking to restrict development of out of town stores, which could be on greenfield sites. However, this effect is uncertain as the location of any new development will not be known until the planning application stage.</p> <p>Alternative options to this policy are not having a specific policy relating to large retail related uses in area centres within the Local Plan and relying on relevant parts in the NPPF, or identifying acceptable uses on Inset Maps. The potential positive effect on the vitality of town centres may be less significant, and the potential positive effects on amenity may be less pronounced without a specific policy included in the Local Plan. The potential positive effect on biodiversity and sustainable transport may not occur without a policy that restricts large retail developments outside of area centres. If the policy identifies boundaries for acceptable uses on Inset Maps, there could be more certainty and strengthening of the positive effects in relation to the vitality of the town centres and character of the local environment, plus provision of employment, leisure and services within proximity of residents within area centres thus encouraging more sustainable transport. However, the same negative effects could still apply, i.e. discouraging investment from larger retailers looking to locate stores in out of centre developments.</p>																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
E12: Neighbourhood centres and shops	+/-	+	0	0	0	+	0	0	0	+	0	+	0	0	0	0	0	+	+	0
	The policy sets criteria for shopping development in village and neighbourhood centres, and is likely to have a positive effect on the SA objectives relating to vitality of town centres, employment, and services. The criteria will ensure that there may be a positive effect on objectives that relate to noise, amenity and transport. Although any potential shopping developments may have a negative impact on housing availability, the provision of extra shopping in village centres will improve services and opportunities for decent homes.																			
<i>Alternatives to Policy E12</i>	Alternative options to this policy are not having a specific policy relating to neighbourhood centres and shops within the Local Plan, relying on relevant parts of the NPPF, or identifying acceptable uses on Inset Maps. The potential positive effects on services, noise, amenity, sustainable transport, employment and vitality of town centres may be diluted without the policy and criteria included in the Local Plan as there is no strong guidance on the issue within the NPPF. The negative effect on biodiversity may not occur without a policy that allows for development in village centres. If the policy identifies boundaries on maps, there will be more certainty in relation to affected SA scores, as locations for shopping development will be identified, therefore, those locations where other development of homes, employment and services could be restricted will be known.																			
E13: Use of upper floors in shopping developments	+	+	0	0	0	0	+	0	0	+	0	+	0	0	0	0	0	+	+	0
	This policy permits the use of upper floors in Town Centre Shopping Areas for residential, community or commercial purposes. It is therefore likely to have a positive effect on the vitality of town centres, opportunities for employment, provision of homes, services, amenity and possibly also leisure provision (depending on the type of community uses that may be proposed). The criteria states that there should be no loss of residential accommodation, which also contributes to the positive effect on the SA objective for decent homes also. Due to the provision of more space for homes, community or commercial purposes within the Town Centre Shopping Areas, the policy could have a positive effect on sustainable transport, as access to jobs, shops and services for these new residents would be possible on foot or cycle. The policy is unlikely to affect any of the other SA objectives.																			
<i>Alternatives to Policy E13</i>	The alternative option to this policy is not having a specific policy relating to use of upper floors in shopping developments within the Local Plan, and relying on relevant parts of the NPPF. As the NPPF does not specifically address the use of upper floors in shopping developments, the potential positive effects on homes, services, amenity, employment and vitality of town centres and sustainable transport will be diluted without a specific policy in the Local Plan.																			
E14: Change of use of village shops or services	-?	++	+	+	0	0	+	+	0	+	0	0	0	0	0	0	0	+	0	0
	This policy encourages retention of retail and service provision within villages, and so is likely to have a significant positive effect on community services, particularly within affected villages. There may also be positive effects on education, health and leisure provision, depending on the service provided. Restricting change of use of retail and service developments could have a negative effect on the availability of homes, although the condition to retain the shopfront when changing the use of shop may have a positive effect on the character of the local environment and historic features.																			
<i>Alternatives to Policy E14</i>	Alternative options to this policy are not having a specific policy relating to change of use of village shops and services within the Local Plan, relying on relevant parts in the NPPF, and identifying services to be retained on Inset Maps. The potential positive effect on services may be less significant, and the positive effect on amenity, historic features and employment may be less pronounced without a specific policy in the Local Plan. The negative effect on decent homes may not occur without a policy that restricts changing use of village shops or service facilities. If the policy identifies village services to be retained on maps, the element of uncertainty will be removed in relation to affected SA scores.																			

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E15: Retail developments in rural areas outside villages	0	-	0	0	0	0	0	0	+	+	0	-?	0	-?	0	0	0	-	+	-
	This policy aims to protect the viability of town centres in the District by restricting the circumstances in which retail developments in rural areas, outside villages, will be permitted, therefore a positive effect is likely in relation to SA objective 19. However, this is likely to have a negative effect in terms of encouraging investment and creating jobs, particularly in rural areas where employment opportunities are less widely available, and on the provision of community services. The policy specifies that proposals must not have an adverse impact on the landscape and local amenity; therefore positive effects on SA objectives relating to landscape and local amenity are likely. Effects in relation to sustainable transport and greenhouse gas emissions are potentially negative as the policy states that car parking should be provided on a scale that it proportionate to the scale of the development - this may encourage ongoing car use.																			
<i>Alternatives to Policy E15</i>	The alternative option to this policy is not having a specific policy relating to retail developments in rural areas within the Local Plan, and relying on relevant parts within the NPPF (i.e. Supporting a prosperous rural economy). The potential positive effects on local character, amenity and vitality may not be as pronounced if there is no specific policy included in the Local Plan. The potential negative effect on services, sustainable transport, greenhouse gas emissions, employment and investment may not occur if retail developments were allowed outside built up area																			
E16: Proposals for holiday or overnight accommodation and associated facilities	0	+?	0	0	0	0	+?	0	+	+	0	+/-?	-?	+/-?	0	-?	-?	+	+	+
	The policy permits the development of tourist accommodation in the District, provided certain criteria are met; therefore positive effects are likely in relation to investment and employment (although it is noted that employment in the tourism industry is often seasonal and poorly paid). Growth in the tourism industry is also likely to mean that increased demand leads to improved provision of community facilities and cultural, social and leisure facilities, which may also benefit local people. The policy specifies that development must be compatible with the character of the surrounding area; therefore positive effects are likely in relation to landscape character and the quality of the local environment. Mixed effects on greenhouse gas emissions are likely as, although the policy encourages the use of sustainable transport, the development of new tourist accommodation will undoubtedly lead to an increase in emissions. The policy also requires onsite parking to be provided, which may encourage ongoing car use. As such, mixed effects on sustainable transport are also likely. New development will also have an inevitable effect in terms of increased energy consumption and waste generation and may have a negative on air, soil and water quality, although it is recognised that new development may offer good opportunities for incorporating measures such as renewable energy infrastructure.																			
<i>Alternatives to Policy E16</i>	The alternative option to this policy is not having a specific policy relating to holiday accommodation within the Local Plan, and relying on relevant parts of the NPPF. As there is no specific section within the NPPF relating to holiday accommodation, the potential positive effects on services, local character, amenity, employment, vitality and investment may not occur. The potential negative effects on air, water and soil quality, energy consumption and waste may not occur if holiday accommodation were not supported through this policy. The mixed effect on transport and emissions would be diminished as despite there being no policy to support holiday accommodation, the criterion requiring accessibility by alternative means of transport would not exist either.																			
E17: Principal holiday accommodation areas	-?	-?	-?	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	+/-?	0	+/-?
	The policy aims to retain tourist accommodation in the District. By preventing conversion to uses such as residential development, positive effects on employment and investment are likely; however negative effects on the same objectives could occur if development was restricted that could otherwise have provided greater benefits to local people in terms of employment and economic growth than tourism use does (noting that employment in tourism is generally seasonal and low paid). The effects on homes, community services, education and health could potentially be negative if the policy results in those sorts of development proposals being refused in favour of retaining tourist accommodation.																			

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<i>Alternatives to Policy E17</i>	Alternative options to this policy are not having a specific policy relating to principal holiday accommodation areas within the Local Plan, relying on relevant parts of the NPPF, or having a criteria based policy for changes of use. As there is no specific section within the NPPF relating to holiday accommodation, the potential positive effects on employment and investment in the tourism sector may not occur, although there may be less negative effects on employment and investment in other sectors. The negative effect on decent homes and services may not occur without a policy that restrict change to these uses. If the policy used a criteria based policy to allow for change of use, the increased flexibility in changing use may cause the negative effect on homes and services to be less pronounced.																			
E18: Loss of holiday accommodation	- ?	- ?	- ?	- ?	0	0	+ ?	0	0	0	0	0	0	0	0	0	0	+/-?	0	
<i>Alternatives to Policy E18</i>	The policy aims to prevent the loss of holiday accommodation through conversion into other uses; therefore potential negative effects may result in relation to housing, community services, education, health and cultural, social and leisure provision, as these type of uses could potentially have benefitted from the conversion of holiday accommodation units. Positive effects are likely overall in relation to cultural, social and leisure facilities as the retention of holiday accommodation will have a positive effect on this objective, and ongoing high levels of tourism are likely to encourage the development of other leisure facilities which may also benefit local people. Mixed effects are also possible in relation to the vitality and viability of East Devon's towns, as ongoing tourism in those towns which are listed in the policy (Exmouth, Budleigh Salterton, Seaton and Sidmouth) will benefit the local economy and help to secure jobs relating to tourism; however if the change of use of holiday accommodation into uses such as affordable housing were to be permitted, there may be greater benefits to the vitality of these towns.																			
E19: Holiday accommodation parks	0	+	0	0	0	+/-?	0	0	+	+	+	- ?	+/-?	- ?	- ?	- ?	- ?	+	+ ?	+
<i>Alternatives to Policy E19</i>	The policy allows for the development of new and extended holiday accommodation parks, provided that they fit in with their surroundings and do not affect habitats or species; therefore positive effects on the landscape and biodiversity and likely. Permitting this type of tourism-related development is also likely to have positive effects on investment and employment, although it is noted that new jobs provided are likely to be seasonal and low paid. The policy also specifies that there must be no adverse impacts on local amenity, which is taken to include noise, although it is inevitable that noise will be generated during the construction phase, which may have a negative impact particularly where proposals are for the extension of an existing site. It is also inevitable that new development will result in increased waste generation and energy consumption, although the policy does specify that developments would need to be in compliance with other plan policies in relation to renewable energy generation. The impacts on sustainable transport and greenhouse gas emissions are likely to be negative as the proposal is likely to lead to increased vehicle traffic, particularly during the peak summer months, and the policy refers only to car traffic, not making any reference to the use of sustainable modes of transport.																			
<i>Alternatives to Policy E19</i>	The alternative option to this policy is not having a specific policy relating to holiday accommodation parks within the Local Plan, and relying on parts of the NPPF. As there is no specific section within the NPPF relating to holiday accommodation, the potential positive effects on services, noise, local character, amenity, biodiversity, air quality, employment, investment and vitality may not occur if a specific policy including criteria were not included in the Local Plan. The potential negative effect on noise, sustainable transport, soil quality, greenhouse gas emissions, flood risk, energy consumption and waste may also not occur if holiday parks were not supported through this policy.																			

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E20: Provision of visitor attractions	0	0	0	0	0	+ ?	++	+ ?	+ ?	+ ?	+ ?	+ ?	+/- ?	+ ?	- ?	- ?	- ?	+	+ ?	+
	<p>The policy should have a significant positive effect on SA7 as it allows for the provision of new tourist attractions, and also requires the protection of existing areas of cultural interest. Further positive effects are likely in relation to noise, landscape, historic assets, amenity and biodiversity as the policy specifies that the development of visitor attractions must not have any significant adverse impacts in these areas. However, the positive effect is uncertain as the wording of the policy indicates that some negative impact may still be allowed. Effects on sustainable transport are mixed as although the policy states that sites must be accessible by a range of transport modes, encouraging the development of visitor attractions will inevitably lead to an increase in vehicle traffic, although the extent of this will depend on the sustainable transport links available at each site. Positive impacts on employment are likely, as jobs will be created by new visitor attractions (although it is recognised that these are likely to be seasonal and low paid jobs), as well as in relation to investment as the policy is likely to lead to investment in new visitor attractions in the District. Impacts on flood risk and soil quality are potentially negative as the policy allows for development in the open countryside which is likely to be on greenfield land, thereby potentially leading to an increase in impermeable surfaces and the loss of good quality agricultural land. It is also inevitable that new development will lead to increased energy consumption and waste generation, although new development may offer good opportunities for incorporating measures such as renewable energy installations and SuDS, so the potential negative effects are uncertain. However, positive effects on air quality may result from the measures associated with encouraging sustainable transport; therefore overall effects on SA13 are mixed. There may be positive effects on the vitality of East Devon's towns if new visitor attractions are located there.</p>																			
<i>Alternatives to Policy E20</i>	<p>The alternative option to this policy is not having a specific policy relating to provision of visitor attractions within the Local Plan, and relying on relevant parts within the NPPF (e.g. Ensuring the vitality of town centres and Supporting a prosperous rural economy). The potential positive effect on leisure provision may not be as significant without the support of this policy, and the potential positive effects on noise, historic features, local character, amenity, biodiversity, sustainable transport, air quality, greenhouse gas emissions, employment, investment and vitality may be diluted without the criteria included in the policy. The potential negative effect on soil quality, flood risk, energy consumption and waste may not occur if development of visitor attractions were not supported through this policy.</p>																			
RC1: Retention of land for sport and recreation	0	0	0	+	0	0	++	0	+	+	+	0	+	0	+	0	0	0	0	0
	<p>This policy aims to protect open space which is currently used for sport or recreation; therefore a significant positive effect on leisure provision is expected. Indirect, positive effects on health are also likely, as the policy will help to ensure that open space is available to the residents of the District, thereby encouraging outdoor physical activity. Further positive effects are likely in relation to the landscape character and the quality of the local environment as retaining open space will improve the overall appearance of the District. It will also help to ensure that, within developed areas, areas of permeable surfaces are retained, therefore having a positive effect on flood risk. The policy will also ensure that areas of greenspace are preserved, which may have biodiversity value and prevent fragmentation of habitats where new development occurs.</p>																			
<i>Alternatives to Policy RC1</i>	<p>The alternative option to this policy is not having a specific policy relating to sport and recreation land within the Local Plan, and relying on relevant parts within the NPPF (e.g. Promoting healthy communities). The potential positive effect on leisure provision would not be as significant without a policy in the Local Plan that protects existing sport and recreation land from other types of development, and the potential positive effects on health, local character, amenity, biodiversity, soil quality and flood risk may not occur.</p>																			

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RC2: New open space, sports facilities and parks	0	0	0	+	0	+	++	+	+	+	+	+/-?	+	+/-?	+	0	0	0	0	0
<i>Alternatives to Policy RC2</i>	This policy aims to provide open space and sports facilities, as well as space for visual and performing arts; therefore a significant positive effect on cultural, social and leisure provision is likely. Positive effects on health are also likely as the policy will help to ensure that open space is available to residents; thereby encouraging physical activity. Further positive effects are likely in relation to the landscape character and the quality of the local environment as providing new areas of open space will improve the overall appearance of the District, and the policy specifies that there should be no adverse impact on the amenity of nearby properties (which is taken to include disturbance from noise created by those using the facilities). The policy will help to ensure that in areas of development, areas of permeable surfaces remain, therefore having a positive effect on flood risk. It will also provide areas of greenspace which should benefit biodiversity and prevent fragmentation of habitats by new development. Positive effects are likely in relation to the historic environment as the policy requires facilities to have no detrimental effect on the historic environment. Potentially mixed but uncertain effects are identified in relation to sustainable transport and greenhouse gas emissions as, although the policy encourages sustainable transport use, it also requires that appropriate car parking is provided, which may encourage ongoing car use.																			
RC3: Allotments	0	0	0	+	0	0	++	0	+	+	+?	+	+	+	+	0	+	0	0	0
<i>Alternatives to Policy RC3</i>	The alternative option to this policy is not having a specific policy relating to open space within the Local Plan, and relying on relevant parts within the NPPF (e.g. Promoting healthy communities). The potential positive effect on leisure provision would not be as significant without a specific policy in the Local plan that supports open space provision, and the potential positive effects on health, noise, historic features, local character, amenity, biodiversity, sustainable transport, soil quality, greenhouse gas emissions, and flood risk may not occur without the criteria set out in the Local Plan policy.																			
<i>Alternatives to Policy RC3</i>	Alternative options to this policy are not having a specific policy relating to allotments within the Local Plan, and relying on relevant parts of the NPPF (i.e. relating to recreational land), or identifying allotments to be retained on Inset Maps. As there are no specific sections within the NPPF relating to allotments, the potential positive effect on leisure provision would not be as significant, and the potential positive effects on health, local character, amenity, biodiversity, sustainable transport, soil quality, greenhouse gas emissions, waste and flood risk would be less significant without a specific policy in the Local Plan. If the policy identified allotments to be retained on Inset Maps, there would be more certainty as to which areas are likely to benefit, and the positive effects on SA scores are likely to be localised.																			

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RC4: Recreation facilities in the countryside and on the coast	0	0	0	+	0	0	++	0	+	+	0	-?	-?	-?	-?	-?	-?	+	0	+
<p>The policy is likely to have a significant positive effect on cultural, social and leisure provision as it allows for the provision of recreation facilities in the countryside, and may also benefit health by encouraging more active lifestyles, depending on the nature of facilities to be developed. The policy specifies that proposals should not have an adverse impact on the landscape or local amenity; therefore positive effects are expected in relation to these issues. However, a small number of potential negative effects are associated with the policy, as it would allow for development in rural areas which means that car use is likely to be necessary, having a negative effect on sustainable transport and air greenhouse gas emissions. It would also mean that development on greenfield land is likely, which could increase the risk of flooding (depending on the extent of any impermeable surfaces created) and may involve the loss of good quality agricultural land. It is inevitable that new development will lead to increased energy consumption and waste generation, although new development may offer good opportunities for incorporating measures such as renewable energy installations and SuDS, so the potential negative effects are uncertain. Minor positive effects on investment and employment are likely as the policy encourages investment in recreation facilities which will provide job opportunities, although it is recognised that such jobs are likely to be low paid and seasonal.</p>																				
<i>Alternatives to Policy RC4</i>	<p>The alternative option to this policy is not having a specific policy relating to recreation facilities in the countryside and on the coast within the Local Plan, and relying on relevant parts within the NPPF (i.e. Conserving the natural environment). The potential positive effect on leisure provision would not be as significant, and the potential positive effects on health, local character, amenity, employment, and investment may be less pronounced and uncertain without a specific policy in the Local Plan that sets criteria for recreational development in the countryside. The negative effect on sustainable transport, soil quality, greenhouse gas emissions, flood risk, energy consumption and waste would be less likely if recreation facilities in the countryside were not supported by this policy.</p>																			
RC5: Community buildings	0	++	0	+?	0	0	+?	0	-?	-?	0	0	-?	0	-?	-?	-?	+?	+/-?	-?
<p>This policy provides for new community facilities to support the District's growing population; therefore significant positive effects are likely in relation to community services. Potential (but uncertain) positive effects have been identified in relation to health and cultural, social and leisure provision, as the community services that will be accommodated in new or expanded buildings are likely to include healthcare facilities and cultural/social/leisure facilities, although this is not specified in the policy. Mixed effects on the vitality and viability of the District's towns have been identified as the provision of additional services and facilities could increase their viability if the facilities are within those towns, but where they are developed in villages, this may reduce the extent to which people use the towns for services and facilities. The fact that community facilities may be allowed to be developed outside of built up area boundaries could potentially have a negative effect on the landscape and local character. This would also be likely to involve development on areas of greenfield land, which could increase the risk of flooding and involve the loss of agricultural land. It is inevitable that new development for community facilities will lead to increased energy consumption and waste generation, although new development may offer good opportunities for incorporating measures such as renewable energy installations and SuDS, so the potential negative effects are uncertain. There may be new employment opportunities in community facilities; however this will depend on their nature. The requirement for developers to contribute to their funding may, however, have a negative effect in terms of encouraging investment in the District.</p>																				
<i>Alternatives to Policy RC5</i>	<p>There are no reasonable alternatives to this policy as paragraph 70 of the NPPF requires local planning authorities to plan positively in their Local Plans for the provision of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services. Therefore, it would not be reasonable to have no policy and rely on the NPPF.</p>																			

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RC6: Local community facilities	0	++	+?	+?	0	+	+?	0	+	+	0	+	+/-?	+?	-?	0	0	0	0	0
	This policy is likely to have a significant positive effect on community facilities as its overarching aim is to provide for new local community facilities within or adjoining built-up area boundaries. Depending on the type of new facilities developed under the policy there may also be positive effects on education, health and cultural, social and leisure provision. The policy specifies that proposals must be compatible with their surroundings and the local character; therefore positive effects on landscape character and the local environment are likely. Positive effects are likely in relation to sustainable transport as the policy requires sites to be accessible by a range of transport modes, and the development of new facilities, particularly in rural areas, will help to reduce the need to travel. Mixed effects have been identified in relation to air, soil and water quality as, although air quality should be positively affected by reduced vehicle traffic, the fact that development is permitted outside of the built up area boundary means that development on greenfield land is likely. For this reason, there is also a potential negative effect on flood risk, although this will depend to some extent on the local flood risk at each development location.																			
<i>Alternatives to Policy RC6</i>	Again, the alternative of not having a policy and relying on the NPPF is not a reasonable alternative, because paragraph 70 of the NPPF requires local planning authorities to plan positively in their Local Plans for the provision of community facilities. Reasonable alternatives to this policy are therefore restricting development to sites within built-up area boundaries only, or identifying sites for new community buildings on Inset Maps. If the policy restricted community development to sites within built-up area boundaries, the positive effect on community services may be slightly diluted, but the positive effect on local character, soil quality, sustainable transport may be stronger, and the negative effect on flood risk may be avoided. Identifying sites on Inset Maps will remove the element of uncertainty on SA scores and localise effects to areas in proximity to the identified sites.																			
RC7: Shared community facilities	0	++	+?	+?	0	+?	+?	0	0	+?	0	0	+	+?	+?	+?	+	0	+?	0
	The policy should have a significant positive effect on community services as it aims to ensure that facilities are a vibrant focus for the community and that they are made more viable by ensuring that premises are well-used. In this way, the vitality and viability of towns in the District are likely to be positively affected, although this will depend on the policy being applied in these towns in particular, as well as in smaller villages. Depending on the type of community facilities that are benefited by this policy, this could therefore be beneficial in terms of education, health and cultural, social and leisure facilities. There may be positive effects in relation to noise, local amenity, energy consumption, greenhouse gas emissions and waste generation as the dual use of facilities should reduce the extent of new development required. This policy could also be beneficial in terms of soil quality and flood risk as new development on greenfield land is likely to occur.																			
<i>Alternatives to Policy RC7</i>	There are no reasonable alternative option to this policy as paragraph 70 of the NPPF requires local planning authorities to plan positively in their Local Plans for the provision of shared space and community facilities.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC1: Telecommunications	0	0	0	0	0	+	0	+?	+	+	+	0	0	0	0	0	0	0	0	0
	The policy requires developments associated with telecommunications systems to avoid harming the appearance of the landscape, the character, appearance or setting of historic assets, local amenity (which is taken to include noise) and sites of nature conservation value; therefore positive effects on these objectives are considered likely. However, the effect on historic assets is uncertain as the wording of the policy implies that some negative effect would be permitted, stating that development 'will not have a serious adverse effect...'																			
<i>Alternatives to Policy TC1</i>	Alternative options to this policy are not having a specific policy relating to telecommunications within the Local Plan, and relying on relevant parts within the NPPF (i.e. Supporting high quality communications infrastructure), identifying preferred areas of search on Inset Maps, or requiring sharing of existing provision once total coverage is achieved. The potential positive effects on noise, historic features, local character, amenity and biodiversity may be less pronounced if there is no specific policy within the Local Plan that sets criteria as in TC1. Identifying sites on Inset Maps will localise any potential effects to affected areas. Requiring sharing of existing provision will mean that once total coverage is achieved, the positive effects on SA objectives could be greater, as less development may be needed within the District.																			
TC2: Accessibility of new development	0	0	0	+	0	+	0	0	0	+	0	++	+	+	0	0	0	+	0	0
	The purpose of this policy is to ensure that new development is accessible by means other than private car; therefore a significant positive effect is likely in relation to SA12. Positive effects are also likely in relation to air quality and greenhouse gas emissions, as the policy encourages reduced reliance on car travel within the District. There may be positive effects in relation to reduced noise from vehicle traffic, and therefore improved amenity, as well as positive impacts on public health if increased walking and cycling is encouraged and facilitated. Employment may also be positively affected if employment opportunities are made available to more people by ensuring that newly developed employment sites are accessible to those without access to a car.																			
<i>Alternatives to Policy TC2</i>	The alternative option to this policy is not having a specific policy relating to accessibility of new development within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport). The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on health, noise, amenity, air quality, greenhouse gas emissions and employment may be less pronounced without a specific policy included in the Local Plan despite the NPPF requiring accessibility for all people in new developments.																			
TC3: Traffic management schemes	0	0	0	+	0	+	0	0	0	+	0	+/-?	+	+/-?	0	0	0	+	0	+
	Mixed effects have been identified in relation to sustainable transport and greenhouse gas emissions, as although the policy provides for improvements to public transport services and improved movement of pedestrians and cyclists, it also aims to reduce congestion and improve traffic flow, which may have the effect of encouraging ongoing car use. Positive effects are likely in relation to health and air quality as reduced congestion should improve localised pockets of air pollution, and will also benefit amenity and the quality of the local environment. Positive effects may also result in relation to encouraging investment (and therefore employment), as reduced congestion and an improved transport system may encourage businesses to locate in East Devon.																			
<i>Alternatives to Policy TC3</i>	Alternative options to this policy are not having a specific policy relating to traffic management schemes within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport), or identifying schemes on Inset Maps. The potential positive effect on sustainable transport would not be as strong and the potential positive effects on health, noise, amenity, air quality, greenhouse gas emissions, and employment may be less pronounced without a policy in the Local Plan that sets specific objectives for traffic management schemes. Identifying sites on Inset Maps will remove the element of uncertainty for the affected SA scores and identify which areas of the District will benefit from the positive effects of the schemes.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC4: Footpaths, bridleways and cycleways	0	0	0	+	0	+?	+	0	0	+?	0	++	+	+	0	0	0	+?	0	0
	Significant positive effects are likely in relation to sustainable transport as the purpose of the policy is to improve and extend facilities for pedestrians and cyclists. Encouraging walking and cycling should also have a beneficial effect on health, air quality, noise, amenity and greenhouse gas emissions as a result of potentially reduced vehicle traffic within the District. Employment may be positively affected if employment opportunities are made available to more people by ensuring that employment sites are accessible to those without access to a car. The provision and protection of footpaths, cycle paths and bridleways will also have a positive effects on leisure provision within the District.																			
<i>Alternatives to Policy TC4</i>	The alternative option to this policy is not having a specific policy relating to footpaths, bridleways and cycleways within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport). The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on health, noise, leisure provision, amenity, air quality and greenhouse gas emissions may be less pronounced without the inclusion of local policy.																			
TC5: Safeguarding disused railway lines	0	0	0	+	0	+?	+	0	0	+?	0	++	+	+	0	0	0	0	0	0
	Significant positive effects are likely in relation to sustainable transport as the purpose of the policy is to ensure that disused railway lines are used for improved facilities for pedestrians and cyclists wherever possible. Encouraging walking and cycling by providing new routes in this way should also have a beneficial effect on health, air quality, noise, amenity and greenhouse gas emissions as a result of potentially reduced vehicle traffic within the District, although this is uncertain as the effect is only likely to be very minimal as a direct result of this policy. The provision and protection of footpaths, cycle paths and bridleways will also have a positive effects on leisure provision within the District.																			
<i>Alternatives to Policy TC5</i>	Alternative options to this policy are not having a specific policy relating to disused railway lines within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport), or identifying schemes on Inset Maps. The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on health, noise, leisure provision, amenity, air quality and greenhouse gas emissions may be less pronounced without the inclusion of local policy although initiatives by Devon County Council will continue without the policy. Identifying sites on Inset Maps will remove the element of uncertainty and identify which areas of the District will benefit from the positive effects of the schemes.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC6: Park and ride and park and share/change	0	0	0	0	0	+?	0	0	+	+?	0	++	+/-?	+	-?	+	0	+?	+?	+?
	Significant positive effects are likely in relation to sustainable transport as the policy allows for the provision of park and ride and share/change facilities which should encourage more people to make use of buses rather than cars within the District's towns. This should have further positive effects on greenhouse gas emissions, energy consumption and noise and amenity (although this is uncertain as, depending on the location of any park and ride facilities, there may also be impacts from construction noise, although this is considered unlikely as sites would be expected to be in out of town locations). The policy specifies that proposals will need to be unobtrusive in the landscape and designed sympathetically, therefore positive effects are likely in relation to the landscape character. Mixed effects on air, water and soil quality are likely as although air quality within the towns is likely to benefit from reduced vehicle traffic, park and ride sites are likely to be located in out of town locations on greenfield land, which may result in the loss of good quality agricultural land. For this reason, there may also be a negative effect on flood risk, if a car park is developed which significantly increases the extent of impermeable surfaces although this effect will depend to some extent on the flood risk in that area. Positive effects on employment, investment and the vitality of East Devon's towns may also result from reduced congestion and improved transport links into the towns where most employment sites are likely to be located.																			
<i>Alternatives to Policy TC6</i>	Alternative options to this policy are not having a specific policy relating to park and ride within the Local Plan, and relying on relevant transport sections within the NPPF, or identifying schemes on Inset Maps. The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on noise, local character, amenity, air quality, greenhouse gas emissions, energy consumption, employment and investment may not occur by relying on national policy as there is no specific guidance on Park and Ride facilities. If a policy is included that identifies sites on Inset Maps, the element of uncertainty will be removed by identifying which areas will be affected by the park and ride																			
TC7: Adequacy of road network and site access	0	0	0	0	0	-?	0	0	-?	-?	0	-?	-?	-	0	0	0	+	+?	+
<i>Alternatives to Policy TC7</i>	The alternative option to this policy is not having a specific policy relating to road network and site access adequacy within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport). The potential positive effects on employment, investment and vitality may be less pronounced without a specific local policy. The negative effect on noise, local character, amenity, sustainable transport, air quality and greenhouse gas emissions would also be less likely without the requirement for highway improvements that are associated with this policy.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC8: Safeguarding of land required for highway and access improvements	0	0	0	0	0	0	0	+	+	0	0	+/-	+/-	+/-	0	0	0	0	0	0
	The effects of this policy on sustainable transport are likely to be mixed as, although the policy provides for improved pedestrian and cycle links, it also provides for highway improvements which may have the effect of encouraging ongoing car use. As such, effects on greenhouse gas emissions and local air quality are also mixed. Positive effects on historic assets and the landscape are likely as the policy refers to the need to take these issues into consideration in relation to road improvements. More specific effects of the individual schemes proposed cannot be fully assessed until the proposals map is available.																			
<i>Alternatives to Policy TC8</i>	The alternatives to this policy are not having a specific policy relating to safeguarding land for highway improvements within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport), or identifying schemes/land to be safeguarded on the Inset Maps. The potential effect on sustainable transport, greenhouse gas emissions and local air quality may be diluted without a policy that safeguards the affected land for highway and access improvements. If the land to be safeguarded for highway and access improvements was identified on the Inset Maps, these potential effects on sustainable transport and air quality would be more localised in proximity to the identified																			
TC9: Parking provision in new development	0	0	0	+/-?	0	+/-?	0	0	0	+/-?	0	+/-?	+/-?	+/-?	0	+	0	0	0	0
	Various mixed effects are likely in relation to this policy which are all associated with the fact that, although it requires the provision of cycle parking within all new development, which should encourage increased use of sustainable transport, it also requires car parking to be provided which may encourage ongoing car use even where alternative options are available. These effects are associated with health (as increased walking and cycling will increase overall levels of activity), noise associated with vehicle traffic, amenity, sustainable transport, air quality and greenhouse gas emissions. However, positive effects on energy consumption are associated with the fact that the policy requires all major developments to incorporate charging points for electric cars (although this effects is uncertain depending on whether the electricity used is generated from a renewable source).																			
<i>Alternatives to Policy TC9</i>	Alternative options to this policy are not having a specific policy relating to parking provision in new developments within the Local Plan, and relying on relevant parts within the NPPF, or varying requirements across the district. There is not a requirement within the NPPF to set local parking standards, any development likely to generate significant amounts of movement will be required to provide a Travel Plan. With no specific policy set out in the Local Plan, there would be more uncertainty regarding the SA scores as parking standards would depend on individual development proposals. If the Local Plan included a policy setting varied requirements across the district, areas in most need of parking will benefit from provision, although this may encourage car use and have a more significant negative effect on sustainable transport.																			
TC10: Rear servicing of shopping/commercial development	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
	This policy is very specific and as such is unlikely to affect most of the objectives. Requiring service vehicles to access retail premises from the rear will help to maintain amenity and the quality of the local environment by avoiding large vehicles needing to use high streets and block up shop frontages. However, this requirement may have a negative effect on investment as it may prevent applications for shopping and commercial development being viable where rear access cannot easily be provided.																			
<i>Alternatives to Policy TC10</i>	The alternative option to this policy is not having a specific policy relating to rear servicing of shops within the Local Plan, and relying on relevant parts of the NPPF relating to the quality of new developments. The potential positive effect on amenity, and the negative effect on investment may therefore not occur to the same extent, as there will be no specific requirement for rear access as set out in this policy.																			
TC11: Roadside service facilities	0	+	0	0	0	0	0	0	+	+	0	0	-?	0	-?	0	0	0	0	0

Policy	1: Decent homes	2: Community Services	3: Education and Skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
	A small number of positive effects are associated with this policy, as it allows for the provision of roadside service facilities (a community service) subject to a number of criteria which include appropriate design and siting to mitigate potential landscape impacts of new development, and a requirement for no material loss of amenity to nearby residents. However, roadside facilities are likely to be located in the open countryside; therefore adverse impacts on soil quality and flood risk could occur depending on whether development occurs on greenfield land which is of good agricultural quality and/or in a high flood risk area.																			
<i>Alternatives to Policy TC11</i>	The alternative option to this policy is not having a specific policy relating to roadside service facilities within the Local Plan, and relying on relevant parts of the NPPF. It is also recognised that other relevant policies in the Local Plan (e.g. those relating to amenity and transport infrastructure) may still apply to proposals for roadside service facilities in the absence of this specific policy. However, without this policy, potential positive effects on community services, local character and amenity, and the negative effect on soil quality and flood risk may not occur to the same extent.																			
TC12: Aerodrome Safeguarded Areas and Public Safety Zones	- ?	- ?	- ?	- ?	0	0	- ?	0	0	0	0	0	0	0	0	0	- ?	0	+	
<i>Alternatives to Policy TC12</i>	The only reasonable alternative to this policy which has been identified is to not include a policy in the Local Plan and to instead rely on the NPPF. The effects on the SA objectives would be largely unchanged as national policy relating to airport safeguarding would prevent inappropriate development within close proximity of Exeter Airport or other airfields in the District. While the boundaries may vary slightly from those presented on the Proposals Map, this is unlikely to be to an extent that would change the SA scores.																			
NP1: Neighbourhood Planning Policy	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
<i>Alternatives to Policy NP1</i>	The effect of East Devon District Council's support and encouragement of neighbourhood plans through this policy are wholly uncertain until neighbourhood plans are adopted as effects will depend on the content and direction of the policies included within those plans.																			
	The only alternative to this policy would be not to include a specific policy on neighbourhood plans, and rely on the NPPF. However, as local authorities are required by national policy to support the development of neighbourhood plans EDDC has chosen to do this through providing more guidance about their preparation within the Local Plan. Therefore, to not include this policy may not be a reasonable alternative. Because the effects of having the policy are all currently uncertain, the effects of not having the policy are also unknown. In either case, the sustainability effects for the District will depend on the particular policies included in forthcoming neighbourhood plans but are likely to be quite localised to the neighbourhoods in question.																			

Appendix 5

Assumptions used in Appraisal of Site Options

Assumptions for Appraisals of Residential Site Options

SA Objectives	SA Assumptions
1: To ensure everybody has the opportunity to live in a decent home	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for developing greater numbers of new homes, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for residential development being considered by EDDC, larger sites are assumed to be over 10ha.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) will have a significant positive (+ +) effect. • Smaller sites (up to 10ha) will have a minor positive (+) effect.
2: To ensure that all groups of the population have access to community services	<p>Where housing sites are within walking distance (600m) of community services and facilities, residents will be more easily able to access these facilities. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars.</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more community services/facilities as well as one or more public transport nodes, will have a significant positive (+ +) effect. • Sites that are within 600m of two or more community services/facilities (regardless of proximity to public transport nodes) will have a minor positive (+) effect. • Sites that are within 600m of one community service/facility and/or one public transport node will have a negligible (0) effect. • Sites that are more than 600m from any community services/facilities, but which are within 600m of at least one public transport node, will have a minor negative (-) effect. • Sites that are more than 600m from any community services/facilities or public transport nodes will have a significant negative (--) effect.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	<p>The effects of housing development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. Proximity has been considered in terms of schools and colleges being within walking distance from potential new housing sites, but it is recognised that given the rural nature of East Devon, many sites may not be within walking distance of schools and colleges. While many school students may be driven to school, or possibly even drive themselves, it would be more sustainable if new housing sites were within easy access of public</p>

SA Objectives	SA Assumptions
	<p>transport options to reach schools. However, it cannot be determined for each site whether there is an appropriate bus service to individual schools or colleges within the District.</p> <p>The effects on lifelong learning cannot be determined because the courses offered at different schools and other community facilities are unknown.</p> <ul style="list-style-type: none"> • Sites that are within 600m of at least two of either a pre-school, a primary school, a secondary school or a college may have a significant positive (++) effect. • Sites that are within 600m of one of either a primary or secondary school or a college may have a minor positive effect (+?). • Sites that are more than 600m from any school or college may have a negative effect (-?).
<p>4: To improve the population's health</p>	<p>Housing sites that are within walking distance (600m) of health services and facilities, open spaces and footpaths and cycle routes will ensure that residents have good access to health facilities, may encourage them to make more journeys on foot or by bicycle and to be active outdoors in open space, thus promoting healthy lifestyles. If a housing site is within (or adjacent to) an Air Quality Management Area (AQMA) there could be an impact on health, particularly if vehicle movements associated with the new development compound existing air quality problems.</p> <ul style="list-style-type: none"> • Sites that are within 600m of a healthcare facility, an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within 600m of either a healthcare facility, an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either a healthcare facility, an area of open space or footpath/cycle paths will have a minor negative (-) effect. <p>In addition (which may lead to mixed effects with the above):</p> <ul style="list-style-type: none"> • Sites that are within or adjacent to an AQMA may have a minor negative effect, although this is uncertain (-?).
<p>5: To reduce crime and fear of crime</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible (0).</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable</p>	<p>Residents of housing sites that are within close proximity of the strategic road network could experience adverse noise impacts from vehicle traffic, particularly where roads lead to and from the major development areas at East Devon's West End. The development of the new housing sites themselves could also result in increased noise levels in the</p>

SA Objectives	SA Assumptions
levels of noise pollution	<p>surrounding area, both during development and in the longer-term as a result of increased vehicle traffic. Negative effects in this sense are particularly likely where sites are large in size or are located adjacent to a high number of sensitive receptors such as existing residential properties, schools or workplaces. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p> <p><u>Effects on existing residents and other sensitive receptors</u></p> <ul style="list-style-type: none"> • Sites that involve development at locations that are surrounded by existing sensitive receptors may have a significant negative (--?) effect. • Sites that are near to sensitive receptors but are not surrounded by them may have a minor negative (-?) effect on this objective. • Sites that are not within close proximity of many sensitive receptors may have a negligible (0?) effect. <p><u>Effects on new residents</u></p> <ul style="list-style-type: none"> • Sites that are directly adjacent to the strategic road network may have a significant negative (--?) effect. • Sites that are within close proximity of the strategic road network (but are not directly adjacent) may have a minor negative (-?) effect. • Sites that are some distance from the strategic road network may have a negligible (0?) effect.
7: To maintain and improve cultural, social and leisure provision	<p>The effects of the potential housing sites on this SA objective will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, proximity to existing leisure, cultural and social assets will also influence effects, particularly if facilities are within walking distance (600m).</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more cultural, social and leisure facilities (including areas of open space) are likely to have a significant positive (++) effect. • Sites that are within 600m of one or two cultural, social and leisure facilities (including areas of open space) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any existing cultural, social or leisure facilities (including areas of open space) are likely to have a minor negative effect, although this is uncertain (-?) depending on whether such facilities are provided within the new housing developments.
8: To maintain and enhance built and	<p>Housing sites that are within 250m of designated heritage assets have the potential to have negative effects on those assets and their settings, while more distant housing development is likely to be capable of only minor effects.</p>

SA Objectives	SA Assumptions
historic assets	<p>However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).</p> <ul style="list-style-type: none"> • Sites within 250m of one or more designated heritage assets may have a significant negative (--?) effect on this objective. • Sites between 250m and 1km from one or more designated heritage assets may have a minor negative (-?) effect on this objective. • Sites that are more than 1km from any designated heritage assets are expected to have a negligible (0) effect on this objective.
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Where development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is set out in the Council's Evaluation of Potential Development Sites – In / At the Towns of East Devon Initial Appraisal (April 2012), and can also be judged from the OS base map. Development within or close to an AONB has the potential to affect the character of those designated landscapes. However, the potential impacts on local landscape character cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p><u>Impacts on the wise use of land</u></p> <ul style="list-style-type: none"> • Large sites (over 10ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 10ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective. <p><u>Impacts on landscape character</u></p> <ul style="list-style-type: none"> • Sites of any size within an AONB, are likely to have a significant negative (--) effect on this objective. • Sites of any size within 250m of an AONB are likely to have a minor negative (-) effect on this objective. • Sites of any size that are more than 250m from an AONB are likely to have a minor positive (+) effect on this objective.
10: To maintain the local amenity,	New housing development could have adverse impacts on local amenity as a result of increased vehicle traffic in the

SA Objectives	SA Assumptions
<p>quality and character of the local environment</p>	<p>surrounding area, and on the character of the local environment if large-scale development takes place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p> <ul style="list-style-type: none"> • Housing sites that are mainly or entirely on greenfield land may have a negative effect (-?) although this is currently uncertain. • Housing sites that are mainly or entirely on brownfield land are expected to have a negligible (0) effect.
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>Housing sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if housing developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect.
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>Where housing sites are within close proximity of public transport links there will be better opportunities for residents of the new housing to make use of non car based modes of transport. Where sites are within easy reach of a town centre people will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both public transport links and a town centre will have significant positive (++) effects. • Sites that are within 600m of either public transport links or a town centre will have mixed (+/-) effects. • Sites that are more than 600m from both public transport links and a town centre will have significant negative

SA Objectives	SA Assumptions
	(--) effects.
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Where sites would involve housing development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic from population growth in those areas could compound existing air quality problems. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.</p> <p><u>Impacts on air quality</u></p> <ul style="list-style-type: none"> • Sites that are within or directly adjacent to an AQMA are likely to have a significant negative (--) effect. • Sites that are not within an AQMA will have a negligible (0) effect. <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> • Sites that are on grade 1 or 2 agricultural land are likely to have a significant negative (--) effect. • Sites that are on grade 3 agricultural land are likely to have a minor negative (-) effect. • Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect.
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the proximity of the housing sites to existing services, facilities and employment opportunities (many of which are likely to be located in town centres), as well as proximity to public transport links, could affect levels of car use and the associated greenhouse gas emissions.</p> <p><u>Proximity to employment sites</u></p> <ul style="list-style-type: none"> • Sites that are within 600m of an employment site and public transport links will have a significant positive (++) effect. • Sites that are within 600m of either public transport links or an employment site are likely to have a minor positive (+) effect. • Sites that are more than 600m from either an employment site or public transport links will have a minor negative (-) effect.

SA Objectives	SA Assumptions
	<p><u>Proximity to services and facilities</u></p> <ul style="list-style-type: none"> • Sites that are within 600m of both a town centre and public transport links are likely to have a significant positive (++) effect. • Sites that are either within 600m of either public transport links or a town centre are likely to have a minor positive (+) effect. • Sites that are more than 600m from both public transport links and a town centre are likely to have a minor negative effect (-).
15: To ensure that there is no increase in the risk of flooding	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly on greenfield land that is within flood zones 2, 3a or 3b are likely to have a significant negative (--) effect. • Sites that are either entirely or mainly on greenfield outside of flood zones 2, 3a or 3b, or that are entirely or mainly on brownfield within flood zones 2, 3a or 3b are likely to have a minor negative (-) effect. • Sites that are on brownfield land outside of flood zones 2, 3a or 3b are likely to have a negligible (0) effect.
16: To ensure energy consumption is as efficient as possible	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective will be negligible (0).</p>
17: To promote wise use of waste resources whilst reducing waste production and disposal	<p>All new housing development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (under 10ha) on greenfield land or large sites (over 10ha) on brownfield land are likely to have a minor negative (-) effect on this objective. • Small sites (under 10ha) on brownfield land are likely to have a negligible (0) effect.

SA Objectives	SA Assumptions
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. However, the proximity of new residential development to the employment sites allocated in the new Local Plan will affect the ability of residents to easily access the new employment opportunities in those areas.</p> <ul style="list-style-type: none"> • Sites that are within 600m of an employment site will have a significant positive (+ +) effect. • Sites that are further than 600m from an employment site, but which are within 600m of public transport links may have a positive effect although this is uncertain (+?) depending on whether those links will provide convenient access to employment sites. • Sites that are further than 600m from an employment site and any public transport links will have a significant negative (- -) effect.
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) are likely to have a significant positive (+ +) effect. • Small sites (up to 10ha) are likely to have a minor positive effect.
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon; therefore the score for all sites will be negligible (0).</p>

Assumptions for Appraisals of Employment Site Options

SA Objectives	SA Assumptions
1: To ensure everybody has the opportunity to live in a decent home	<p>None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).</p>
2: To ensure that all groups of the population have access to community services	<p>While employment sites are not expected to have a significant effect on this objective, where employment sites are within walking distance (600m) of community services and facilities employees will be more easily able to access these services and facilities during breaks and before and after work.</p> <ul style="list-style-type: none"> • Sites that are within 600m of two or more community services/facilities will have a positive (+) effect. • Sites that are within 600m of less than two community services will have a minor negative (-) effect.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	<p>The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect will be affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) are likely to have a significant positive (++) effect on this objective. • Small sites (less than 10ha) are likely to have a minor positive (+) effect on this objective.
4: To improve the population's health	<p>Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. If an employment site is within (or adjacent to) an Air Quality Management Area (AQMA) there could be an impact on health, particularly if vehicle movements (including potentially HGVs) associated with the new employment development compound existing air quality problems.</p> <ul style="list-style-type: none"> • Sites that are within 600m of an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within 600m of either an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either an area of open space or footpath/cycle paths will have a minor negative (-) effect.

SA Objectives	SA Assumptions
	<p>In addition (which may lead to mixed effects with the above):</p> <ul style="list-style-type: none"> Sites that are within or adjacent to an AQMA may have a minor negative effect, although this is uncertain (-?).
5: To reduce crime and fear of crime	<p>It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	<p>The development of new employment sites could result in an increase in noise impacts from vehicle traffic both nearby and elsewhere in the District (especially in the vicinity of the strategic road network), although the extent of this impact will depend in part on the nature of businesses that locate on the new employment sites, e.g. whether they will necessitate high numbers of HGV movements to and from the site. The development of the new employment sites could also result in increased noise levels in the surrounding area, both during development and in the longer-term as a result of increased vehicle traffic associated with construction. Negative effects in this sense are particularly likely where sites are large in size or are located adjacent to a high number of sensitive receptors such as residential properties, schools or existing workplaces. However, effects relating to noise are currently uncertain because, as well as the uncertainties associated with the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p> <ul style="list-style-type: none"> Sites that involve development at locations that are surrounded by existing sensitive receptors may have a significant negative (--?) effect. Sites that are near to sensitive receptors but are not surrounded by them may have a minor negative (-?) effect on this objective. Sites that are not within close proximity of many sensitive receptors may have a negligible (0?) effect.
7: To maintain and improve cultural, social and leisure provision	<p>None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).</p>
8: To maintain and enhance built and historic assets	<p>Employment sites that are within 250m of designated heritage assets have the potential to have negative effects on those assets and their settings, while more distant employment development is likely to be capable of only minor</p>

SA Objectives	SA Assumptions
	<p>effects. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).</p> <ul style="list-style-type: none"> • Sites within 250m of one or more designated heritage assets may have a significant negative (--?) effect on this objective. • Sites between 250m and 1km from one or more designated heritage assets may have a minor negative (-?) effect on this objective. • Sites that are more than 1km from any designated heritage assets are expected to have a negligible (0) effect on this objective.
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Where development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is set out for some of the sites in the Council's Evaluation of Potential Development Sites – In / At the Towns of East Devon Initial Appraisal (April 2012), and for all sites this can also be judged from the OS base map. Development within or close to an AONB has the potential to affect the character of those designated landscapes. However, the potential impacts on local landscape character cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p><u>Impacts on the wise use of land</u></p> <ul style="list-style-type: none"> • Large sites (over 10ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 10ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective. <p><u>Impacts on landscape character</u></p> <ul style="list-style-type: none"> • Sites of any size within an AONB, are likely to have a significant negative (--) effect on this objective. • Sites of any size within 250m of an AONB are likely to have a minor negative (-) effect on this objective. • Sites of any size that are more than 250m from an AONB are likely to have a minor positive (+) effect on this

SA Objectives	SA Assumptions
	objective.
10: To maintain the local amenity, quality and character of the local environment	<p>New employment development could have adverse impacts on local amenity as a result of increased vehicle traffic in the surrounding area (although the extent of this potential impact is largely dependent on the nature of the businesses that locate on the new sites), and on the character of the local environment if large-scale development takes place on greenfield land. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p> <ul style="list-style-type: none"> • Employment sites that are mainly or entirely on greenfield land may have a negative effect (-?) although this is currently uncertain. • Employment sites that are mainly or entirely on brownfield land are expected to have a negligible (0) effect.
11: To conserve and enhance the biodiversity of East Devon	<p>Employment sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	<p>Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non car based modes of transport. Where sites are within easy reach of a town centre, employees will be able to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks) via shorter journeys which may be on foot.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both public transport links and a town centre will have significant positive (++)

SA Objectives	SA Assumptions
	<p>effects.</p> <ul style="list-style-type: none"> Sites that are within 600m of either public transport links or a town centre will have mixed (+/-) effects. Sites that are more than 600m from both public transport links and a town centre will have significant negative (-) effects.
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Where sites would involve employment development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic caused by both commuters and commercial traffic movements to and from the new employment sites in those areas could compound existing air quality problems. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.</p> <p><u>Impacts on air quality</u></p> <ul style="list-style-type: none"> Sites that are within or directly adjacent to an AQMA are likely to have a significant negative (-) effect. Sites that are not within an AQMA will have a negligible (0) effect. <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> Sites that are on grade 1 or 2 agricultural land are likely to have a significant negative (-) effect. Sites that are on grade 3 agricultural land are likely to have a minor negative (-) effect. Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect.
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment sites to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions.</p> <ul style="list-style-type: none"> Sites that are within 600m of an existing or proposed residential site and public transport links will have a significant positive (++) effect. Sites that are within 600m of an existing or proposed residential site or public transport links are likely to have

SA Objectives	SA Assumptions
	<p>a minor positive (+) effect.</p> <ul style="list-style-type: none"> Sites that are more than 600m from either an existing or proposed residential site or public transport links will have a minor negative (-) effect.
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones.</p> <ul style="list-style-type: none"> Sites that are entirely or mainly on greenfield land that is within flood zones 2, 3a or 3b are likely to have a significant negative (--) effect. Sites that are either entirely or mainly on greenfield outside of flood zones 2, 3a or 3b, or that are entirely or mainly on brownfield within flood zones 2, 3a or 3b are likely to have a minor negative (-) effect. Sites that are on brownfield land outside of flood zones 2, 3a or 3b are likely to have a negligible (0) effect.
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where employment development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> Large sites (over 10ha) on greenfield land are likely to have a significant negative (--) effect on this objective. Small sites (under 10ha) on greenfield land or large sites (over 10ha) on brownfield land are likely to have a minor negative (-) effect on this objective. Small sites (under 10ha) on brownfield land are likely to have a negligible (0) effect.
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies.</p> <ul style="list-style-type: none"> Large sites (over 10ha) are likely to have a significant positive (++) effect.

SA Objectives	SA Assumptions
	<ul style="list-style-type: none"> • Small sites (up to 10ha) are likely to have a minor positive effect.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	<p>All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than moving to Exeter or further afield for job opportunities.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) are likely to have a significant positive (+ +) effect. • Small sites (up to 10ha) are likely to have a minor positive effect.
20: To encourage and accommodate both indigenous and inward investment	<p>All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. Larger sites will provide particular opportunities for accommodating investment, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for employment sites being considered by EDDC, larger sites are assumed to be over 10ha.</p> <ul style="list-style-type: none"> • Large sites (over 20ha) will have a significant positive (+ +) effect. • Smaller sites (up to 20ha) will have a minor positive (+) effect.

Appendix 6

Audit Trail of Site Allocations and Reasonable
Alternatives and Maps Showing Alternative Sites

Note that this audit trail has been updated to take into account changes made to the allocations in the Local Plan since the Publication Draft version in 2012. Where sites are no longer allocated because they have since obtained planning permission, this is reflected in the table.

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
Exmouth	W202	Residential	No	This site abuts the northern edge of Exmouth and is in a visual prominent position of landscape value. The Coastal Preservation Area and Green Wedge in the emerging Local Plan sweeps over this site and allocation is not appropriate.
Exmouth	W315	Residential	No	This small site, taken in isolation, does not lie close to existing Built-up Area Boundaries and as such any development would be sporadic development. Allocation would not be appropriate.
Exmouth	W007	Residential	No	This small site lies close to important heritage features and development could have adverse impacts without substantive positive benefits. Allocation is not appropriate.
Exmouth	W111	Residential	No	This small site lies close to important heritage features and development could have adverse impacts without substantive positive benefits. Allocation is not appropriate.
Exmouth	W147	Residential	Yes	This site does not lie in a protected landscape area and is free of other constraints. It is well related to the northern edge of the town and is allocated in the plan.
Exmouth	W211	Residential	No	This site has extensive tree cover, heritage features and is of landscape importance. Allocation would not be justified.
Exmouth	W079	Residential	Previously included as an allocation in Publication Draft Local Plan (2012) but now	This site lies comparatively close to a good range of facilities and not in an area of landscape or environmental importance. Residential development

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
			has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	is appropriate. Note that two alternative options for the boundary of this site were subject to SA, one of which is the allocated site and one a reasonable alternative.
Exmouth	3691	Residential	No	This large site has feature of environmental importance and is of landscape prominence. It is relatively remote from facilities and is close to the Pebblebed Heaths Special Area of Conservation. Allocation for development would be inappropriate.
Exmouth	W317	Residential	No	This site was most recently used for employment purposes. It falls inside existing Built-up Area Boundary and current policy would seek employment uses on the site. Allocation for housing would be inappropriate.
Exmouth	420B	Employment	Yes	This site forms a logical extension to the existing Liverton Business Park. The site is reasonably discreet in landscape terms and as such is appropriate for allocation.
Exmouth	W063	Residential	No	This small site would not make a significant contribution to housing supply and allocation is not appropriate. Part of the site has mature tree cover.
Exmouth	W074	Residential	No	This site has extensive tree cover and is on rising ground. Allocation would be inappropriate.
Exmouth	W085	Residential	No	This small site lies beyond the northern edge of the Built-up Area Boundary of Exmouth and in an open countryside location. Allocation would be inappropriate.
Exmouth	W145	Residential	No	This site has extensive is on rising ground of

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				landscape prominence. It is also relatively close to the Pebblebed Heaths Special Area of Conservation. Allocation would be inappropriate.
Exmouth	W146	Residential	No	This large site to the east of Exmouth is of landscape significance and has areas of extensive tree cover. Allocation for development would be inappropriate.
Exmouth	W164	Residential	No	This site lies beyond the northern boundary of Exmouth in a position of some landscape importance. Allocation for residential development would be inappropriate.
Exmouth	W170	Residential	No	This site lies within the built up area of Exmouth and comprises of the former Rolle College. The site is not allocated for development but the Local Plan does acknowledge some potential for residential development on the site.
Exmouth	040 (A)	Employment	Yes.	This site lies in the built up area of Exmouth and alongside existing employment sites uses. It forms a logical site for employment provision and is therefore allocated for this purpose.
Honiton	E158B	Residential	Previously included as an allocation in Publication Draft Local Plan (2012) but now has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	This site lies on the western side of Honiton and to the south (beyond the rail line) of a proposed employment allocation in the plan. The site is less visually prominent than other larger site options around Honiton. The site is not allocated in the Local Plan for development as it now has planning permission.
Honiton	E158A	Employment	Yes	This large site is allocated for employment uses and lies to the west of the existing Heathpark industrial

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				estate and will form a logical extension to the estate. It is less prominent than other sites in Honiton though enjoys prominent road frontage to the A30.
Honiton	E158A	Residential	No	Part of this large site (also see 1558A) has also previously been promoted for residential uses. The site is less suited to residential uses as it lies closer to the A30 and the noise that this road (and to some extent the railway) will generate. Also road access from the site to Honiton would involve travelling through the existing Heathpark Industrial Estate. Allocation for residential uses would be inappropriate.
Honiton	E156	Residential	No	This site on the south western edge of Honiton is in the AONB and on rising ground, though the site boundary stops short of the steepest areas of incline. The site is, none the less, visually prominent and residential development is inappropriate.
Honiton	E026	Residential	No	This site on the south western edge of Honiton is in the AONB and on rising ground. The site is elevated somewhat higher than site E156 to the east. An undeveloped land area, though one inside the Built-up Area Boundary of the town, lies between the town and the southern built up edge of Honiton. The site is visually prominent and allocation for residential development is inappropriate.
Honiton	E212	Residential	No	This small site lies to the south of southern residential/relief road of Honiton. It is separated from the rest of the town by this road and it is in the AONB. It would be inappropriate to allocate this site for residential development.
Honiton	E164	Residential	Yes – combined with E321 and E322.	This small site lies inside the town and although long and thin and including mature trees it logically works

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				as a housing allocation alongside the adjoining site E321.
Honiton	E321	Residential	Yes – combined with E164 and E32.	This is an underused employment site oin the built fabric of the town. The existing employment site/area is served by a road that passes by/through residential properties and is deemed suitable for allocation for residential development.
Honiton	E322	Residential	Yes – combined with E164 and E321.	This site is in employment/retail inside the built fabric of the town. The site is served by a road that passes by/through residential properties and is deemed suitable for allocation for residential development.
Honiton	E167	Residential but could also include a wide range of supporting uses	No	This large site lies to the east of Honiton on rising ground. The site encompasses a number of smaller sites and overall is visually very prominent. The site is not suitable as a residential allocation.
Honiton	E174	Residential	No	This small site lies on the eastern edge of Honiton. A part of the site lies in the fool plain and access would have to be gained from a residential road. The site is not allocated for residential development.
Honiton	3054	Residential	No	This site lies some way to the east of Honiton and is currently occupied by holiday homes/mobile caravans. The site is bounded 6to the north by the A30 and south by the railway and an overhead power cable runs close to the western boundary of the site. The site is not deemed appropriate as a residential allocation.
Honiton	E034	Residential	No	This site is remote from and to the east of Honiton. It is not deemed appropriate as a residential allocation.
Honiton	E170	Residential	No	This site lies to the north east of Honiton and to the

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				north of the A30. It is not deemed appropriate as a residential allocation and is visually prominent.
Honiton	011 (A, B, C & D)	Employment	Yes.	Land at Heathpark Industrial Estate Land falls within the existing industrial estate and as such is deemed suitable for infilling with future employment development. Land is therefore allocated for this use.
Axminster	E057	Residential with limited employment provision	Previously included as an allocation in Publication Draft Local Plan (2012) but now has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	This site lies in close proximity to facilities in the town and abuts the Built-up Area Boundary of Axminster. Access to facilities and lower levels of adverse landscape impacts help justify site selection. Note that two alternative options for the boundary of this site were subject to SA.
Axminster	E072	Residential	No	This site does not abut the built up area of Axminster and is not as well related to facilities as other sites. Development would result in a scheme disconnected from the town and as such allocation is not justified.
Axminster	E100	Residential with some potential for mixed-use	No	This site lies to the north of the allocated E057 site. Whilst there may be some longer term logic in site development, after E057 has been developed, as a stand alone site it does not relate well to the built fabric and facilities of the town and therefore allocation is not justified.
Axminster	E105	Mixed-Use	Yes.	This large site has good access to facilities and also the scale of development will help secure extra facilities in its own right and play a key part in delivering the growth agenda promoted for the town. Furthermore a key aspiration expressed for Axminster has been delivery of an eastern relief road for the

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				town and development of this site will help achieve this outcome. Note that two alternative options for the boundary of this site were subject to SA, one of which is the allocated site and one a reasonable alternative.
Axminster	E133	Residential	No	This smaller site abuts the southern edge of Axminster though it further from the town centre facilities of the town than other sites and would not provide the strategic benefits that other sites would help deliver
Axminster	E203	Residential	No	This site does not abut the built up area of Axminster and is not as well related to facilities as other sites. Development would result in a scheme disconnected from the town and as such allocation is not justified.
Axminster	E208	Residential	No	This site abuts the southern boundary of the town but there are concerns in respect of flooding/floodplains at the site.
Axminster	015 (A & B)	Employment	Yes.	Employment Land at Millwey Rise This land is within a largely developed and successful existing industrial area and is very well suited to further employment use. Allocation on this basis is appropriately justified.
Ottery St Mary	C202	Residential	No	This site lies to the east of Ottery St Mary. It is further away from facilities than other sites and not on the western side of the town where plan strategy is promoting development. The site is not allocated for residential development.
Ottery St Mary	C008	Residential	No	This site partially falls within the existing Built-up Area Boundary (where development, in principle,

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				could be accommodated) and p[artly outside. The site is home to some mature trees and is not deemed appropriate as an allocation for residential development.
Ottery St Mary	C040	Residential	No	This site lies on the southern side of Ottery St Mary and although it is comparatively close to the town centre it is served by not ideal roads and footpaths to the town centre. The site is not appropriate as a residential allocation.
Ottery St Mary	C070	Residential	No	This site lies on the southern side of Ottery St Mary and although it is comparatively close to the town centre it is served by not ideal roads and footpaths to the town centre. The site is not appropriate as a residential allocation and is of some visual openness from the south.
Ottery St Mary	C107	Residential	No	This site lies on the southern side of Ottery St Mary someway to the south of the existing built development of the town and it is served by not ideal roads and footpaths to the town centre. The site is formed by visually open countryside not appropriate as a residential allocation.
Ottery St Mary	C111	Residential	No	This site is on the south western side of the town and if developed (along with allocated land to the north) would extend the town someway in a southerly direction. Southern parts of the site would be comparatively remote from facilities. The site is not an appropriate allocation.
Ottery St Mary	C311	Residential with some employment	Previously included as an allocation in Publication Draft Local Plan (2012) but now has planning permission so	This site is on the western side of Ottery St Mary and as such accords with strategy for Ottery which is to accommodate development to the west of the town. The site is close to a number of facilities and not in an

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
			no longer allocated. Development will therefore come forward separately to the Local Plan.	especially visually prominent location. The site is appropriate for development.
Ottery St Mary	C310	Residential	No	This large site lies some way to the west of the western edge of Ottery St Mary and on land that rises above the town and is of visual prominence. The site is not deemed suitable as an allocation for residential development.
Ottery St Mary	C105	Residential	No	This site lies to the west of the western edge of Ottery St Mary and on land that rises above the town and is of visual prominence. The site is not deemed suitable as an allocation for residential development.
Ottery St Mary	3046	Residential	No	This substantial site lies on the southern side of Ottery St Mary occupying an existing nursery and adjacent farm land. Roads and footpaths to the town centre are not ideal and the land is not considered appropriate as a residential allocation.
Ottery St Mary	C019	Residential	No	This small site lies somewhat to the south west of the town and is not considered appropriate as a residential allocation.
Ottery St Mary	C049	Residential	No	This small site lies to the east of the town beyond the existing built up area. It is not deemed appropriate as a residential allocation.
Ottery St Mary	C071	Residential	No	This small site lies somewhat to the south west of the town and is not considered appropriate as a residential allocation.
Ottery St Mary	C141A	Residential with some potential for	Previously included as an allocation in Publication Draft	This is a brownfield site (former industrial building) in the town and very close to facilities. Although it was

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
		employment/alternative uses	Local Plan (2012) but now has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	last used for employment uses site viability considerations and the importance of protecting a listed building mean that residential redevelopment is an appropriate reuse with some commercial use on the ground floor. The site is regarded appropriate for residential development.
Ottery St Mary	C141B	Residential	Previously included as an allocation in Publication Draft Local Plan (2012) but now has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	This small scale infill brownfield site falls within the town and close to facilities. It is considered appropriate for residential development.
Ottery St Mary	008 (A, B & C)	Employment	Yes.	Finnimore Industrial Estate Land falls within the existing industrial estate and and as such is deemed suitable for infilling with future employment development. Land is therefore allocated for this use.
Budleigh Salterton	C022	Residential	No	This site is some way to the west of Budleigh Salterton and abuts/lies close to a part of the town built to very low density levels. Allocation for residential development would be inappropriate.
Budleigh Salterton	C046	Residential	No	This small site lies on the northern edge of Budleigh Salterton and Site C096 lies to the north of it and is allocated for residential development. Whilst c046 is not allocated for development it does fall inside the proposed Built-up Area Boundary and residential development would, therefore, be acceptable on this site subject to compliance with other plan policies..

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
Budleigh Salterton	C054	Residential	No	This large site falls in a designated as a Green Wedge. Allocation for development would be inappropriate.
Budleigh Salterton	C096	Residential	Previously included as an allocation in Publication Draft Local Plan (2012) but now has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	This site lies on the northern edge of Budleigh Salterton adjacent to an area of higher density development. The site is not especially visually prominent and is appropriate for residential development. Note that two alternative options for the boundary of this site were subject to SA.
Budleigh Salterton	C301	Residential	No	This site lies to the north east of Budleigh Salterton in a location that is comparatively remote from facilities/isolated from other development. Allocation for residential development would be inappropriate.
Budleigh Salterton	C306	Residential	No	This site falls in the Green Wedge and is comparatively remote from facilities. Allocation for residential development would be inappropriate.
Budleigh Salterton	C309	Residential	No	This site has extensive tree cover. Allocation for residential development would be inappropriate.
Seaton	E309	Residential	No	This large site to the west of Seaton lies in the Coastal Preservation Area and is of some visual prominence. Allocation for residential development would be inappropriate.
Seaton	E076	Residential	No	This large site rises steeply on the western side of Seaton. It is visually prominent and would be inappropriate as an allocation for residential development.
Seaton	E006	Residential	Previously included as an allocation in Publication Draft	This small site on the northern side of Seaton forms a

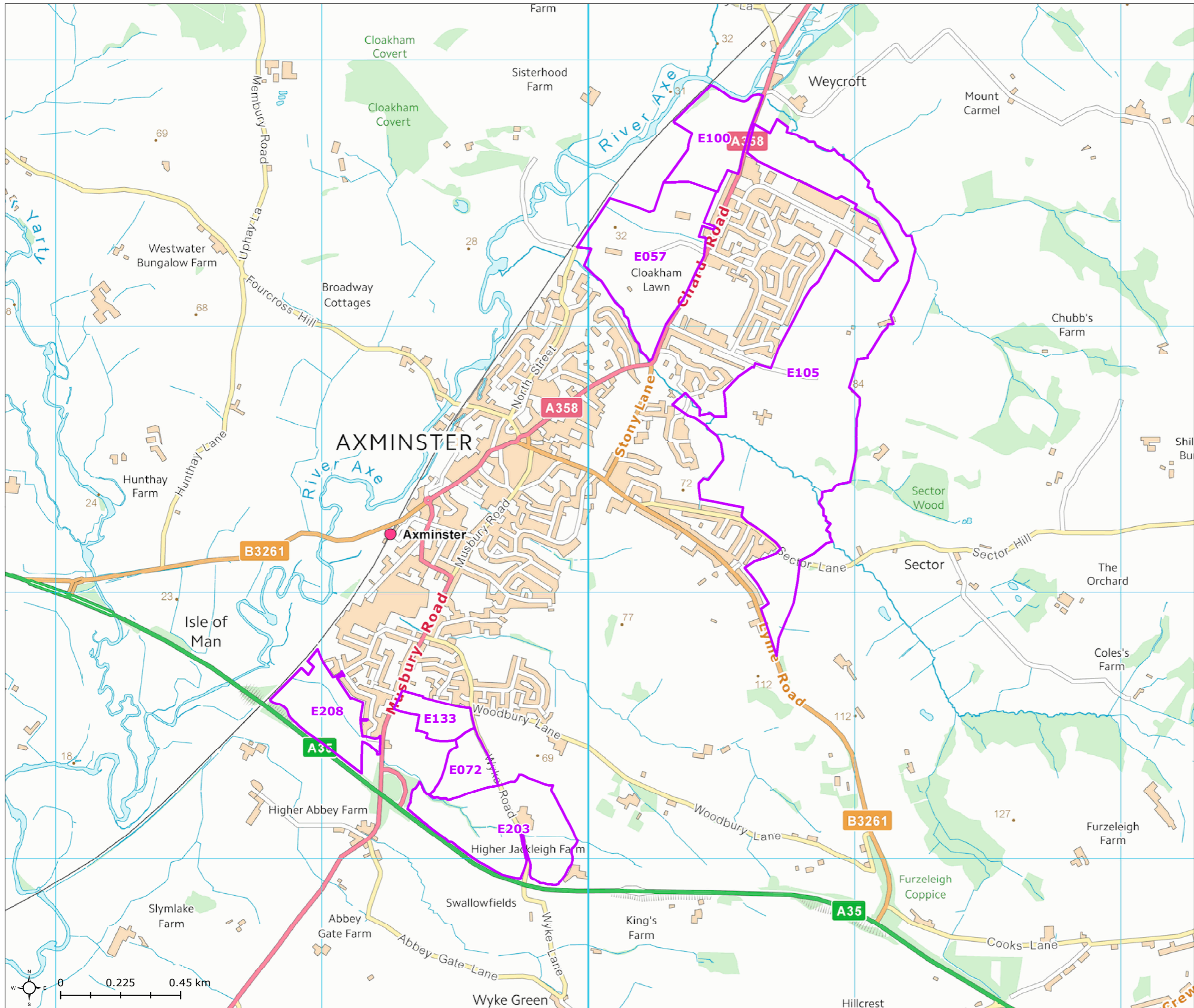
Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
			Local Plan (2012) but now has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	logical small scale extension to the town.
Seaton	E007	Residential	Yes – site has been combined with E008.	This small site on the northern side of Seaton forms a logical small scale extension to the town. It is allocated alongside/as part of Site E008.
Seaton	E008	Residential	Yes – site has been combined with E007.	This small site on the northern side of Seaton forms a logical small scale extension to the town.
Seaton	E103	Residential	No	This site lies beyond the current northern edge of Seaton and is visual open and of some prominence. Allocation for residential development would be inappropriate.
Seaton	E104	Residential	No	This site lies to the northern edge of Seaton and is visual open and of some prominence. Allocation for residential development would be inappropriate.
Seaton	E114	Employment	No	This site lies in the Green Wedge beyond the northern edge of Seaton. It is a prominent open site and residential development would be inappropriate.
Seaton	E315	Residential	No – previously included as an allocation in Publication Draft Local Plan (2012) but no longer required.	This site lies on the north eastern edge of Seaton and to the east of a proposed residential allocation. Although the site is in the Green Wedge and of some visual prominence it is better located/less intrusive than other larger scale site choices on the edge of Seaton. Note that two alternative options for the boundary of this site were subject to SA.

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
Seaton	E088	Residential	No	This small site lies on open ground to the east of Colyford Road and abutting the Axe Wetlands Area. Development of the site would interrupt easterly views over the Wetlands and allocation for development would be inappropriate.
Seaton	E171	Mixed-Use	Previously included as an allocation in Publication Draft Local Plan (2012) but now has planning permission so no longer allocated. Development will therefore come forward separately to the Local Plan.	This is a large Brownfield site in the southern part of the town close to the town centre and facilities and amenities of the town. The centre has been cleared, levelled and raised in readiness for development and an allocation for mixed uses is appropriate. Note that two alternative options for the boundary of this site were subject to SA.
Seaton	118B	Mixed-Use	Yes	This site on the northern edge of the town was initially allocated in the current East Devon Local plan and would for and extension to an existing industrial area. The site is also expected to accommodate recreation space that will serve the northern part of the town/the ton overall. Note that two alternative options for the boundary of this site were subject to SA.
Sidmouth	1967	Employment	No	This site lies on the northern side of Sidmouth close to the facilities in Sidford. It's a flat level site of lesser visual prominence than alternatives/sites on the periphery of Sidmouth. Although the site lies in the AONB, the designation abuts Sidmouth on all sides. Note that two alternative options for the boundary of this site were subject to SA.
Sidmouth	3299	Employment	No	This AONB site lies on rising ground to the north of Sidmouth in a prominent position in the landscape.


Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				Allocation for employment uses would be inappropriate.
Sidmouth	3602	Employment	No	This site is in the AONB though is less prominent than some other sites. It lies some distance, however, from the Built-up Area Boundary of the town and as such is remoter from the built fabric of Sidmouth. Allocation for employment development is inappropriate.
Sidmouth	C026	Residential	No	This site sits in an open landscape setting at the northern edge of the Byes. The Byes is an important amenity and recreational resource for Sidmouth. Allocation for residential development would be inappropriate.
Sidmouth	C053	Employment	No	This site lies on rising ground on the eastern side of Sidmouth. The site lies some distance from the Built-up Area Boundary of the town in an open setting and in the AONB and Coastal preservation Area. Allocation for development would be inappropriate.
Sidmouth	C053	Residential	No	This site lies on rising ground on the eastern side of Sidmouth. The site lies some distance from the Built-up Area Boundary of the town in an open setting and in the AONB and Coastal preservation Area. Allocation for development would be inappropriate.
Sidmouth	C098	Residential	No	This site lies on the north western edge of Sidmouth on partly elevated ground in the AONB. Allocation for development would be inappropriate.
Sidmouth	C102	Residential	No	This site lies on rising ground to the east of Sidmouth. The site is in the AONB and the Coastal Preservation Area. Allocation for residential development would be inappropriate.

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
Sidmouth	C151	Residential	No	This lies on rising ground to the north of Sidmouth and is in the AONB. Allocation for residential development would be inappropriate.
Sidmouth	C335	Residential	No	This site lies to the north of Sidmouth. Although it is not allocated for development it is appropriate to include it within the Built-up Area Boundary bearing in mind the proposed allocation of land to the north for employment uses.
Sidmouth	ED01	Residential	Yes	This is an underused employment site with poor access inside the built up area of the town with abutting residential properties. Allocation for residential development is appropriate.
Sidmouth	ED02A	Residential	Yes –combined with ED02B.	This is site inside the built up area of the town with abutting residential properties. The site currently forms the offices and car park of East Devon District Council and the Council are proposing relocation to Honiton. Allocation for residential development is appropriate.
Sidmouth	ED02B	Residential	Yes –combined with ED02A.	This is site inside the built up area of the town with abutting residential properties. The site currently forms open space to the south of East Devon District Council offices and the Council are proposing relocation to Honiton. Allocation for residential development is appropriate.
Sidmouth	ED03	Mixed-Use	Yes	This Brownfield site fronts on to the seafront at Sidmouth. The site is currently under-used/vacant and an allocation for mixed use redevelopment is appropriate.
Sidmouth	001 (A & B)	Employment	Yes.	Alexandria Road Industrial estate

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
				<p>This existing industrial estate lies within the built up area of Sidmouth and contains a small number of vacant plots/underused areas. Although the industrial estates suffer from poor road access the vacant plots have scope to accommodate development and allocation for employment uses is appropriate.</p>

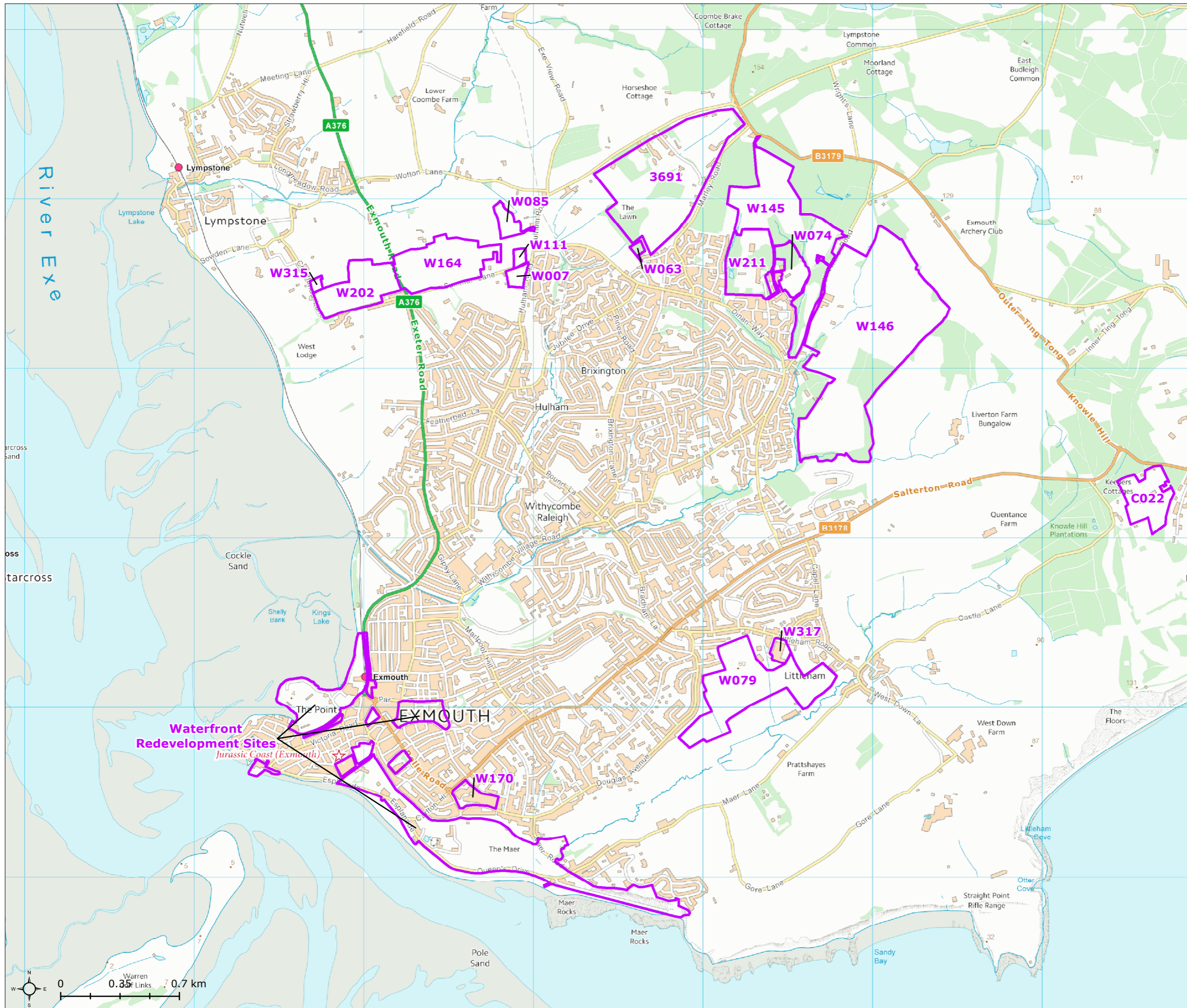


Alternative Site Options in Axminster


 Alternative Site Options

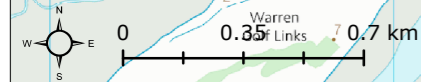
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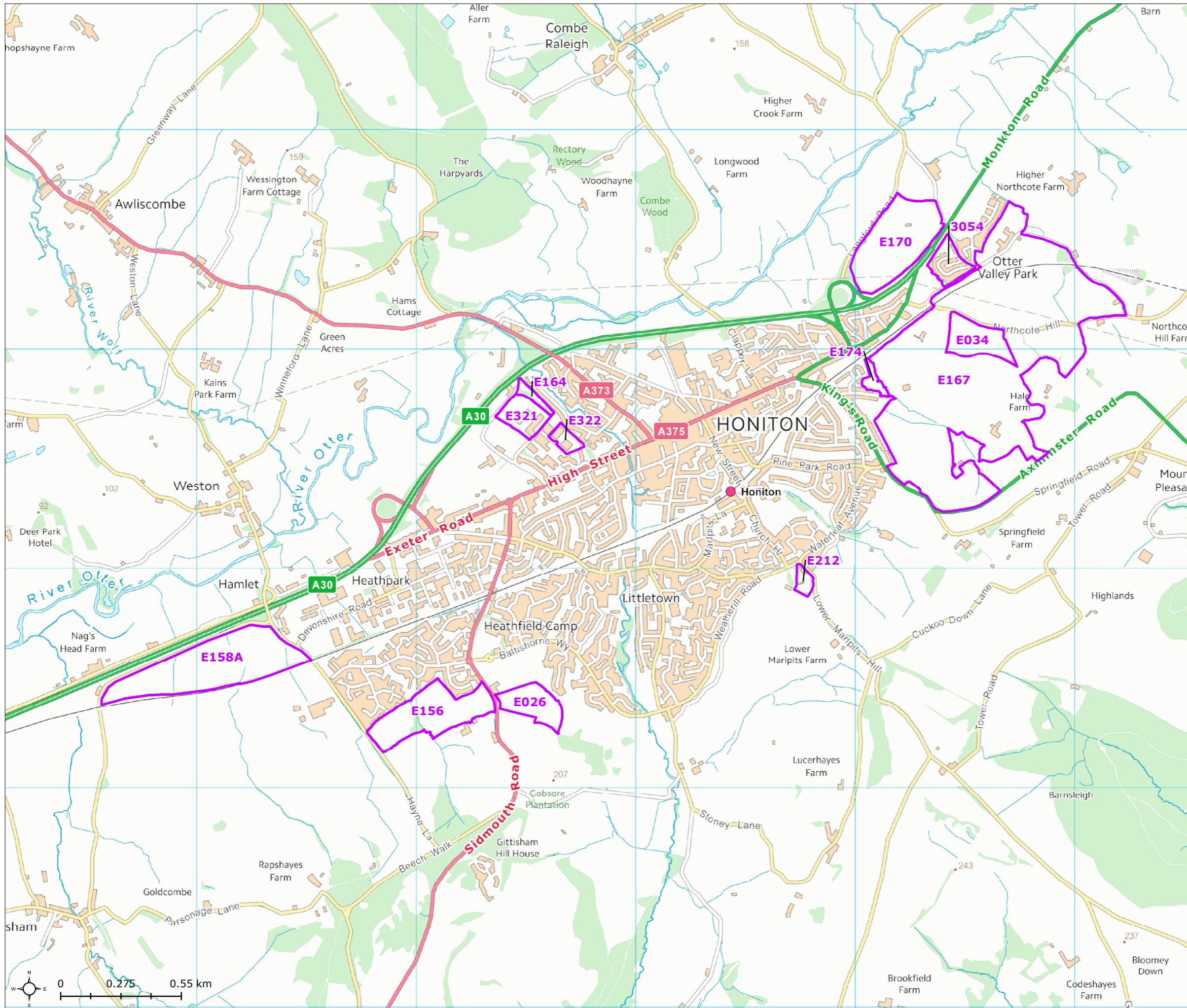
Alternative Site Options in Exmouth

 Alternative Site Options




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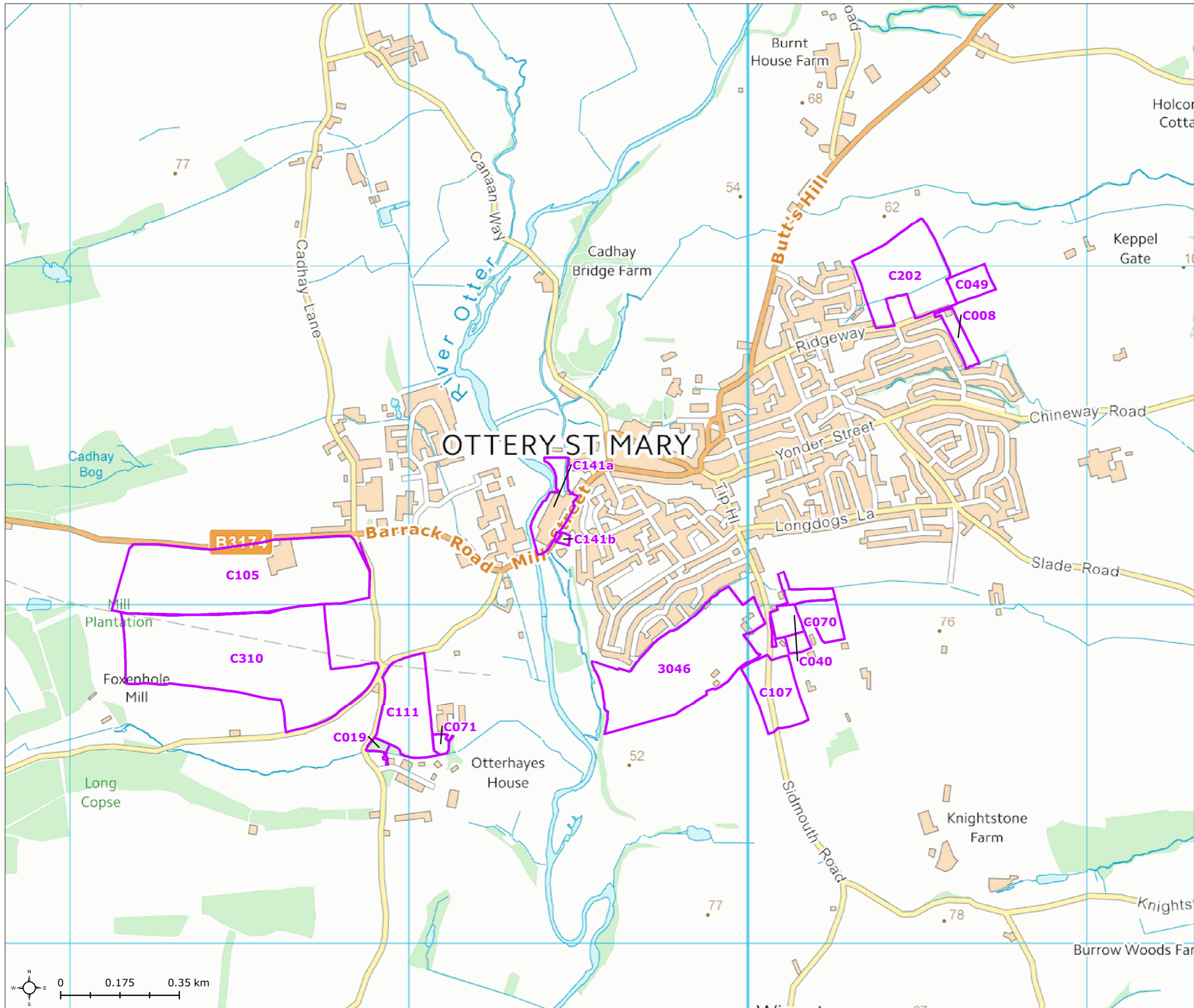


Alternative Site Options in Honiton


 Alternative Site Options

Map Scale @ A3:1:17,000

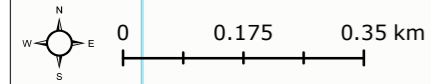




Alternative Site Options in Ottery St. Mary


 Alternative Site Options

Map Scale @ A3:1:11,000



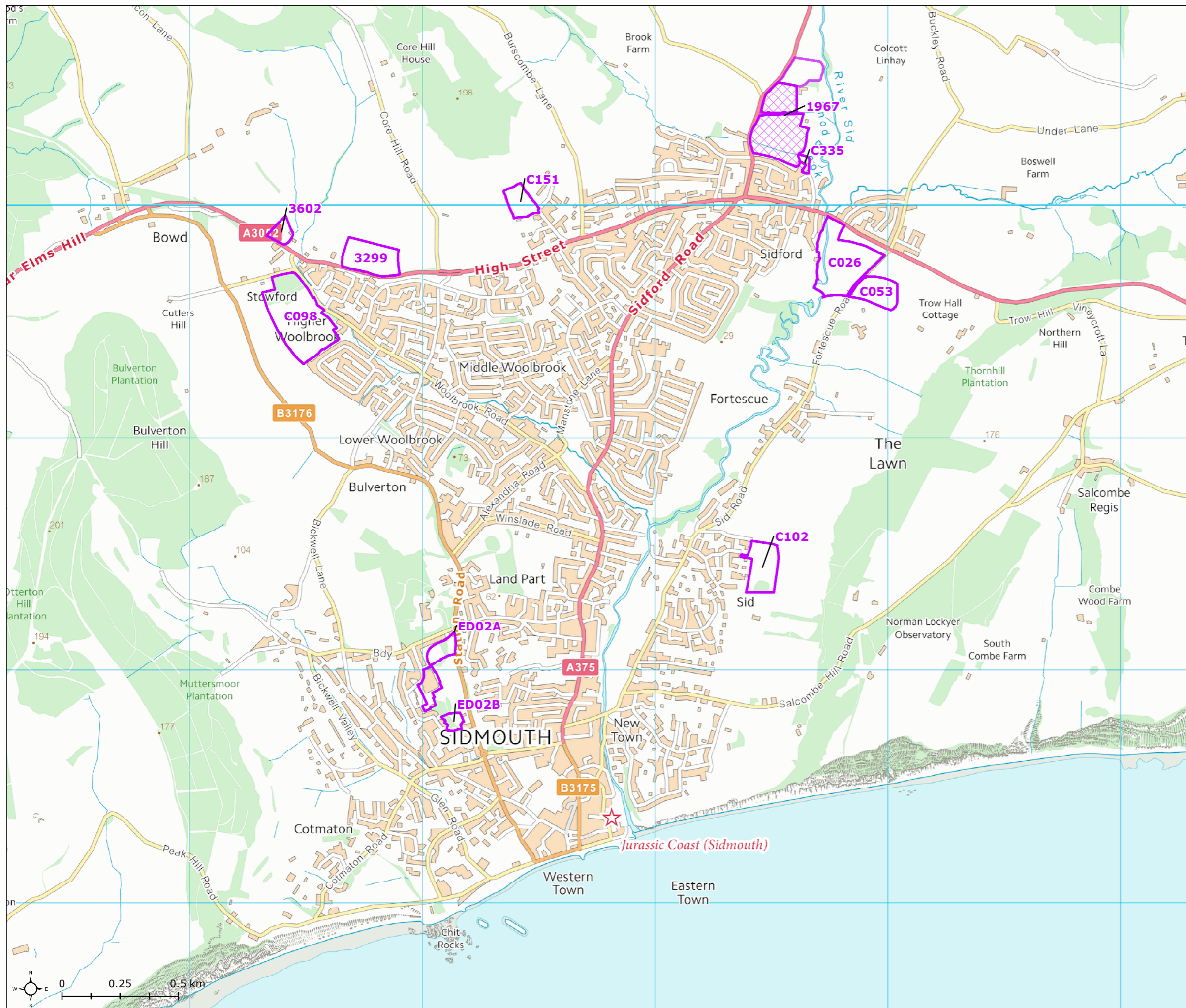


Alternative Site Options in Seaton

 Alternative Site Options

Map Scale @ A3:1:10,000





Alternative Site Options in Sidmouth

- Alternative Site Options
- Alternate 1967 Site Option Boundary

Map Scale @ A3:1:16,000



Appendix 7

Appraisal Matrices for Site Allocations and Reasonable Alternatives

Axminster - Allocated Sites

Axminster Site E105 (Boundary 1): North and East of the Town (major mixed use development - residential, employment and supporting uses)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this proposed site covers a very large area of land (29.23ha) to the east of Axminster, it will provide opportunities for developing a greater number of new homes in comparison to other smaller site options in the District, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	This site is within walking distance (600m) of an existing post office on First Avenue (off Chard Road) which lies approximately 300m to the west and St Mary's Church (which lies on Lyme Road approximately 280m to the south west). Good public transport links would also be beneficial in relation to accessing community services, as they would enable new residents at the site to reach services and facilities that are further away without having to rely on the use of private cars. There are nine bus stops within walking distance to the west of this site that could be used by new residents to access community services further afield. In addition, this site has been allocated with the potential for major mixed use development, which will mean that new community facilities will be provided alongside the residential development. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect of new development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new development. While this site is allocated for large-scale mixed use development, and it is therefore assumed that the development will include new school places, there is some uncertainty attached until more detail is known, for example in relation to the number and type of school and college places that will be created. Likely effects will also depend on the proximity of new residential sites to existing education facilities, and this site is within walking distance (600m) of five schools, all of which lie to the south west – the Axe Valley Community College, Axminster Community Primary School, Axminster Opportunity Group Primary School, Axminster Playgroup and St Mary's Catholic Primary School. As such, a significant positive effect is likely, although there are uncertainties attached in

		<p>relation to how much capacity these existing schools have to accommodate new residents. The provision of mixed use development within this site may also mean that new opportunities for work-based training and skills development are created in association with new employment provision; however this is again uncertain at this stage.</p>
4: To improve the population's health	++?	<p>This site is not within walking distance (600m) of any existing healthcare facilities; however it is highly likely that new facilities such as a doctor's surgery would be provided as part of the mixed-use development proposed for this site, which is to include social and community facilities. In addition, there are a number of public rights of way within walking distance, including Axminster footpath numbers 5, 19, 72 and 73 and bridleway number 55, all of which lie partially within the site boundary. These links may encourage higher levels of walking and cycling, both for leisure and as a means of accessing services, facilities and jobs within and around the site. The site is also within close proximity of several areas of open space to the west that could be used for active outdoor recreation including Axminster Football Club pitches, St Mary's School playing fields, Axminster Primary playing fields, Lyme Close Green, Axe Valley Community College playing fields, Cloakham Lawns cricket ground, First Avenue Greens, First Avenue play area and Milwey football pitch. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles, although there are some uncertainties attached depending on the provision of new healthcare facilities as part of the development of this site.</p>
5: To reduce crime and fear of crime	0	<p>The effect of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential development sites on this SA objective will be negligible.</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	<p>This site borders fairly dense existing development to the west, and there are a small number of buildings within the site itself (including two farms); therefore the development of this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, particularly given the very large size of this site and the fact that a new north-south relief road for Axminster will be incorporated into the development of the site. In addition, the north western tip of the site buffers the A358 (Chard Road), which means that new residents and employees in that part of the site may suffer</p>

		<p>adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Due to the large size of this potential site, effects are unlikely to be experienced across the whole site, and are more likely to be associated with development in the northern and western parts of the site.</p>
<p>7: To maintain and improve cultural, social and leisure provision</p>	<p>++?</p>	<p>The effects of the potential development sites on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, details of which are unknown at this stage. However, this very large site is proposed for mixed-use development, which will include new social facilities. In addition, this site is within walking distance (600m) of existing open space that can be used for recreation - Axminster Football Club pitches, St Mary's School playing fields, Axminster Primary playing fields, Lyme Close Green, Axe Valley Community College playing fields, Cloakham Lawns cricket ground, First Avenue Greens, First Avenue play area and Milwey football pitch all lie to the west of the site. There is also an existing leisure centre and a religious establishments (St Mary's Church) within walking distance of the site. As such, a significant positive effect is likely as new residents and employees will benefit from access to these existing facilities, as well as any new facilities that are built as part of the new development. However, there is some uncertainty until details of the social, cultural and leisure provision to be made within the new development are known, as if this provision is inadequate for the large number of new homes, existing facilities in the surrounding area may become overloaded.</p>
<p>8: To maintain and enhance built and historic assets</p>	<p>--?</p>	<p>There are a number of listed buildings within 250m of this site, including one that is adjacent to the site boundary towards the south, and there are a number of other listed buildings within 1km. In addition, the site lies approximately 430m from Axminster Conservation Area to the west and is within 870m of a Scheduled Monument to the south west – a Roman fort and later Romano-British settlement at Woodbury Farm. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.</p>

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/--</p>	<p>This site is not within very close proximity of an AONB – the nearest is the Blackdown Hills AONB which is approximately 630m from the north western tip of the site. As such, a minor positive effect is likely in relation to landscape character as development would be steered away from these sensitive landscape designations which cover large areas of East Devon. However, the site is very large (29.23ha) and is primarily on greenfield land, which means that there would be a significant negative effect in relation to the wise use of land; therefore the overall likely effect on this objective would be mixed.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Development on this site could have adverse impacts on the character of the local environment as it would involve large-scale development on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>--?</p>	<p>As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) lies approximately 220m from the north western tip of this site, there is potential for development at this site to affect biodiversity there (e.g. as a result of noise, dust and other disturbance), and a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+ +/-</p>	<p>The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot, and employees working within the site will not be able to easily reach the site on foot from the town centre. However, the site is within close proximity of nine bus stops to the west that could be used by new residents to access other destinations further afield, as well as by employees travelling to and from the site. As this site has been allocated with the potential for major mixed use development, supporting services and job opportunities will be provided alongside the residential development, thereby helping to reduce the need for residents to travel into Axminster town centre and further afield, and a significant positive effect is likely.</p>

		However, the development of this site will incorporate the provision of a north-south relief road for Axminster, which could encourage ongoing car use by making this a more convenient option. As such, an overall mixed effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality agricultural land (the majority of the site is classed as grade 3, while two strips of land in the middle and the north of the site are classed as grade 4), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, this site is within walking distance (600m) of nine bus stops to the west that could encourage new residents and employees travelling to and from the site to choose alternative modes of transport to their cars, and the fact that new employment development and supporting services will be provided alongside the new housing within the site means that levels of car use amongst residents may be lower. In addition, the site is directly adjacent to one of the employment site allocations in the Local Plan (site 015 (A and B)), which should enable residents to reach employment opportunities there on foot or by bicycle. As such, a significant positive effect is likely overall in relation to this objective, despite the site not being within walking distance of Axminster town centre.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. While a very small proportion of the site (a strip in the middle and a tiny strip in the north) lies within flood zone 2, the majority of the site is not within flood zones 2 or 3; therefore a minor rather than a significant negative effect on this SA objective is considered likely.

<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be constructed to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed sites on this SA objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>--</p>	<p>All new developments will inevitably involve an increase in waste generation, regardless of the location. However, this site is very large (29.23ha) in scale, and is mainly on greenfield land, which indicates that there will be a higher level of waste generation and less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, although it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, an overall significant negative effect is likely in relation to waste.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++</p>	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site has been allocated with the potential for major mixed use development; therefore it is assumed that new employment opportunities will be provided alongside the residential development. In addition, the site is directly adjacent to one of the employment site allocations in the Local Plan (site 015 (A and B)), which should enable residents to easily access new employment opportunities there, and the site is within walking distance of nine bus stops to the west that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>++</p>	<p>All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very large (29.23ha) in relation to other housing site options in the District, the potential positive effect is considered to be significant. In addition, the site is proposed for both housing and employment (mixed use) development, which should have a</p>

		particularly positive effect on the vitality and viability of Axminster.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site has been allocated to incorporate 8ha of employment land alongside the new housing as part of the large-scale mixed-use development. As such, there may be a minor positive effect on this objective.

Axminster Site 015 (A and B) Land at Millwey Rise Industrial Estate (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
2: To ensure that all groups of the population have access to community services	-	While employment sites are not expected to have a significant effect on this objective, proximity to services would enable employees to access these facilities during breaks and before and after work. As this site is within walking distance (600m) of only one key service or facility (a post office to the west of the two components of the site), a minor negative effect is expected on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect is affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is small (2ha) in relation to other employment site options in the district, it is likely to have a minor rather than a significant positive effect on this objective.
4: To improve the population's health	++	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. This site is within 600m of a number of areas of open space (First Avenue Play Area, Milwey Allotments, Milwey Football Pitch, Bonners Drive Play Area and Cloakham Lowns Cricket Ground), and Axminster footpath no. 20 runs across the northern boundary of the north western component of this site; therefore a significant positive effect on this objective is likely. The site is not within close proximity of any Air Quality Management

		Areas (AQMAS), and development here is therefore unlikely to compound existing air quality problems in those areas.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Both part of this site are adjacent to existing industrial development and the south eastern part of the site is within close proximity of residential development to the south west; therefore development here may have a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
8: To maintain and enhance built and historic assets	--?	The north western part of this site is within approximately 240m of a cluster of listed buildings to the north of the site; therefore there is the potential for a significant negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-</p>	<p>Although this site is small, it is on what appears to be on greenfield land; therefore development here may have a minor negative effect on the wise use of land. However, the site is some distance from the nearest AONB (Blackdown Hills AONB, approximately 650m to the north); therefore a positive effect on landscape character is likely as development will be steered away from those particularly sensitive landscapes. As such, a mixed effect overall is likely on this objective.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>As this site is on what appears to be greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>The northern part of this site is within 300m of the River Axe SAC and SSSI; therefore there is potential for development at this employment site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects, and there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure and may even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+</p>	<p>The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops to the north and south that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be minor positive.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a negative effect on preserving soil quality. In terms of air quality, the site is not within or immediately adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious local air quality issues that would be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial</p>

		activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is within 600m of nine bus stops to the south and west of the two components of the site, and both parts of the site are adjacent to one of the residential sites allocated in the local plan (E105) and are near to existing residential development, a significant positive effect is expected in relation to reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is small (2ha) and is not within a flood risk zone, the likely negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is located on what appears to be greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this is a small site

		(2ha) in relation to other employment site options in the District, it is likely to have a minor rather than a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (2ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (2ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (2ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Axminster - Sites previously allocated but that now have planning permission

Axminster Site E057 (Boundary 2): Cloakham Lawns (primarily residential development with limited employment provision)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (15.03 ha) in relation to other residential site options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community	++	The site is within walking distance (600m) of a number of key community services including a post office, two religious establishments (St Mary's Church and the Kingdom

services		Hall of Jehovah Witnesses) and the community hospital on Chard Road. As well as local residents, employees within the site would also have convenient access to these services, which they may make use of during lunch breaks or after work. Good public transport links would also be beneficial as they would enable residents reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance of the site, including a number that are adjacent to the eastern boundary of the site, that could be used by new residents to access community services further afield. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of four schools, all of which lie to the south – the Axe Valley Community College, Axminster Community Primary School, Axminster Opportunity Group Primary School and Axminster Playgroup. As such, a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site. It is also noted that this site has been allocated for limited employment provision alongside the residential development. This could mean that there are new opportunities for work-based training and skills development, which would have a further positive effect on this objective; however this is uncertain without more information about the scale and nature of any employment development and associated training opportunities that may come forward within the site.
4: To improve the population's health	++	The site is within walking distance (600m) of the community hospital on Chard Road. North Street allotments lie approximately 100m to the south western corner of the site, while First Avenue Greens, Milwey Football Pitch and Milwey allotments all lie adjacent to the eastern boundary of the site. Cloakham Lawns Cricket Ground lies adjacent to the south west of the site, there are two children's play areas within close proximity of the eastern boundary of the site, and Axe Valley Community College playing fields and Axminster Primary School playing fields are within 350m to the south. In addition, Axminster footpath 80 runs through the middle of the site and footpath 79 runs within very close proximity to the north west. There are a number of other public rights of way within walking distance on all sides of the site. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles.

5: To reduce crime and fear of crime	0	The effects of new housing and employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site borders fairly dense existing development to the east, and there are a very small number of buildings within the site itself (although it is not clear what these are); therefore, the development of new housing and employment space within this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the eastern boundary of the site buffers the A358 (Chard Road), which means that new residents and employees (particularly in the eastern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Effects will also depend to some extent on the scale and nature of any employment development that may come forward within the site, which is unknown at this stage.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing and employment sites on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, the site is within walking distance (600m) of existing recreational open space - North Street allotments lie approximately 100m to the south western corner of the site, while First Avenue Greens, Milwey Football Pitch and Milwey allotments all lie adjacent to the eastern boundary of the site. Cloakham Lawns Cricket Ground lies adjacent to the south west of the site, there are two children's play areas within close proximity of the eastern boundary of the site, and Axe Valley Community College playing fields and Axminster Primary School playing fields are within 350m to the south. In addition, there are two religious establishments (St Mary's Church and the Kingdom Hall of Jehovah Witnesses) and Axminster leisure centre within walking distance to the south of the site. As such, a significant positive effect is likely as new residents and employees within the site will benefit from access to these facilities.

8: To maintain and enhance built and historic assets	--?	This site is within approximately 500m of Axminster Conservation Area to the south west, and there are a large number of listed buildings within close proximity of the site, including three that are directly adjacent to the south eastern corner of the site. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	The site is not within close proximity of an AONB – the Blackdown Hills AONB is approximately 290m from the north western tip of the site. As such, a minor positive effect is likely in relation to landscape character as development would be steered away from these sensitive landscape designations. However, the site is large (15.03ha) and is primarily on greenfield land, which means that there would be a significant negative effect in relation to the wise use of land; therefore the overall effect on this objective would be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential and employment development on this site could have adverse impacts on the character of the local environment as it would involve development on primarily greenfield land. However, the effects of new development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	--?	As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) runs parallel to the north-west facing boundary of this site, and is within approximately 130m at the closest point, there is potential for development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).

12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops to the south and east that could be used by new residents to access other destinations further afield as well as by employees at this site to travel to and from work; therefore the overall effect on this objective is expected to be minor positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve development on fairly high quality agricultural land (the majority of the site, apart from a strip down the western side which is grade 4 land, is classified as grade 3 land), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing and employment development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development, which will not be known until planning applications come forward. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also unknown at this stage. Although this site is not within walking distance of Axminster town centre, it is within walking distance (600m) of a number of bus stops to the south and east that could encourage new residents and employees within the site to choose alternative modes of transport to their cars, and some employment space will be provided within the site itself which may enable new residents to work within very close proximity of the new homes. In addition, the site is within walking distance of one of the other employment site allocations in the Local Plan (site O15 (A and B) to the east), which should enable residents to reach employment opportunities there on foot or by bicycle. As such, a significant positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on primarily greenfield land such as

in the risk of flooding		this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as a small area in the western part of the site lies within flood zone 2. As such, a significant negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by the location of the development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new developments will inevitably involve an increase in waste generation, regardless of the location. This site is large (15.03ha) in scale and is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, although it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, an overall significant negative effect is likely in relation to waste.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site will include some employment development, and it is also within walking distance of another employment site allocation in the Local Plan (site 015 (A and B) to the east), meaning that residents should have easy access to new job opportunities in that area. In addition, the site is within walking distance of numerous bus stops to the south and east that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of local job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this

		site is large (15.03ha) in relation to other site options in the District, the potential positive effect is considered to be significant.
20: To encourage and accommodate both indigenous and inward investment	++	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site is likely to incorporate some employment land alongside the new housing. As such, there may be a minor positive effect on this objective, although this is uncertain as the scale of employment provision within the site is not yet known.

Axminster - Alternative Sites

Axminster Site E057 (Boundary 2) (primarily residential development with limited employment provision)

Note that this appraisal refers to the site boundary shown on the map of alternative sites. The appraisal for site E057 above refers to the site boundary as it has now been allocated on the proposals map in the Local Plan.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (18.61 ha) in relation to other residential site options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services including a post office, two religious establishments (St Mary's Church and the Kingdom Hall of Jehovah Witnesses) and the community hospital on Chard Road. As well as local residents, employees within the site would also have convenient access to these services, which they may make use of during lunch breaks or after work. Good public transport links would also be beneficial as they would enable residents reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance of the site, including a number that are adjacent to the eastern boundary of the site, that could be used by new residents to access community services further afield. As such, there is likely to be a significant positive effect on access to community services.

<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>++?</p>	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of five schools, all of which lie to the south – the Axe Valley Community College, Axminster Community Primary School, Axminster Opportunity Group Primary School, Axminster Playgroup and St Mary’s Catholic Primary School. As such, a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site. It is also noted that this site has been allocated with the potential for limited employment provision alongside the residential development. This could mean that there are new opportunities for work-based training and skills development, which would have a further positive effect on this objective; however this is uncertain without more information about the scale and nature of any employment development and associated training opportunities that may come forward within the site.</p>
<p>4: To improve the population’s health</p>	<p>++?</p>	<p>The site is within walking distance (600m) of the community hospital on Chard Road. North Street allotments lie within 40m of the south western corner of the site, while First Avenue Greens, Milwey Football Pitch and Milwey allotments all lie adjacent to the eastern boundary of the site. There are also two children’s play areas within close proximity of the eastern boundary of the site, and Axe Valley Community College playing fields and Axminster Primary School playing fields are within 100m to the south. In addition, Axminster footpath 80 runs through the middle of the site and footpath 79 runs within very close proximity to the north west. There are a number of other public rights of way within walking distance on all sides of the site. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles. However, there is some uncertainty attached to this effect as Cloakham Lawns Cricket Ground lies within the south western corner of the site – if this were to be lost as a result of development within the site this would have a negative effect, but if it were to be retained residents and employees within the site would have easy access to this open space.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effects of new housing and employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development (rather they will be determined through the</p>

		detailed proposals for each site) and so the effects of all of the potential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site borders fairly dense existing development to the east and west, and there are a very small number of buildings within the site itself (with the exception of the sports club within the cricket ground, it is not clear what these are); therefore, the development of new housing and employment space within this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the eastern boundary of the site buffers the A358 (Chard Road), which means that new residents and employees (particularly in the eastern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Effects will also depend to some extent on the scale and nature of any employment development that may come forward within the site, which is unknown at this stage.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing and employment sites on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, the site is within walking distance (600m) of existing recreational open space - North Street allotments lie within 40m of the south western corner of the site, while First Avenue Greens, Milwey Football Pitch and Milwey allotments all lie adjacent to the eastern boundary of the site. There are also two children's play areas within close proximity of the eastern boundary of the site, and Axe Valley Community College playing fields and Axminster Primary School playing fields are within 100m to the south. In addition, there are two religious establishments (St Mary's Church and the Kingdom Hall of Jehovah Witnesses), Axminster leisure centre and a library within walking distance to the south of the site. As such, a significant positive effect is likely as new residents and employees within the site will benefit from access to these facilities.
8: To maintain and enhance built and historic assets	--?	This site is within approximately 460m of Axminster Conservation Area to the south, and there are a large number of listed buildings within close proximity of the site, including three that are directly adjacent to the south eastern corner of the site. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of

		assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/--	The site is not within close proximity of an AONB – the Blackdown Hills AONB is 300m from the south western boundary of the site. As such, a minor positive effect is likely in relation to landscape character as development would be steered away from these sensitive landscape designations. However, the site is large (18.61) and is primarily on greenfield land, which means that there would be a significant negative effect in relation to the wise use of land; therefore the overall effect on this objective would be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential and employment development on this site could have adverse impacts on the character of the local environment as it would involve development on primarily greenfield land. However, the effects of new development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	--?	As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) runs parallel to the north-west facing boundary of this site, and is within approximately 130m at the closest point, there is potential for development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops to the south and east that could be used by new residents to access other destinations further afield as well as by employees at this site to travel to and from work; therefore the overall effect on this objective is expected to

		be minor positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve development on fairly high quality agricultural land (the majority of the site, apart from a strip down the western side which is grade 4 land, is classified as grade 3 land), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing and employment development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development, which will not be known until planning applications come forward. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also unknown at this stage. Although this site is not within walking distance of Axminster town centre, it is within walking distance (600m) of a number of bus stops to the south and east that could encourage new residents and employees within the site to choose alternative modes of transport to their cars, and there is likely to be some employment space provided within the site itself which may enable new residents to work within very close proximity of the new homes. However, there is some uncertainty attached to this as the scale of employment development within the site is now yet known, and the site is not within close proximity of any of the other proposed employment site allocations in the emerging new Local Plan, which may otherwise have enabled residents to access jobs in those areas on foot or by bicycle. As such, an uncertain significant positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as the south western part of the site lies within flood zone 2. As such, a significant negative effect on this SA objective is likely.

<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by the location of the development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>--</p>	<p>All new developments will inevitably involve an increase in waste generation, regardless of the location. This site is large (18.61ha) in scale and is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, although it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, an overall significant negative effect is likely in relation to waste.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++?</p>	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is likely to include some employment development, although the scale of this is unknown; therefore the potential for a positive effect is uncertain, particularly as the site is not within close proximity of any of the potential employment site allocations in the new Local Plan. However, the site is within walking distance of numerous bus stops to the south and east that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is likely to be significantly positive, although this is uncertain depending on whether the public transport links would provide access to employment opportunities elsewhere, and on the scale of new employment provision within the site.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>++</p>	<p>All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of local job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (18.61ha) in relation to other site options in the District, the potential</p>

		positive effect is considered to be significant.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site is likely to incorporate some employment land alongside the new housing. As such, there may be a minor positive effect on this objective, although this is uncertain as the scale of employment provision within the site is not yet known.

Axminster Site E133 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a small site (3.20ha) in relation to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is not within walking distance (600m) of any key community services. However, good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are four bus stops within walking distance of the site (two to the north and two to the south) that could be used by new residents to access community services further afield. As such, the likely negative effect on access to community services will be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one – Kilmington Pre-School which lies to the north. As such, a minor positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities. However, there are a number of public rights of way within close proximity including Axminster

		footpaths 61 and 62 which both lie partially within the site boundary. In addition, the site is within walking distance of Woodbury Lane allotments to the north. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site borders existing development to the north and west; therefore, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the eastern boundary of the site buffers the A358, which means that new residents (particularly in the eastern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, the site is within walking distance (600m) of Woodbury Lane allotments; therefore a minor positive effect is likely in relation to this objective.
8: To maintain and enhance built and historic assets	--?	The eastern tip of this site buffers a Scheduled Monument - a Roman fort and later Romano-British settlement at Woodbury Farm. In addition, the site is within 1km of a number of listed buildings and lies approximately 900m to the south of Axminster Conservation Area. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant

		negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	The western tip of the site is within approximately 160m of the East Devon AONB; therefore a minor negative effect on landscape character is likely. While the site is small (3.20ha), it is on greenfield land, which means that there would be a further minor negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) lies approximately 500m to the north west of this site, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops to the north and south that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be minor positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the

		capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. Although this site is within walking distance (600m) of a number of bus stops to the north and south that could encourage new residents to choose alternative modes of transport to their cars, it is not within close proximity of any of the employment site allocations in the emerging new Local Plan, which may otherwise have enabled residents to access jobs in those areas on foot or by bicycle. In addition, the site is not within walking distance of Axminster town centre; therefore an overall minor rather than significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As site is not within flood zones 2 or 3, a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is small (3.20ha) in scale, and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be

		on an entirely brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site is not within close proximity of any of the employment site allocations in the new Local Plan, which means that new residents at this site would not be easily able to access the new employment opportunities in those areas. However, the site is within walking distance of numerous bus stops to the south and north that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those transport links would provide access to employment opportunities elsewhere.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (3.20ha) in relation to other housing site options in the District, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Axminster Site E203 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (15.51 ha) in relation to other residential site options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.

<p>2: To ensure that all groups of the population have access to community services</p>	-	<p>The site is not within walking distance (600m) of any key community services. However, good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are four bus stops within walking distance of the site (two to the north and two to the south) that could be used by new residents to access community services further afield. As such, the likely negative effect on access to community services will be minor rather than significant.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	-?	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any schools. As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.</p>
<p>4: To improve the population's health</p>	+	<p>The site is not within walking distance (600m) of any healthcare facilities; however there are a number of public rights of way within close proximity including Axminster Footpath 27 which lies within the eastern part of the site. In addition, the site is within walking distance of Woodbury Lane allotments to the north. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.</p>
<p>5: To reduce crime and fear of crime</p>	0	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	--?	<p>The site borders a farm to the south east and includes another farm within the boundary; therefore, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the southern boundary of the site buffers the A35, which means that new residents (particularly in the southern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected</p>

		that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, the site is within walking distance (600m) of Woodbury Lane allotments; therefore a minor positive effect is likely in relation to this objective.
8: To maintain and enhance built and historic assets	--?	The north eastern part of the site buffers a Scheduled Monument - a Roman fort and later Romano-British settlement at Woodbury Farm. In addition, the site is within 1km of a number of listed buildings, including one which lies adjacent to the eastern boundary of the site, and it lies approximately 1km to the south of Axminster Conservation Area. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	The western tip of the site is within approximately 185m of the East Devon AONB; therefore a minor negative effect on landscape character is likely. In addition, as the site is large (15.51ha) and is on primarily greenfield land, there would be a significant negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	The River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) lies approximately 740m to the north west of this site, and the Great Trill Coppice and Wyke Green County Wildlife Sites both lie within 1km to the south. As such, there is potential for residential development at this site to affect biodiversity at those sites

		(e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops to the west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be minor positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. Although this site is within walking distance (600m) of a number of bus stops to the north and south that could encourage new residents to choose alternative modes of transport to their cars, it is not within close proximity of any of the employment site allocations in the emerging new Local Plan, which may otherwise have enabled residents to access jobs in those areas on foot or by bicycle. In addition, the site is not within walking distance of Axminster town centre; therefore an overall minor rather than significant positive effect on this objective is likely.

15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as a large area in the middle of the site lies within flood zone 2. As such, a significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. However, this site is large (15.51ha) in scale, and is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, although it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, an overall significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site is not within close proximity of any of the employment site allocations in the new Local Plan, which means that new residents at this site would not be easily able to access the new employment opportunities in those areas. However, the site is within walking distance of numerous bus stops to the north and south that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those transport links would provide access to employment opportunities elsewhere.
19: To maintain and enhance the vitality and viability of the Towns of	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by

East Devon		boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (15.51ha) in relation to other housing site options in the District, the potential positive effect is considered to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Axminster Site E208 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a small site (7.75ha) in relation to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is not within walking distance (600m) of any key community services. However, good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are four bus stops within walking distance of the site (two to the north and two to the south) that could be used by new residents to access community services further afield. As such, the likely negative effect on access to community services will be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one – Kilmington Pre-School which lies to the north east. As such, a minor positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.

4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however there are a number of public rights of way within close proximity including Axminster footpath 63 which runs through the northern part of the site. In addition, the site is within walking distance of Woodbury Lane allotments to the north east. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site borders fairly dense existing development to the north east; therefore, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the southern boundary of the site buffers the A35, which means that new residents (particularly in the southern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, the site is within walking distance (600m) of Woodbury Lane allotments; therefore a minor positive effect is likely in relation to this objective.
8: To maintain and enhance built and historic assets	--?	This site lies approximately 75m to the east of Newenham Abbey (a Scheduled Monument) and approximately 365m from another Scheduled Monument to the east - a Roman fort and later Romano-British settlement at Woodbury Farm. In addition, the site is within 1km of a number of listed buildings, with the closest being approximately 215m to the west, and is approximately 850m to the south west of Axminster Conservation Area. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the

		potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	The south western part of the site lies within the East Devon AONB; therefore a significant negative effect is likely in relation to landscape character. In addition, while the site is small (7.75ha), it is on primarily greenfield land, which means that there would be a further minor negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	--?	As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) lies approximately 100m to the north west of this site, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops to the north east and south east that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be minor positive.
13: To maintain and enhance the	-	As this site would involve housing development on fairly high quality agricultural land

environment in terms of air, soil and water quality		(the south eastern part of the site is classed as grade 3, while the rest is classed as grade 4), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. Although this site is within walking distance (600m) of a number of bus stops to the north and south that could encourage new residents to choose alternative modes of transport to their cars, it is not within close proximity of any of the employment site allocations in the emerging new Local Plan, which may otherwise have enabled residents to access jobs in those areas on foot or by bicycle. In addition, the site is not within walking distance of Axminster town centre; therefore an overall minor rather than significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as a large area in the middle of the site lies within flood zone 2. As such, a significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.

17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is small (7.75ha) in scale, and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site is not within close proximity of any of the employment site allocations in the new Local Plan, which means that new residents at this site would not be easily able to access the new employment opportunities in those areas. However, the site is within walking distance of numerous bus stops to the north and south that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those transport links would provide access to employment opportunities elsewhere.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (7.75ha) in relation to other housing site options in the District, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Axminster Site E072 (residential development)

SA Objective	SA Score	Justification
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1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a small site (3.75ha) in relation to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is not within walking distance (600m) of any key community services – the closest is a community hall over 760m away. However, good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars and there are a number of bus stops within walking distance of the site to the north and south west that could be used by new residents to access community services further afield. As such, the likely negative effect on access to community services will be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any schools (although it is noted that Kilmington Pre-School lies just over 600m to the north). As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities. However, there are a number of public rights of way within walking distance to the north, east and south of the site, including Axminster Footpath 61 which is within 75m of the site to the north. National Cycle Route number 2 is also within 70m to the north, and Woodbury Lane allotments are within walking distance to the north. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.

<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>-?</p>	<p>This site does not have any existing development surrounding it which could otherwise have experienced increased noise levels as a result of the development of this site. However, the site is within close proximity of the strategic road network – the A38 lies less than 90m from the western tip of the site, and the A35 lies within 100m to the south west. As such, there may be a minor negative effect in relation to this objective as new residents may experience traffic noise, particularly in the southern and eastern parts of the site. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>
<p>7: To maintain and improve cultural, social and leisure provision</p>	<p>+</p>	<p>The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. The site is within walking distance (600m) of one existing facility - Woodbury Lane allotments to the north. As such, a minor positive effect is likely as new residents will benefit from access to these facilities.</p>
<p>8: To maintain and enhance built and historic assets</p>	<p>--?</p>	<p>This eastern boundary of the site buffers a Scheduled Monument – a Roman fort and later Romano-British settlement at Woodbury Farm. A further Scheduled Monument – Newenham Abbey – lies approximately 590m to the west and there are a number of listed buildings within 1km of the site. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.</p>
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-</p>	<p>The site is not within close proximity of an AONB – the East Devon AONB is approximately 280m from the western boundary of the site. As such, a minor positive effect is likely in relation to landscape character as development would be steered away from these sensitive landscape designations. While the site is small (3.75ha), it is on greenfield land, which means that there would be a minor negative effect in relation to the wise use of land; therefore the overall effect on this objective would be mixed.</p>
<p>10: To maintain the local amenity, quality and character of the local</p>	<p>-?</p>	<p>Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on</p>

environment		factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) lies approximately 760m from the northern boundary of this site, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops to the north and south west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be minor positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be

		incorporated in the housing development, which will not be known until planning applications come forward. Although this site is within walking distance (600m) of a number of bus stops to the north and south that could encourage new residents to choose alternative modes of transport to their cars, it is not within close proximity of any of the employment site allocations in the emerging new Local Plan, which may otherwise have enabled residents to access jobs in those areas on foot or by bicycle. In addition, the site is not within walking distance of Axminster town centre; therefore an overall minor rather than significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. While a very small area in the south western tip of the site lies within flood zone 2, the majority of the site is not within flood zones 2 or 3; therefore a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is small (3.75ha) in scale, and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site is not within close proximity of any of the employment site allocations in the new Local Plan, which means that new residents at this site would not

		be easily able to access the new employment opportunities in those areas. However, the site is within walking distance of numerous bus stops to the north and south west that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those transport links would provide access to employment opportunities elsewhere.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (3.75ha) in relation to other housing site options in the District, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Axminster Site E100 (residential development with some potential for mixed-use)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a small site (8.12ha) in relation to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0?	The site is within walking distance (600m) of just one key community service –a post office to the east. Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the south east of the site that could be used by new residents to access community services further afield. As such, there is likely to be a negligible overall effect on access to community services. However, there is some uncertainty attached as the site has been allocated as having some potential for mixed-use development, which may mean that new community services are provided alongside the new housing, although this is

		not yet known.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any schools – the nearest are nearly 1km away to the south. As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site. It is also noted that this site has been allocated with the potential for mixed use development, which may mean that there is employment provision alongside the residential development. This could mean that there are opportunities for work-based training and skills development, which could result in a positive effect on this objective; however this is uncertain without more information about the scale and nature of any employment development that may come forward within the site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however there are a number of public rights of way within close proximity including Axminster Footpath no. 79 which runs through the middle of the site. In addition, there are several areas of open space to the south of the site that could be used for active outdoor recreation including Cloakham Lawns cricket ground, North Street allotments, First Avenue Greens, First Avenue play area and Milwey football pitch. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site borders existing development to the south east; therefore, the development of this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the eastern boundary of the site buffers the A358 (Chard Road), which means that new residents (particularly in the eastern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant

		negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Further uncertainty exists because the site has been allocated with some potential for mixed-use development, which may mean that employment development takes place within the site, and depending on its nature there may be associated noise from vehicle movements, commercial activity etc. However, details of any potential mixed-use development and therefore the associated potential impacts on local noise levels are not yet known.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the development sites on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage (although it is noted that this site has been allocated as having potential for some mixed-use development, which may include cultural, social and leisure facilities). However, the site is within walking distance (600m) of existing recreational open space - Cloakham Lawns cricket ground, North Street allotments, First Avenue Greens, First Avenue play area and Milwey football pitch all lie to the north of the site, and could be easily accessed by residents and employees within the site (e.g. during lunch breaks). No other cultural, social and leisure facilities are within close proximity of the site. As such, an overall minor positive effect is likely in relation to this objective.
8: To maintain and enhance built and historic assets	--?	This site is within 250m of six listed buildings to the north east and is approximately 950m from Axminster Conservation Area to the south. There are also a number of other listed buildings within 1km of the site. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	The site is not within close proximity of an AONB – the Blackdown Hills AONB is approximately 340m from the north western boundary of the site. As such, a minor positive effect is likely in relation to landscape character as development would be steered away from these sensitive landscape designations. While the site is small (8.12ha), it is on greenfield land, which means that there would be a minor negative effect in relation to the wise use of land; therefore the overall effect on this objective

		would be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain minor negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	--?	As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) buffers the northern boundary of this site, there is potential for development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot, and any employees at employment sites that may come forward as part of mixed-use development at this site would be less likely to commute on foot or by bicycle. However, the site is within close proximity of a number of bus stops to the south east that could be used by new residents to access other destinations further afield and by employees travelling in from elsewhere to access the site; therefore the overall effect on this objective is expected to be minor positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve development on fairly high quality agricultural land (the southern part of the site is classed as grade 3, while the north is classed as grade 4), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual

		development sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. Although this site is not within walking distance (600m) of Axminster town centre, it is within walking distance of a number of bus stops to the south east that could encourage new residents and employees within the site to choose alternative modes of transport to their cars. In addition, it is possible that employment development will be included within the site, which could enable residents to access job opportunities without having to drive (although this is not yet known), and the site is within walking distance of an employment site allocation in the new Local Plan (site O15 (A and B) to the east). As such, an overall significant positive effect is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. While the northern part of the site lies within flood zone 2, the rest of the site is not within flood zones 2 or 3; therefore a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be constructed to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed development sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new developments will inevitably involve an increase in waste generation, regardless of the location. While this site is small (8.12ha) in scale, and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, an overall minor negative effect is likely in relation to

		this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site may incorporate some employment space as part of potential mixed-use development, which would provide residents with easily accessible job opportunities (although this is not yet certain) and the site is within walking distance of an employment site allocation in the new Local Plan (site 015 (A and B) to the east). In addition, the site is within walking distance of numerous bus stops to the south east that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and providing new job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (8.12ha) in relation to other housing site options in the District, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+?	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site may incorporate some employment land alongside the new housing as part of mixed-use development. As such, there may be a minor positive effect on this objective, although this is uncertain as the scale of employment provision within the site is not yet known.

Axminster Site E105 (Boundary 2) (major mixed use development - residential, employment and supporting uses)

Note that this appraisal refers to the site boundary shown on the map of alternative sites. The appraisal for site E105 above refers to the site boundary as it has been allocated on the proposals map in the Local Plan.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this proposed site covers

		<p>a very large area of land (56.95 ha) to the east of Axminster, it will provide opportunities for developing a greater number of new homes in comparison to other smaller site options in the District, and therefore a significant positive effect is likely.</p>
<p>2: To ensure that all groups of the population have access to community services</p>	<p>++</p>	<p>This site is within walking distance (600m) of an existing post office on First Avenue (off Chard Road) which lies approximately 300m to the west, St Mary's Church (which lies on Lyme Road approximately 280m to the south west) and a library which is located on South Street approximately 550m to the south west. In addition, the Kingdom Hall of Jehovah Witnesses lies approximately 580m to the west and the community hospital on Chard Road to the west is within approximately 450m. Good public transport links would also be beneficial in relation to accessing community services, as they would enable new residents at the site to reach services and facilities that are further away without having to rely on the use of private cars. There are nine bus stops within walking distance to the west of this site that could be used by new residents to access community services further afield. As such, there is likely to be a significant positive effect on access to community services. In addition, this site has been allocated with the potential for major mixed use development, which is likely to mean that additional new supporting services (including key community facilities) would be provided alongside the residential development, thereby contributing further to the likely significant positive effect on this objective.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>++?</p>	<p>The effect of new development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new development. While this site is allocated for large-scale mixed use development, and it is therefore assumed that the development will include new school places, there is some uncertainty attached until more detail is known, for example in relation to the number and type of school and college places that will be created. Likely effects will also depend on the proximity of new residential sites to existing education facilities, and this site is within walking distance (600m) of five schools, all of which lie to the south west – the Axe Valley Community College, Axminster Community Primary School, Axminster Opportunity Group Primary School, Axminster Playgroup and St Mary's Catholic Primary School. As such, a significant positive effect is likely, although there are uncertainties attached in relation to how much capacity these existing schools have to accommodate new residents. The provision of mixed use development within this site may also mean that new opportunities for work-based training and skills development are created in association with new employment provision; however this is again uncertain at this stage.</p>

<p>4: To improve the population's health</p>	<p>++?</p>	<p>Although there are no doctor's surgeries within walking distance, this site is within approximately 450m of the community hospital on Chard Road to the west. It is also likely that new healthcare facilities would be provided as part of the mixed-use development proposed for this site, although this is currently uncertain. In addition, there are a number of public rights of way within walking distance, including Axminster footpath numbers 5, 19, 72 and 73 and bridleway number 55, all of which lie partially within the site boundary. These links may encourage higher levels of walking and cycling, both for leisure and as a means of accessing services, facilities and jobs within and around the site. The site is also within close proximity of several areas of open space to the west that could be used for active outdoor recreation including Axminster Football Club pitches, St Mary's School playing fields, Axminster Primary playing fields, Lyme Close Green, Axe Valley Community College playing fields, Cloakham Lawns cricket ground, North Street allotments, First Avenue Greens, First Avenue play area and Milwey football pitch. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles, although there are some uncertainties attached.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effect of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential development sites on this SA objective will be negligible.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>--?</p>	<p>This site borders fairly dense existing development to the west, and there are a small number of buildings within the site itself (including two farms); therefore the development of this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, particularly given the very large size of this site. In addition, the north western boundary of the site buffers the A358 (Chard Road), which means that new residents and employees in that part of the site may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Due to the large size of this potential site, effects are unlikely to be experienced across the whole site, and are more likely to be associated with development in the northern and western parts of the site.</p>

<p>7: To maintain and improve cultural, social and leisure provision</p>	<p>++?</p>	<p>The effects of the potential development sites on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, details of which are unknown at this stage. However, this very large site is proposed for mixed-use development, which it is assumed would include new cultural, social and leisure facilities for residents. In addition, this site is within walking distance (600m) of existing open space that can be used for recreation - Axminster Football Club pitches, St Mary's School playing fields, Axminster Primary playing fields, Lyme Close Green, Axe Valley Community College playing fields, Cloakham Lawns cricket ground, North Street allotments, First Avenue Greens, First Avenue play area and Milwey football pitch all lie to the west of the site. There is also an existing leisure centre, a library and two religious establishments (St Mary's Church and the Kingdom Hall of Jehovah Witnesses) within walking distance of the site. As such, a significant positive effect is likely as new residents and employees will benefit from access to these facilities, as well as any new facilities that are built as part of the new development. However, there is some uncertainty until details of the social, cultural and leisure provision to be made within the new development are known, as if this provision is inadequate for the large number of new homes, existing facilities in the surrounding area may become overloaded.</p>
<p>8: To maintain and enhance built and historic assets</p>	<p>--?</p>	<p>There are a number of listed buildings within 250m of this site, including one that is adjacent to the south western boundary, and there are a number of other listed buildings within 1km. In addition, the site lies approximately 420m from Axminster Conservation Area to the south west and is within 840m of a Scheduled Monument to the south west – a Roman fort and later Romano-British settlement at Woodbury Farm. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.</p>
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/--</p>	<p>This site is not within very close proximity of an AONB – the nearest is the Blackdown Hills AONB which is approximately 590m from the north western tip of the site. As such, a minor positive effect is likely in relation to landscape character as development would be steered away from these sensitive landscape designations which cover large areas of East Devon. However, the site is very large (56.95) and is primarily on greenfield land, which means that there would be a significant negative effect in relation to the wise use of land; therefore the overall likely effect on this objective</p>

		would be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve large-scale development on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	--?	As the River Axe Special Area of Conservation (SAC) (which includes the River Axe SSSI) lies approximately 110m from the north western tip of this site, there is potential for development at this site to affect biodiversity there (e.g. as a result of noise, dust and other disturbance), and a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the River Axe SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is not within walking distance (600m) of Axminster town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot, and employees working within the site will not be able to easily reach the site on foot from the town centre. However, the site is within close proximity of nine bus stops to the west that could be used by new residents to access other destinations further afield, as well as by employees travelling to and from the site. As this site has been allocated with the potential for major mixed use development, supporting services and job opportunities will be provided alongside the residential development, thereby helping to reduce the need for residents to travel into Axminster town centre and further afield. As such, a significant positive effect is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality agricultural land (the majority of the site is classed as grade 3, while two strips of land in the middle and the north of the site are classed as grade 4), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality

		problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, this site is within walking distance (600m) of nine bus stops to the west that could encourage new residents and employees travelling to and from the site to choose alternative modes of transport to their cars, and the fact that new employment development and supporting services will be provided alongside the new housing within the site means that levels of car use amongst residents may be lower. Therefore, although the site is not within walking distance of Axminster town centre, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. While a very small proportion of the site (a strip in the middle and a tiny strip in the north) lies within flood zone 2, the majority of the site is not within flood zones 2 or 3; therefore a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be constructed to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new developments will inevitably involve an increase in waste generation, regardless of the location. However, this site is very large (56.95ha) in scale, and is mainly on greenfield land, which indicates that there will be a higher level of waste generation

		and less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, although it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, an overall significant negative effect is likely in relation to waste.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site has been allocated with the potential for major mixed use development; therefore it is assumed that new employment opportunities will be provided alongside the residential development. In addition, even without taking any such new employment opportunities into account, the site is within walking distance of nine bus stops to the west that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very large (56.95ha) in relation to other housing site options in the District, the potential positive effect is considered to be significant. In addition, the site is proposed for both housing and employment (mixed use) development, which should have a particularly positive effect on the vitality and viability of Axminster.
20: To encourage and accommodate both indigenous and inward investment	+?	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site will incorporate employment land alongside the new housing as part of the large-scale mixed-use development. As such, there may be a minor positive effect on this objective, although there is some uncertainty attached as the scale of employment provision within the site is not yet known.

Exmouth - Allocated Sites

Exmouth Site W147: Goodmores Farm (mixed-use commercial and residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++?	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a larger site (14.9ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely. However, there is some uncertainty attached as the site is proposed for mixed-use development and it is not currently known what proportion of the site would be used for residential development and how much would accommodate commercial development.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (Knappe Cross Community Centre, 360m south east of the site). However, good public transport links would be beneficial in relation to this objective as they would enable residents at this site to reach services and facilities that are further away without having to rely on the use of private cars, and there are bus stops adjacent to the south of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Brixington Community Nursery and Primary School, and Knappe-Cross Pre-School; therefore a significant positive effect may occur. However, there is some uncertainty attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site. This objective could also be influenced by the provision of work-based training opportunities as part of the commercial development to come forward on this site; however this is uncertain without information about the type of employment opportunities and any associated opportunities for training/skills development that may arise.

4: To improve the population's health	++	The site is within walking distance of a doctor's surgery (Raleigh Surgery, 320m to the south) and there is plenty of open space within walking distance in the surrounding area which would offer opportunities for active outdoor recreation, including Brixington Lane Playing Field, Brixington Community Primary School Playing Field and a number of children's play spaces and amenity open spaces. In addition, Exmouth footpath no. 12 is approximately 460m to the south west of the site. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health. As such, a significant positive effect on encouraging healthy lifestyles is likely.
5: To reduce crime and fear of crime	0	The effects of new housing and commercial development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing and commercial development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is within close proximity of a number of existing residential properties (most of which are to the south), residential and commercial development at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is not within close proximity of the strategic road network, and new residents would not therefore be expected to experience adverse impacts through increased noise from vehicle traffic. As such, the negative effect on this objective is expected to be minor. However, there is some uncertainty attached as this site is allocated within the Local Plan for mixed-use residential and commercial development, and depending on the nature of the commercial development there may be associated noise and increased vehicle movements. However, the potential effects of the commercial development on noise are uncertain without more information about the type of businesses that may locate at this site, which is unknown at this stage.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities such as open space within the new development, which is unknown at this stage. This site is proposed for mixed-use residential and commercial development, which may mean that some new facilities are provided as part of the commercial development, although this is currently unknown. However, as this site is within walking distance (600m) of

		Knappe Cross Community Centre, as well as existing open space (Brixington Lane Playing Field, Brixington Community Primary School Playing Field, child play spaces at Poets Corner, Keats Close, Brittany Road and Ivydale and amenity open spaces including Jubilee Drive Greens), a positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of a Historic Park and Garden (A la Ronde and The Point in View), and is within 1km of three Grade I and five Grade II listed buildings, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site is large in relation to other site options in the District (14.9ha) and would involve development taking place on mainly greenfield land, a significant negative effect is likely in relation to the wise use of land. However, the site is not within 250m of an AONB (East Devon AONB is 935m to the north east) and development would be steered away from those particularly sensitive landscapes, meaning that a minor positive effect is likely in relation to landscape character. As such, a mixed effect is likely overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development mainly on greenfield land. However, the effects of new housing and commercial development on this objective will depend largely on factors which are not influenced by the location of the site, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). As such, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of East Devon Heaths Special Protection Area (SPA), which is located approximately 940m to the north east, there is potential for residential development at this site to affect biodiversity at that site (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may

		avoid adverse effects and could even result in beneficial effects. The potential for the development of this site to affect European designated sites (such as East Devon Heaths SPA) is being considered through a separate Habitats Regulation Assessment.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within close proximity of Exmouth town centre, which may encourage residents to use private vehicles to travel to the associated services and facilities, and may mean that employees associated with the commercial development are more likely to commute to and from the site by car, thereby having a negative effect on this objective. However, the site is adjacent to bus stops to the south of the site that could be used by new residents and employees at the site; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing and commercial development on fairly high quality (grade 3) agricultural land which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS) indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and commercial development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The nature of the businesses that locate within the new commercial development would also have an effect, and this is also unknown at this stage. However, while the site is not within close proximity of Exmouth town centre, there are public transport links adjacent to the south, which may have a positive effect on reducing levels of car use and the associated greenhouse gas emissions. In addition, as the site is proposed for mixed-use commercial and residential development, there may be good opportunities for new residents to gain employment within very close proximity of their homes, thus removing the need to drive further afield for work. As such, an overall significant positive effect on this objective is likely.

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. Despite being relatively large (14.9ha) compared with other site options in the District, as this site is outside flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new housing and commercial development will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing and commercial space on efficient energy consumption will not be determined by the location of the new development; therefore the effects of all of the site options on this objective are negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new development will inevitably involve an increase in waste generation, regardless of the location. Although this site is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. However, this site is large (14.9ha) in relation to other site options in the District; therefore a significant negative effect is likely in relation to waste.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	This site is proposed for mixed-use residential and commercial development, and the provision of new employment opportunities associated with the commercial development is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through this site allocation and other Local Plan policies. However, there is uncertainty attached as it is not clear how much commercial development would take place within the site, and whether a significant number of new employment opportunities would be generated (this will also depend on the nature of the commercial development, which is also currently unknown). In addition, there are bus stops adjacent to the south of the site that could be used by new residents to access employment opportunities further afield, although there is again some uncertainty attached to this potential positive effect, depending on whether those links will provide convenient access to employment sites.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential site allocations are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of local employment opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (14.9ha) in relation to other site options in the District, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0?	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon. However, this site is allocated within the Local Plan for mixed-use residential and commercial development, which may increase opportunities for investment depending on the extent of land within the site that is allocated for commercial use. As such, there is some uncertainty attached to the likely negligible effect.

Exmouth Site 420b: Liverton Business Park (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	-	While employment sites are not expected to have particular direct effects on this objective, where sites are within close proximity of key community services, employees would be able to access these facilities during breaks and before and after work. As this site is not within walking distance (600m) of any key community services or facilities, a minor negative effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect is affected by the size of the employment site as larger sites may offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is small (2.77ha) in relation to other employment site options in the district, a minor positive effect is likely.

4: To improve the population's health	++	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes may encourage employees to commute on foot or by bicycle and to be active outdoors in outdoors open space during breaks from work, thus promoting healthy lifestyles. This site is within 600m of three areas of open space (Ashfield Close Park, Salterton Road Green and John Hudson Way) as well as Exmouth Footpath no. 5 and a National Cycle Route (along John Hudson Way), which suggests that a significant positive effect is likely. The site is not within close proximity of any Air Quality Management Areas (AQMAS), and is therefore unlikely to compound existing air quality problems in those areas.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0?	There are no residential dwellings within close proximity of the site that may be affected by noise from the proposed employment development; therefore there may be a negligible effect on this objective. However, effects relating to noise are currently uncertain because there are uncertainties about the number and type of vehicle movements that different types of businesses might generate, which could potentially have negative effects further away from the site.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	-?	As this employment site is within 1km of two Grade II* and four Grade II listed buildings, there is potential for a minor negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects

		(e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	Despite this being a small site (2.77ha) in relation to other employment site options in the district, it is situated on greenfield land; therefore a minor negative effect on the wise use of land is likely. In addition, it is adjacent to East Devon AONB; therefore development here is likely to have a further minor negative effect on this objective in relation to landscape character. As such, an overall minor negative effect is therefore likely.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for employment use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance of Exmouth town centre, which means that employees are unlikely to walk in order to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is adjacent to a bus stop to the south west of the site; therefore an overall mixed effect is likely in relation to encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this employment site would involve development on high quality (grades 1 and 3) agricultural land, which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water

		quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites. As such, an overall significant negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. While this site is adjacent to a bus stop to the south west of the site, it is not within walking distance of any of the residential site allocations in the new Local Plan. However, there is existing residential development within close proximity; therefore an overall significant positive effect is expected in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within a flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size.

production and disposal		However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, as the site is small (2.77ha) in relation to other employment site options in the District, an overall minor negative effect on this objective is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (2.77ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (2.77ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (2.77ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Exmouth Site 040 (A): Land South of Redgate (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective.
2: To ensure that all groups of the population have access to community services	+	While employment sites are not expected to have particular direct effects on this objective, where sites are within close proximity of key community services, employees would be able to access these facilities during breaks and before and after work. As this site is within walking distance (600m) of two supermarkets, a medical practice, a

		post office and two community halls, a minor positive effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect is affected by the size of the employment site as larger sites may offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is small (0.49ha) in relation to other employment site options in the district, a minor positive effect is likely.
4: To improve the population's health	++	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes may encourage employees to commute on foot or by bicycle and to be active outdoors in outdoors open space during breaks from work, thus promoting healthy lifestyles. Salterton Road Green lies adjacent to the southern boundary of this site, and Midway Greens lie to the east and Redgates Field Recreation Ground is to the north. In addition, the site is within walking distance of the John Hudson Way to the south which is a National Cycle Route. As such, a significant positive effect on this objective is likely. The site is not within close proximity of any Air Quality Management Areas (AQMAs), and is therefore unlikely to compound existing air quality problems in those areas.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	While this site is not within close proximity of the strategic road network, it is surrounded by existing development on all sides, some of which appears to be residential. As such, these existing sensitive receptors may experience significant negative effects from noise at the site, both during the construction and operational phases. However, effects relating to noise are currently uncertain because there are uncertainties about the number and type of vehicle movements that different types of

		businesses might generate, which could potentially have negative effects further away from the site.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective.
8: To maintain and enhance built and historic assets	-?	As this employment site is within 1km of a large number of listed buildings (all of which lie more than 250m from the site boundary), there is potential for a minor negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-/+	Despite this being a small site (0.49ha) in relation to other employment site options in the district, it is situated on what appears to be greenfield land; therefore a minor negative effect on the wise use of land is likely. However, the site is not within close proximity of an AONB, the nearest being East Devon AONB approximately 430m to the south east; therefore development would be steered away from these particularly sensitive landscapes, having a positive effect on landscape character. As such, an overall mixed effect is likely.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site appears to be on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for employment use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as appropriate design may even result in beneficial effects.

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>This site is not within walking distance of Exmouth town centre, which means that employees are unlikely to walk in order to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within walking distance of a large number of bus stops on all sides; therefore an overall mixed effect is likely in relation to encouraging non-car based modes of transport.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>0</p>	<p>As this employment site would involve development on land which is classed as urban, a negligible effect on soil quality is likely. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites. As such, an overall negligible effect is likely in relation to this objective.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is within walking distance of one of the residential site allocations in the new Local Plan (site W079, Littleham) to the south and is within close proximity of existing residential development as well as being within close proximity to a large number of bus stops, a significant positive effect is expected in relation to this objective.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall</p>

		flood risk. As this site is not within a flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is on what appears to be greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, as the site is small (0.49ha) in relation to other employment site options in the District, an overall minor negative effect on this objective is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (0.49ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (0.49ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (0.49ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor

rather than a significant positive effect.

Exmouth - Sites previously allocated but that now have planning permission

Exmouth Site W079 (Boundary 1): Littleham (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (14.98ha) relative to other options in the District, it will provide opportunities for developing a larger number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within 600m of seven key community services (Littleham Cross Post Office, two supermarkets, Clayton House community hall, Bidmead House community hall, a community hall and St. Margaret and St. Andrew's Churches). Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north, east and west of the site that could be used by new residents to access community services within Exmouth town centre and further afield; therefore an overall significant positive effect is likely in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of two schools (Littleham Church of England Primary School and Castle Down School); therefore a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however the site is adjacent to one cycle route (National Cycle Route no.2) and two footpaths (Exmouth footpaths no.2 and no.6 to the north and west of the site). In addition, 14

		open spaces lie within 600m to the south of the site (including John Hudson Way and four greens, all of which are within 80m of the site) which can be used for active outdoor recreation by residents. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the north; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, this site is adjacent to one cycle route (National Cycle Route no.2), two footpaths (Exmouth footpaths no.2 and no.6), four community services (Clayton House, Bidmead House, St. Margaret's and St. Andrew's Church and a community hall) and 14 open spaces (including John Hudson Way, four greens, within 50m of the site). Therefore, a significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of one listed building and is within 1km of numerous others, residential development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on

		the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	This is a large site (14.98ha) that would involve development taking place on greenfield land; therefore a significant negative effect is likely in relation to the wise use of land. In addition, the site is within approximately 200m of the East Devon AONB; therefore there is likely to be a further significant negative impact on landscape character.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of Orcombe Point to Straight Point County Wildlife Site and Exe Estuary SPA, SSSI and Ramsar site, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance) and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the Exe Estuary SPA and Ramsar site is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within close proximity of Exmouth town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of numerous bus stops to the north, east and west that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective will be mixed.
13: To maintain and enhance the	--	As this site would involve housing development on high quality agricultural land (the

environment in terms of air, soil and water quality		site is a mix of grade 1, grade 3 and urban land), all of which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or Exmouth town centre, there are several bus stops within walking distance to the north, east and west of the site that could be used by new residents to access employment opportunities, services and facilities within Exmouth town centre and further afield; therefore an overall minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.

<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>--</p>	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. However, it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, and in addition, the site is within 350m of a 'Bring It' recycling centre at a supermarket to the north which could encourage recycling amongst new residents. However, the site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site and the site is large (14.98ha), indicating that levels of waste generation will be higher than on other sites. As such, an overall significant negative effect is expected in relation to this objective.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>+?</p>	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As this site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are several bus stops within walking distance of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment locations.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>++</p>	<p>All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively large (14.98ha) in comparison with other housing site options, the potential positive effect is likely to be significant.</p>
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>0</p>	<p>None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.</p>

Exmouth - Alternative Sites

Exmouth site: Waterfront Redevelopment Sites (mixed use developments, to include provision for employment, retail and commercial uses as well as open space, recreation, tourism and cultural, community uses and potentially residential and other allied uses)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	As residential development is proposed as part of the waterfront Redevelopment Sites, a positive effect is likely in relation to this objective. However, there is some uncertainty attached as it is not clear what proportion of the total redevelopment area would be used for residential development.
2: To ensure that all groups of the population have access to community services	++	The site is within 600m of eight community halls, two post offices, three medical practices, three religious establishments and a library. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north and east of the site that could be used by new residents to access community services within Exmouth town centre and further afield; therefore an overall significant positive effect is likely in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of eight schools; therefore a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site. Further positive effects may also result from employment provision within the site, if this were to result in increased opportunities for work-based learning and skills development; however this is also uncertain at this stage.
4: To improve the population's health	++?	The site is within walking distance (600m) of three medical practices and the sites are within close proximity to national cycle routes to the north and south as well as a number of public footpaths. In addition, there are a number of open spaces within 600m of the site (including some which lie partially within the site boundary (Gunfield Gardens Park and Recreation Ground) that could be used for active outdoor recreation

		by residents and employees within the site. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health. Therefore, an overall significant positive effect is likely in relation to encouraging healthy lifestyles. However, there is some uncertainty attached as it is not known whether the open space within the site may be lost as a result of the new development coming forward, or whether it would be retained.
5: To reduce crime and fear of crime	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential development sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The northern parts of the Waterfront Sites are adjacent to the A376 (Marine Way); therefore residents and employees in that area may experience adverse impacts from traffic noise. In addition, most parts of this site are adjacent to existing residential development; therefore the development of the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, this site is adjacent to national cycle routes to the north and south as well as a number of public footpaths and is within walking distance of eight community halls, three religious establishments and a library as well as a number of areas of open space. As such, a significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	There are a large number of listed buildings within close proximity of this site, including a number that are within the boundaries of the various parcels of the site. In addition, Exmouth Conservation Area is adjacent to the site and at some points stretches within the site boundary. As such, development here could have potentially significant

		negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	This is a large site that would involve development taking place on some areas of greenfield land (particularly in the north and south of the site); therefore a significant negative effect is likely in relation to the wise use of land. In addition, the southern part of the waterfront redevelopment sites are within the East Devon AONB; therefore there is likely to be a further significant negative impact on landscape character.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is partially on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	--?	The western boundary of this site buffers the Exe Estuary SPA and Ramsar site and Orcombe Point to Straight Point County Wildlife Site lies within the southern part of the site while a Local Nature Reserve is located in the central part of the site and another abuts the northern part. As such, there is potential for development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance) and so a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the Exe Estuary SPA and Ramsar site is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	This site is within close proximity of Exmouth town centre, which may encourage residents to use private vehicles to access the associated services and facilities, and is within walking distance (600m) of a large number of bus stops; therefore an overall significantly positive effect on this objective is likely.

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>0</p>	<p>As this site would involve development on land that is classed as urban, a negligible effect on preserving soil quality is expected. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall negligible effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of any of the employment-only site allocations in the emerging new Local Plan, there will be employment provision within the site itself. In addition, the site is within walking distance of Exmouth town centre and there are numerous bus stops within walking distance that could be used by new residents to access employment opportunities, services and facilities within Exmouth town centre and further afield; therefore an overall significant positive effect on this objective is likely.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>--</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on partially greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. In addition, most of the site falls within either flood zone 2 or 3; therefore an overall significant negative effect on this SA objective is likely.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed development sites on this SA objective is negligible.</p>

<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>--</p>	<p>All new developments will inevitably involve an increase in waste generation, regardless of the location. However, it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices. However, the site is partly on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site and the site is large, indicating that levels of waste generation will be higher than on other sites. As such, an overall significant negative effect is expected in relation to this objective.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++</p>	<p>While the population growth associated with new residential development could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. Although this site is not within walking distance (600m) of any of the employment-only site allocations in the emerging new Local Plan, employment provision will be made as part of the development of the site itself. In addition, there are numerous bus stops within walking distance of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is expected to be significantly positive.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>++</p>	<p>The redevelopment sites are expected to have a positive effect on the vitality and viability of the town of Exmouth by boosting the local population and the extent of available job opportunities, particularly as it is assumed that all of the new housing provided will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because of the extent of mixed-use development that is proposed across the redevelopment sites, the potential positive effect is likely to be significant.</p>
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>+?</p>	<p>The redevelopment sites would be expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon and should encourage increased tourism in the area. However, it is uncertain how much of the potential redevelopment area will be dedicated to employment/commercial land or tourism-related development; therefore there is some uncertainty attached to the likely positive effect.</p>

Exmouth Site 3691 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (36.46ha) relative to other options in the District, it will provide opportunities for developing a larger number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (Knappe Cross Community Centre on Brixington Lane). Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the south of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (Knappe Cross Pre-School); therefore a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is within walking distance (600m) of Raleigh Surgery on Pines Road and is within 600m of 13 open spaces (including Truro Drive Park, Burn Road Green, Spruce Close Green and Brittany Road Play Area, all of which are within 300m). However, the site is not within walking distance of a cycleway or a footpath. As such, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on

		perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the east and a farm to the west and there are a number of existing buildings (at least some of which appear to be residential properties) within the site itself; therefore the development of new housing here could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as this site is within walking distance (600m) of Knappe Cross Community Centre on Brixington Lane and 13 open spaces (including Truro Drive Park, Burn Road Green, Spruce Close Green and Brittany Road Play Area all within 300m), a minor positive effect is likely as residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	-?	As this site is within 1km of a number of listed buildings and the historic park of A La Ronde and The Point-In-View (located to the west), development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of	--	This is a large site (36.46ha) that would involve development taking place on greenfield land; therefore it would have a significant negative impact on the wise use of land. In addition, the eastern part of the site is within close proximity (30m) (across the B3179)

East Devon		of the East Devon AONB, which would contribute further to the negative effect in relation to effects on landscape character.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	This site is within 250m of East Devon Heaths SPA, East Devon Pebblebed Heaths SAC and SSSI and is within 1km of Blackhill County Wildlife Site, all of which are located to the east of the site. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although this site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (predominantly grade 3 and a small amount of grade 2) agricultural land, most of which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.

<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is adjacent to one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision and new community services/facilities and there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities, services and facilities further afield. As such, an overall minor positive effect on this objective is likely despite the site not being within walking distance of Exmouth town centre.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>--</p>	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As this site is large in relation to other potential residential site options in the District (36.46ha), a significant negative effect is expected in relation to this objective.</p>

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is adjacent to one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision, which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (36.46ha) in comparison with other housing site options, the potential positive effect is likely to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W007 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a very small site (1.24ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of two key community services (a post office on Rivermead Avenue and Littlemead Methodist Church), both of which are located to the southwest of the site. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are

		<p>numerous bus stops within walking distance to the north, south and east of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, an overall minor positive effect on this objective is likely.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>+?</p>	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one nursery (Acorn Kindergarden); therefore a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.</p>
<p>4: To improve the population's health</p>	<p>++</p>	<p>This site is within walking distance (600m) of Raleigh Surgery on Pines Road and is within 600m of nine open spaces (including Poets Corner Play Area, Keats Close Play Area, Brittany Road Play Area, Rowlstone Close Green, Betjeman Drive Green, Byron Way Green, Priddis Close Green, Vansittart Drive Green and Jubilee Drive Greens) as well as a public right of way (Exmouth Footpath no.12). Therefore, an overall significant positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>-?</p>	<p>This site is not adjacent to any strategic roads or railway lines which could otherwise have adversely affected new residents as a result of noise. However, the site is adjacent to existing residential development to the east and is within National Trust land; therefore the development of new housing at the site could result in increased noise levels affecting existing nearby residents and recreational visitors to the National Trust Historic Park, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur.</p>

		However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities) within the new development, which is unknown at this stage. However, as this site is within 200m of Exmouth footpath no.12 and within close proximity (600m) of Littlemead Methodist Church and nine open spaces (including Poets Corner Play Area, Keats Close Play Area, Brittany Road Play Area, Rowstone Close Green, Betjeman Drive Green, Byron Way Green, Priddis Close Green, Vansittart Drive Green and Jubilee Drive Greens), a minor positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the site lies within the Historic Park of A La Ronde and The Point-In-View, is adjacent to The Manse of The Point In View (listed building), is within 250m of The Point In View (listed building) and is within 1km of a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (1.24ha), and is situated on greenfield land, a negative effect is likely in relation to the wise use of land. However, development here will have a positive impact on landscape character as the site lies approximately 1.5km away from the East Devon AONB, so development would be steered away from these particularly sensitive landscapes. Therefore, an overall mixed effect is anticipated in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed

		proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely as a result of residential development at this site. However, while proximity to designated sites provides an indication of the potential for an adverse effect, some uncertainty exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although the site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the south and south east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on relatively high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm to the north east) which will include some employment provision and new community services/facilities and there are numerous bus stops within walking distance to the north, south and east of the site that could be used by new residents to access employment opportunities, services and facilities in Exmouth town centre and further afield. As such, an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, having a negative effect on this SA objective. The likely negative effect will be minor rather than significant because the site is small (1.24ha) in relation to other potential residential site option in the district and because it lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. However, this site is small (1.24ha); therefore a minor rather than significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision, which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance to the north, south and east of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by

East Devon		boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.24ha) in comparison with other housing site options, the likely positive effect is minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W063 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a very small site (0.46ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (Knappe Cross Community Centre on Brixington Lane). Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the south and west of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, a negligible overall effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (Knappe Cross Pre-School); therefore a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.

4: To improve the population's health	+	This site is within walking distance (600m) of Raleigh Surgery on Pines Road and is within 600m of 12 open spaces (including Truro Drive Park, Burn Road Green, Brittany Road Play Area, Keats Close Play Area, Rowlstone Close Green, Spruce Close Green, Brixington Lane Playing Field, Ivydale Green, Cedar Close Green, Jubilee Drive Greens, Priddis Close Green, Vanisttart Drive Green). Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the south; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within 600m of 12 open spaces (including Truro Drive Park, Burn Road Green, Brittany Road Play Area, Keats Close Play Area, Rowlstone Close Green, Spruce Close Green, Brixington Lane Playing Field, Ivydale Green, Cedar Close Green, Jubilee Drive Greens, Priddis Close Green, Vanisttart Drive Green) as well as Knappe Cross Community Centre, a minor positive effect is likely.

8: To maintain and enhance built and historic assets	-?	As this site is within 1km of a number of listed buildings and the historic park of A La Ronde and The Point-In-View (both of which are located to the west), development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (0.42ha), and is situated on greenfield land, a negative effect is likely in relation to the wise use of land. However, the site will have positive impact on landscape character as the site lies approximately 930m away from the East Devon AONB, meaning that development will be steered away from these sensitive landscapes. Therefore, an overall mixed effect is anticipated in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	This site is within 1km of East Devon Heaths SPA, East Devon Pebblebed Heaths SAC and SSSI, all of which are located to the east of the site. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce	+/-?	Although the site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance around the site that could be used by

journey lengths		new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on relatively high quality (grade 3) agricultural land, which is currently undeveloped, there will be a negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is adjacent to one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision and new community services/facilities and there are several bus stops within walking distance of the site that could be used by new residents to access employment opportunities, services and facilities in Exmouth town centre and further afield. As such, an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on

		efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. Furthermore, this site is very small (0.46ha); therefore an overall minor negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is adjacent to one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision, which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance of the site that could be used by new residents to access employment opportunities elsewhere. Therefore, the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.46ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W074 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (4.09ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is not within walking distance (600m) of any key community services, therefore a negative effect is likely in relation to providing access to community services. However, good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, an overall minor negative effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is Knappe Cross Pre-School which is located approximately 715m to the southwest. As such, a minor negative effect is likely, although there are uncertainties attached, in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	This site is within walking distance (600m) of four open spaces (Truro Drive Park, St Briac Way Green, Bystock Chase Play Area and St Malo Close Green), all of which can be used for active outdoor recreation. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles. The positive effect is not considered likely to be significant as the site is not within walking distance (600m) of any healthcare facilities. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites

		which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the south and there is one existing property (which appears to be residential) within the site itself; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within close proximity (600m) of four recreational open spaces (including Truro Drive Park, St Briac Way Green, Bystock Chase Play Area and St Malo Close Green), a minor positive effect is likely as residents would benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of two listed buildings and is within 1km of a listed building, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (4.09ha), and is located on predominantly greenfield land, a negative effect is predicted in relation to the wise use of land. However, development at this site will have a positive impact on landscape character as the site lies approximately 500m away from the East Devon AONB, so development would be

		steered away from these particularly sensitive landscapes. Therefore, an overall mixed effect is likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of East Devon Heaths SPA and East Devon Pebblebed Heaths SAC and SSSI there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within close proximity of Exmouth town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of numerous bus stops to the south of the site that could be used by new residents to access services and facilities in Exmouth town centre and further afield; therefore the overall effect on this objective is mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on predominantly high quality (grade 3) agricultural land, which is currently mainly undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.

<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+?</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or Exmouth town centre, there are several bus stops within walking distance to south of the site that could be used by new residents to access employment opportunities, services and facilities in Exmouth town centre and further afield; therefore an overall minor positive effect on this objective is likely.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>-</p>	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is relatively small (4.09ha); therefore overall a minor rather than a significant negative effect is expected in relation to this objective.</p>

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As this site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are several bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment locations.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (4.09ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W085 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.08ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private

services		cars. There are numerous bus stops within close proximity to the south of the site that could be used by new residents to access community services within Exmouth town centre and further afield, and therefore an overall minor rather than significant negative effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest educational facility is Acorn Kinderarden which is located approximately 740m to the south. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however the site is within 600m of one public footpath (Exmouth footpath no.12) to the south of the site and there are nine open spaces (St. Peter's School Playing field, Poets Corner Play Area, Keats Close Play Area, Betjeman Drive Green, Byron Way Green, Brittany Road Play Area, Rowlstone Close Green, Jubilee Drives Green and Priddis Close Green) within walking distance which can be used for active outdoor recreation by residents. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential properties and a farm to the east; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective

		may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, although this site is not within walking distance of any cultural or social facilities, it is within 600m of Exmouth footpath no.12 and nine open spaces (including St. Peter's School Playing Field, Poets Corner Play Area, Keats Close Play Area, Betjeman Drive Green, Byron Way Green, Brittany Road Play Area, Rowstone Close Green, Jubilee Drives Green and Priddis Close Green); therefore a minor positive effect is likely as residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As the site lies within 250m of A La Ronde and The Point-In-View Historic Park and a number of listed buildings and is within 1km of a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	While this site is small (2.08ha), it is situated on greenfield land; therefore a minor negative effect is likely in relation to the wise use of land. However, the site will have a minor positive impact on landscape character as it lies approximately 1.4km away from the East Devon AONB, meaning that development will be steered away from these particularly sensitive landscapes. As such, an overall mixed effect is likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed

		proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As this site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although this site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on predominantly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is adjacent to one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision and new community services/facilities and there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities, services and facilities in Exmouth town centre and further afield. As such, an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. As this site is relatively small (2.08ha), a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is adjacent to one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision, which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities elsewhere. As such, an overall significant positive effect on this objective is likely.
19: To maintain and enhance the vitality and viability of the Towns of	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing

East Devon		will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (2.08ha) in comparison with other housing site options, the likely positive effect is minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W111 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a very small site (0.71ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance (600m) to the east and south of the site that could be used by new residents to access community services within Exmouth town centre and further afield, and therefore an overall minor rather than significant negative effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one nursery (Acorn Kindergarden); therefore a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	This site is not within walking distance (600m) of any healthcare facilities; however the

		site is within 600m of nine open spaces (including Poets Corner Play Area, Keats Close Play Area, Betjeman Drive Green, Byron Way Green, Priddis Close Green, Jubilee Drives Green, Vansittart Drive Green, Rowlstone Close Green and Brittany Road Play Area), which can be used for active outdoor recreation by residents. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development (to east across Hulham Road) and National Trust Property (to the south); therefore the development of new housing at this site could result in increased noise levels affecting those existing residents and recreational visitors to the National Trust Historic Park, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, although this site is not within walking distance of any existing cultural or social facilities, it is within 600m of nine areas of open space (including Poets Corner Play Area, Keats Close Play Area, Betjeman Drive Green, Byron Way Green, Priddis Close Green, Jubilee Drives Green, Vansittart Drive Green, Rowlstone Close Green and Brittany Road Play Area); therefore a minor positive effect is likely as residents will benefit from access to these existing facilities.
8: To maintain and enhance built and	--?	As this site is adjacent to the A La Ronde and The Point-In-View Historic Park, is within

historic assets		250m of a number of listed buildings and is within 1km of a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	Although this site is very small (0.71ha), it is situated on greenfield land; therefore a minor negative effect is likely in relation to the wise use of land. However, development at this site will have a positive impact on landscape character as the site lies approximately 1.5km away from the East Devon AONB, meaning that development will be steered away from these particularly sensitive landscapes. Therefore, an overall mixed effect is likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As this site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although this site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the south and east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on predominantly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality

		Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision and new community services/facilities there are numerous bus stops within walking distance to the south and east of the site that could be used by new residents to access employment opportunities, services and facilities further afield. As such, an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste	-	All new housing developments will inevitably involve an increase in waste generation,

resources whilst reducing waste production and disposal		regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As this site is very small in relation to other potential residential site options in the District (0.71ha), a minor rather than significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is adjacent to one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance to the south and east of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.71ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W145 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (26.43ha) relative to other options in the District, it will provide opportunities for

		developing a larger number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance (600m) to the south of the site that could be used by new residents to access community services within Exmouth town centre and further afield; therefore an overall minor rather than significant negative effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (Bassets Farm Preschool). It is also noted that there are two other schools within 710m (Bassets Farm Primary School and Knappe Cross Pre-School). As such, a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	This site is not within walking distance (600m) of any healthcare facilities; however it is within 600m of four existing areas of open space (including Truro Drive Park, St. Briac Way Green, Bystock Chase Play Area, and St. Malo Close Green). Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable	-?	This site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is

levels of noise pollution		adjacent to existing residential development to the south; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, although this site is not within walking distance of any existing cultural or social facilities, it is within 600m of four open spaces including Truro Drive Park, St. Briac Way Green, Bystock Chase Play Area, and St. Malo Close Green; therefore a minor positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As this site lies within 250m of a number of listed buildings and there are others within 1km, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	This is a large site (26.43ha) that would involve development taking place on greenfield land and would therefore have a significant effect on the wise use of land. In addition, the northern tip of the site is within close proximity (10m) (across the B3179) of the East Devon AONB; therefore a minor negative effect is expected in relation to landscape character. Overall, a significant negative effect is therefore likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed

		proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	The site is within 250m of East Devon Heaths SPA, East Devon Pebblebed Heaths SAC and SSSI and is within 1km of two County Wildlife Sites (Blackhill County Wildlife Site and Dalditch County Wildlife Site), both of which are located to the east of the site. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although this site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on reasonably high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of one of the mixed-use

		site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision and new community services/facilities and is also within walking distance of one of the employment site allocations (420b Liverton Business Park). In addition, there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities, services and facilities further afield; therefore an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As the site is large in relation to other potential residential site options in the District (26.43ha), a significant negative effect is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include

		some employment provision and is also within walking distance of one of the employment site allocations (420b Liverton Business Park), which could enable new residents at this site to easily access the new employment opportunities in those areas. In addition, there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (26.43ha) in comparison with other housing site options, the likely positive effect is significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W146 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a very large site (66.17ha) relative to other options in the District, it will provide opportunities for developing a larger number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (a supermarket on Dinian Way). Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the west of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and	++?	The effect on this objective will depend on the availability of school and college places

lifelong learning to meet the needs of the local population and meet local employment needs		to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of two schools (Bassets Farm Pre-School and Bassets Farm Primary School); therefore, a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	This site is within walking distance (600m) of a doctor's surgery (Branch Surgery on Prince of Wales Drive) as well as Exmouth footpath no.5 and is within 600m of nine existing areas of open space (including St. Malo Close Green, Bystock Chase Play Area, St. Briac Way Green, Ashfield Close Park, St. John's Road Green, Albany Close Green, York Close Play Area, Brixington Park and Bassets Farm Primary School Playing Field). The site itself includes one area of open space (the Wilderness Churchyard at the Church of St. John); however it is uncertain whether this open space will remain after development. Therefore, an overall significant positive effect is likely in relation to encouraging healthy lifestyles, although there is some uncertainty. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the southwest and there are a number of existing buildings (at least some of which appear to be residential properties) within the site itself; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would

		limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities) within the new development, which is unknown at this stage. However, although the site is not within walking distance of any existing cultural or social facilities, it is within 600m of Exmouth footpath no.5 and nine areas of open space (including St. Malo Close Green, Bystock Chase Play Area, St. Briac Way Green, Ashfield Close Park, St. John's Road Green, Albany Close Green, York Close Play Area, Brixington Park and Bassets Farm Primary School Playing Field). As such, an overall minor positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As this site has two listed building within its boundary, and is within 1km of a number of other listed buildings (one of which is within 250m), development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	This is a very large site (66.17ha) that would involve development taking place on predominantly greenfield land; therefore, development here would have a significant negative impact on the wise use of land. In addition, the northern part of the site is within close proximity (approximately 160m) of the East Devon AONB; therefore a minor negative effect is expected in relation to landscape character. Overall, a significant negative effect is therefore likely.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.

<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>The site is within approx. 300m of Dalditch County Wildlife Site and is within 1km Squabmoor Reservoir County Wildlife Site, East Devon Heaths SPA, East Devon Pebblebed Heaths SAC and SSSI, all of which are located to the northeast of the site. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>Although the site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>As this site would involve housing development on relatively high quality (grade 3) agricultural land, most of which is currently undeveloped, there will be a negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is adjacent to one of the employment site allocations in the new Local Plan (420b Liverton Business Park), and there are numerous bus stops within walking distance to the south and west of the site that could be used by new residents to access employment opportunities, services and facilities</p>

		further afield. As such, an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. Furthermore, the southern part of the site lies within flood zones 2, and 3 and is therefore already at particular risk from flooding. As such, a significant negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As the site is very large in relation to other potential residential site options in the District (66.17ha), a significant negative effect is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is adjacent to one of the employment site allocations in the new Local Plan (420b Liverton Business Park), which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance to the south and west of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the	++	All of the potential housing sites are at the towns of East Devon; therefore all are

vitality and viability of the Towns of East Devon		expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very large (66.17ha) in comparison with other housing site options, the likely positive effect is significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W164 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (13.72ha) relative to other options in the District, it will provide opportunities for developing a larger number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of two key community services (Post Office on Rivermead Avenue and Littlemead Methodist Church) which are located south of the site. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north, south and east of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, an overall minor positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is Acorn Kinderarden which is located approximately 630m to the south. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.

4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however it is adjacent to Exmouth footpath no.12 and is within walking distance (600m) of eight existing areas of open space (including Lamplough Road Greens, Lamplough Road Play Area, Poets Corner Play Area, Keats Close Play Area, Byron Way Green, Betjeman Drive Green, Priddis Close Green and Jubilee Drive Greens), all of which can be used for active outdoor recreation by residents. As such, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	This site is directly adjacent to the A376 (Exmouth Road), meaning that there may be adverse effects on new residents as a result of traffic noise. Furthermore, the site is adjacent to National Trust property and residential development to the south and two farms to the north of the site; therefore the development of new housing at the site could result in increased noise levels affecting those existing residents and recreational visitors to the National Trust Historic Park, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as this site is adjacent to Exmouth footpath no.12 and is within close proximity (600m) of Littlemead Methodist Church and eight areas of open space (including Lamplough Road Greens, Lamplough Road Play Area, Poets Corner Play Area, Keats Close Play Area, Byron Way Green, Betjeman Drive Green, Priddis Close Green and Jubilee Drive Greens), a minor positive

		effect is likely as residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As this site is adjacent to the A La Ronde and The Point-In-View Historic Park, is within 250m of a number of listed buildings and is within 1km of Lympstone Conservation Area and a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--/+	This is a large site (13.72ha) that would involve development taking place on predominantly greenfield land; therefore development here would have a significant negative impact on the wise use of land. However, there would be a positive impact on landscape character as the site lies approximately 1.63km away from the East Devon AONB. Therefore, an overall mixed effect is expected in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	The site is within 1km of Exe Estuary Special Protection Area (SPA), SSSI and Ramsar site, Estuary Cliffs, Sowden Regionall Important Geological Site and one Local Nature Reserve to the southwest. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the Exe Estuary SPA and Ramsar site is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car	+/-	Although the site is not within walking distance (600m) of Exmouth town centre, there

based modes of transport and reduce journey lengths		are numerous bus stops within walking distance to the north, south and east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grades 1 and 3) agricultural land, all of which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision and new community services/facilities and there are numerous bus stops within walking distance to the north, south and east of the site that could be used by new residents to access employment opportunities, services and facilities further afield. As such, an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this objective is likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high

		standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As the site is large in relation to other potential residential site options in the District (13.72ha), a significant negative effect is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance to the north, south and east of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (13.72ha) in comparison with other housing site options, the likely positive effect is significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W211 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (9.75ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of one key community service (Knappe Cross Community Centre on Brixington Lane) which is located south of the site. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the south of the site that could be used by new residents to access community services within Exmouth town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (Knappe Cross Pre-School); therefore, a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however it is within 600m of 11 existing areas of open space (including Truro Drive Park, St. Briac Way Green, Bystock Chase Play Area, St. Malo Close Green, Burn Road Green, Spruce Close Green, Brixington Lane Playing Field, Ivydale Green, Cedar Close Green, Ivydale Play Area and Brixington Park), all of which could be used by residents for active outdoor recreation. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.

5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the east and south of the site and there are a handful of properties to the west. In addition, there are a number of existing buildings (at least some of which appear to be residential properties) within the site itself. As such, residential development at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as this site is within walking distance (600m) of Knappe Cross Community Centre on Brixington Lane and 11 areas of open space (including Truro Drive Park, St. Briac Way Green, Bystock Chase Play Area, St. Malo Close Green, Burn Road Green, Spruce Close Green, Brixington Lane Playing Field, Ivydale Green, Cedar Close Green, Ivydale Play Area and Brixington Park), an overall a minor positive effect is likely.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings (three of which are located within 450m to the west of the site), development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain

		minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	Although this site is small (9.75ha), it is situated on predominantly greenfield land; therefore a minor negative effect is likely in relation to the wise use of land. However, development here will have a minor positive impact on landscape character as the site lies approximately 450m away from the East Devon AONB. Therefore, an overall negative effect is likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	The site is within 1km of East Devon Heaths SPA and East Devon Pebblebed Heaths SAC and SSSI to the north. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although this site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on predominantly high quality (grade 3) agricultural land, most of which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to

		accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision and new community services/facilities and there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities, services and facilities further afield. As such, an overall significant positive effect on this objective is likely, despite the site not being within walking distance of Exmouth town centre.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b, a minor rather than a significant negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As the

		site is small in relation to other potential residential site options in the District (9.75ha), a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the mixed-use site allocations in the emerging new Local Plan (W147, Goodmores Farm) which will include some employment provision which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (9.75ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W079 (Boundary 2) (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites. The appraisal for site W079 above refers to the site boundary as it has been allocated on the proposals map in the Local Plan.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (22.14ha) relative to other options in the District, it will provide opportunities for developing a larger number of new homes, and therefore a significant positive effect is

		likely.
2: To ensure that all groups of the population have access to community services	++	The site is within 600m of seven key community services (Littleham Cross Post Office, two supermarkets, Clayton House community hall, Bidmead House community hall, a community hall and St. Margaret and St. Andrew's Churches). Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north and east of the site that could be used by new residents to access community services within Exmouth town centre and further afield; therefore an overall significant positive effect is likely in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of two schools (Littleham Church of England Primary School and Castle Down School); therefore a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however the site is adjacent to one cycle route (National Cycle Route no.2) and two footpaths (Exmouth footpaths no.2 and no.6 to the north and west of the site). In addition, 14 open spaces lie within 600m to the south of the site (including John Hudson Way and four greens, all of which are within 80m of the site) which can be used for active outdoor recreation by residents. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.

<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>-?</p>	<p>The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the north of the site; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>
<p>7: To maintain and improve cultural, social and leisure provision</p>	<p>++?</p>	<p>The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, this site is adjacent to one cycle route (National Cycle Route no.2), two footpaths (Exmouth footpaths no.2 and no.6), four community services (Clayton House, Bidmead House, St. Margaret's and St. Andrew's Church and a community hall) and 14 open spaces (including John Hudson Way, four greens, within 50m of the site). Therefore, a significant positive effect is likely.</p>
<p>8: To maintain and enhance built and historic assets</p>	<p>--?</p>	<p>As this site is within 250m of seven listed buildings and is within 1km of numerous other listed buildings, residential development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.</p>
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>--</p>	<p>This is a large site (22.14ha) that would involve development taking place on greenfield land; therefore a significant negative effect is likely in relation to the wise use of land. In addition, the site is within approximately 110m of the East Devon AONB; therefore there is likely to be a further significant negative impact on landscape character.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and</p>

		the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of Orcombe Point to Straight Point County Wildlife Site and Exe Estuary SPA, SSSI and Ramsar site, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance) and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the Exe Estuary SPA and Ramsar site is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within close proximity of Exmouth town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of numerous bus stops to the north and east that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective will be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality agricultural land (the site is a mix of grade 1, grade 3 and urban land), all of which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and

		<p>construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of any of the potential employment site allocations in the emerging new Local Plan or Exmouth town centre, there are several bus stops within walking distance to the north and east of the site that could be used by new residents to access employment opportunities, services and facilities within Exmouth town centre and further afield; therefore an overall minor positive effect on this objective is likely.</p>
15: To ensure that there is no increase in the risk of flooding	-	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2, 3a and 3b.</p>
16: To ensure energy consumption is as efficient as possible	0	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. However, it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, and in addition, the site is within 350m of a 'Bring It' recycling centre at a supermarket to the north of the site which could encourage recycling amongst new residents. However, the site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site and the site is large (22.14ha), indicating that levels of waste generation will be higher than on other sites. As such, an overall significant negative effect is expected in relation to this objective.</p>
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	+?	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the</p>

active workforce		provision of jobs, which will not be determined by the location of new housing developments. As this site is not within walking distance (600m) of any of the potential employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are several bus stops within walking distance of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment locations.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively large (22.14ha) in comparison with other housing site options, the potential positive effect is likely to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W202 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a small site (9.99ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of one key community service (Post Office on Rivermead Avenue) which is located south of the site. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north and southeast of the site that could be used by new residents to access community services within

		Exmouth town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is Lympstone Pre-School which is located approximately 950m to the south east. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however it is within 600m of two footpaths (Exmouth footpath no.11 and 12) and is within walking distance (600m) of two existing areas of open spaces (Laplough Road Greens and Lamplough Road Play Area) which can be used by residents for active outdoor recreation. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	This site is directly adjacent to the A376 (Exmouth Road), which could have adverse effects on new residents as a result of noise. Furthermore, the site is adjacent to existing residential development to the south west; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, an overall significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction

		activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as this site is within 330m of Exmouth footpath no.12 and is within close proximity (600m) of eight existing areas of open spaces (including Lamplough Road Greens, Lamplough Road Play Area, Poets Corner Play Area, Keats Close Play Area, Byron Way Green, Betjeman Drive Green, Priddis Close Green and Jubilee Drive Greens), an overall minor positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of the A La Ronde and The Point-In-View Historic Park and four listed buildings and is within 1km of Lympstone Conservation Area and a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	Although this is a small site (9.99ha), it would involve development taking place on greenfield land; therefore, it is likely to have a minor negative impact on the wise use of land. However, development here will have a positive impact on landscape character as the site lies approximately 1.66km away from the East Devon AONB. Therefore, an overall mixed effect is likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	This site is within 1km of Exe Estuary Special Protection Area (SPA), SSSI and Ramsar site, two Regionally Important Geological Sites (RIGs) (Estuary Cliffs, Sowden and Estuary Cliffs, Lympstone) and one Local Nature Reserve to the west. As such, there is

		potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the Exe Estuary SPA and Ramsar site is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although this site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the north and southeast of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 1) agricultural land, all of which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. Although this site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or Exmouth town centre, there are numerous bus stops within walking distance to the north and southeast of the site that could be used by new residents to access employment opportunities, services and facilities further afield; therefore an overall minor positive effect on this objective is likely.
15: To ensure that there is no increase	-	While it is recognised that new development in any location may offer good

in the risk of flooding		opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is relatively small (9.99ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As the site is small in relation to other potential residential site options in the District (9.99ha), a minor rather than a significant negative effect is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, there are numerous bus stops within walking distance to the north and southeast of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective may be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment locations.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing

		will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (9.99ha) in comparison with other housing site options, the potential positive effect is likely to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W315 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a very small site (0.48ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are four bus stops within walking distance (600m) to the northeast and southeast of the site that could be used by new residents to access community services within Exmouth town centre and further afield; therefore an overall minor negative effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is Lympstone Pre-School which is located approximately 910m to the southeast. Therefore, a minor negative effect is likely, although there are uncertainties attached, in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	This site is not within walking distance (600m) of any healthcare facilities or existing

		areas of open space; however it is within 600m of Exmouth footpath no. 11. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the west; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	-?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, this site is not within 600m of any existing cultural, social or leisure facilities; therefore a minor negative effect is likely. However, there is some uncertainty attached as it is not known whether any such facilities will be provided as part of the new development.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of three listed buildings, and is within 1km of A La Ronde and The Point-In-View Historic Park, Lymptstone Conservation Area and a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part

		of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	Although this is a very small site (0.48ha), development here would take place predominantly on greenfield land; therefore, a minor negative effect on the wise use of land is likely. However, there will be a minor positive impact on landscape character as the site lies approximately 2.66km away from the East Devon AONB. Therefore, an overall mixed effect is likely in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	The site is within 1km of Exe Estuary Special Protection Area (SPA), SSSI and Ramsar site, two Regionally Important Geological Sites (RIGs) (Estuary Cliffs, Sowden and Estuary Cliffs, Lympstone) and one Local Nature Reserve to the west. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the Exe Estuary SPA and Ramsar site is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although this site is not within walking distance (600m) of Exmouth town centre, there are numerous bus stops within walking distance to the northeast and southeast of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 1) agricultural land, all of which is predominantly undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air

		quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. Although this site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or Exmouth town centre, there are numerous bus stops within walking distance to the northeast and southeast of the site that could be used by new residents to access employment opportunities, services and facilities further afield; therefore an overall minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b, a minor rather than a significant negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to

		re-use existing buildings and materials than there might be on a brownfield site. As the site is very small in relation to other potential residential site options in the District (0.48ha), a minor rather than a significant negative effect is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, there are numerous bus stops within walking distance to the northeast and southeast of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective may be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment locations.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.48ha) in comparison with other housing site options, the likely positive effect is minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Exmouth Site W317 (residential use with a small amount of employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.28ha) relative to other options in the District, and some of the site will be used for employment rather than residential development, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a

		significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services - a post office (Littleham Cross), two supermarkets (on Salterton Road and Dinan Way), three community halls (on Salterton Road, Bidmead Close and Westdown Lane) and a church (St. Margaret and St Andrews Church) are all within walking distance. As well as being used by new residents, these services would be easily accessible for employees at the site, e.g. during lunch breaks. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops adjacent to the north of the site that could be used by new residents to access community services within Exmouth town centre and further afield; therefore an overall significant positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++/-?	The effect on this objective will be influenced by the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Littleham Church of England Primary School, and Castle Down School; therefore a significant positive effect may occur. However, there is some uncertainty attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site. The effect of this site on this objective will also be influenced by the extent of employment land on the site. While it is recognised that there will be some employment provision within the site, the site is currently used entirely for employment-related uses; therefore a net loss of employment land would occur. This would mean that there may be reduced opportunities for work-based training and skills development, which would have a negative effect on this objective. However, this is uncertain without more information about the nature of the current and future employment provision at the site, and any associated training opportunities. As such, an overall mixed effect is likely, but this is currently uncertain.
4: To improve the population's health	+	This site is not within walking distance of any health care facilities; however there is plenty of open space within walking distance in the surrounding area that can be used by both residents and employees at the site for active outdoor recreation, including John Hudson Way, Primary School Playing Fields and two Children's Play Spaces. In addition, Exmouth footpath no. 5 lies to the east of the site and footpaths no. 2 and no. 6 lie to the south while national cycle route 2 passes 100m to the north of the site, all

		of which could be used for recreation purposes. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health. As such, a minor positive effect on encouraging healthy lifestyles is likely.
5: To reduce crime and fear of crime	0	The effects of new housing and employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential site allocations on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is within close proximity of a number of existing residential properties (to the north and east of the site), the development of the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is not within close proximity of the strategic road network; therefore new residents would not be expected to experience particular adverse impacts from vehicle traffic. As such, an overall minor negative effect on this objective is likely. However, there are some uncertainties attached as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. There is further uncertainty in relation to the nature of the businesses that will locate in the employment land within the site, as there may be associated vehicle movements or other noise from industrial activity; however this cannot be determined at this stage.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential site allocations on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, this site is within walking distance (600m) of three community halls, St Margaret and St Andrews Church and existing open space (playing fields, child play spaces and amenity open spaces), all of which can be easily accessed by both residents and employees at the site; therefore a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be

		determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place within 220m of East Devon AONB to the east and south of the site, a negative effect is likely in relation to landscape character as new development here may affect the setting of the AONB. However, as the site is small (1.28ha) and is situated on brownfield land, a minor positive effect is likely in relation to the wise use of land and a mixed effect is therefore expected overall.
10: To maintain the local amenity, quality and character of the local environment	0	This site is on brownfield land, which indicates that there is likely to be a negligible effect on the character of the local environment. However, the effects of new development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	0?	As this site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	This site is not within close proximity of Exmouth town centre, which may encourage residents to use private vehicles to travel to the associated services and facilities, and employees may be more likely to commute to the site by car, thereby having a negative effect on this objective. However, the site is adjacent to bus stops to the north of the site that could be used by new residents and employees; therefore the overall effect on this objective is likely to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site has already been developed and is classified as urban land, there is likely to be a negligible effect on preserving soil quality. A negligible effect is also likely in relation to air quality as the site is not within close proximity of any Air Quality Management Areas (AQMAS), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to

		accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall negligible effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. Effects will also be influenced by the nature of the businesses within the new employment development, as well as the businesses in the existing employment site that may move away, both of which are also unknown. The site is not within close proximity of Exmouth town centre; however as there are public transport links adjacent to the north of the site, it is considered likely that there will be a positive effect on reducing levels of car use and the associated greenhouse gas emissions. The co-location of residential and employment development within the site may also have a significant positive effect on reducing car use, and the site is within walking distance of one of the employment site allocations in the new Local Plan (Land South of Redgate). As such, a significant positive effect is likely.
15: To ensure that there is no increase in the risk of flooding	0	As this proposed development site is on brownfield land, development here would not increase the area of impermeable surfaces which could otherwise increase flood risk. There is also the possibility that SuDS could be incorporated into the new housing and employment development. As the site is not within a high flood risk area (flood zones 2, 3a or 3b), an overall negligible effect is therefore likely in relation to this objective.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, it may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings on this site will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing and employment land on efficient energy consumption will not be determined by the location of the new development; therefore the effect of all of the proposed site allocations on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste	0	All new development will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more

production and disposal		opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (1.28ha) and is within walking distance of a recycling 'bring site' at a supermarket car park to the north west, which may encourage recycling; therefore an overall negligible effect is expected in relation to waste.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential development could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. Although this site is to be allocated for mixed-use residential and employment development, there may be an overall net loss of employment land as the site is currently used for entirely employment purposes. However, the site is within walking distance (600m) of one of the other potential employment site allocations in the emerging new Local Plan (Land South of Redgate), and the co-location of residential and employment development within this site may increase the accessibility of jobs for residents, despite a potential net reduction in employment provision within the site. In addition, there are bus stops adjacent to the north of the site. As such, there is likely to be an overall minor positive effect on this objective, although there is some uncertainty attached to this potential positive effect depending on whether the existing transport links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing and employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of local job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.28ha) in relation to other site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+/-?	Although this proposed development would involve the loss of existing employment land at the site, which could indicate a negative effect on this objective, the site is proposed for mixed-use residential and employment use. Depending on the scale of employment provision within the redeveloped site, the newly developed employment space (which is likely to be of higher quality) may boost investment, having a positive effect on this objective. As such, mixed effects are likely overall although there is some uncertainty attached depending on the scale of employment provision within the site in

		comparison to the amount that would be lost as a result of the residential development.
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Exmouth Site W170 (residential development with part of the site to be retained for community uses)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.52ha) relative to other options in the District, and some of the site will be retained for non-residential (community) uses, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of existing community services including a post office (on Chapel Street), five community halls (the Pavillion, Elizabeth Hall, the Blackmore Theatre, Hall on South Street, and Morgan Court Community Centre), and a church (The Holy Ghost Church). Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There is a bus stop adjacent to the north west of the site that could be used by new residents to access community services within Exmouth town centre and further afield; therefore there is likely to be a significant positive effect on this objective. In addition, this site is allocated within the Local Plan as having part of the site retained for community uses, and depending on the scale and type of new community-related development, this may result in improved facilities for new and existing residents within the site.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of The Beacon Church of England Primary School, Rainbow Nursery, St Joseph's Catholic Primary School, and the Dolphin School for early years education; therefore a significant positive effect may occur. However, there is some uncertainty attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site – it is not clear if the community uses that some of the site will be retained for will include new

		school facilities.
4: To improve the population's health	++	This site is within walking distance of Exmouth Hospital (600m to the north east, on Claremont Grove) and there is plenty of open space within walking distance in the surrounding area, including Gunfield Gardens (65m south), Madeira Walk Tennis Courts (100m south), Douglas Avenue Recreation Grounds (400m south east), and Manor Gardens (530m west), all of which could be used by residents for active outdoor recreation. In addition, national cycle route no. 2 passes 300m to the south of the site, and there may be additional healthcare facilities such as a doctor's surgery provided within the site as part of the community uses that part of the site is to be retained for. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health. As such, a significant positive effect on encouraging healthy lifestyles is likely.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Because this site is surrounded by a number of existing residential properties, the development of the new housing site could result in increased noise levels affecting those existing sensitive receptors, both during the construction phase and in the longer-term as a result of increased vehicle traffic, which may lead to a significant negative effect on this objective. The site is not within 200m of the strategic road network, but is adjacent to the B3178, which is one of the main routes through the centre of Exmouth, and traffic noise may therefore contribute to the adverse effect on noise levels for new residents.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as part of the site is to be retained for community uses, it is highly likely that this will include facilities such as a new community hall which would have a positive effect on this objective. In addition, as the site is within walking distance (600m) of five existing community halls, the Holy Ghost Church and existing areas of open space (playing fields, tennis courts and parks), an overall significant positive effect is expected in relation to this objective.

<p>8: To maintain and enhance built and historic assets</p>	<p>--?</p>	<p>As this site is within 250m of Exmouth Conservation Area and a number of listed buildings, including one Grade II listed building which is within the boundary of the site, and is within 1km of a number of other listed buildings, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.</p>
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+</p>	<p>As this site is small (2.52ha) in relation to other residential site options in the District and is situated on brownfield land a positive effect is likely in relation to the wise use of land. In addition, the site is not within close proximity of an AONB (the nearest is East Devon AONB which is approximately 530m to the south east); therefore a further positive effect is likely in relation to landscape character as development would be steered away from these particularly sensitive landscapes. As such, an overall minor positive effect is likely in relation to this objective.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>0</p>	<p>This site is on brownfield land which suggests that the development is likely to have a negligible effect on the existing local character. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>--?</p>	<p>As this site is within 250m of The Maer Regionally Important Geological Site (65m top the south), and is within 1km of two Local Nature Reserves, a County Wildlife Site (Orcombe Point to Straight Point, 675m to the south east) and Exe Estuary (310m to the south west), which is a Special Protection Area (SPA), a SSSI and a Ramsar site), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for development at this site to have an effect on the integrity of any European designated sites (such as Exe Estuary SPA and Ramsar site) is being considered through a separate Habitats Regulation Assessment.</p>

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>++</p>	<p>As this site is adjacent to bus stops to the north west, and is within walking distance (600m) of Exmouth town centre, people will be easily able to reach the associated shops, services, facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. In addition, this site is allocated within the emerging new Local Plan as being partially retained for community uses alongside the residential development, which may result in improved opportunities for new and existing residents within close proximity to reach community facilities via foot, bicycle or public transport without needing to travel further afield via car. As such, a significant positive effect on this objective is likely.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>0</p>	<p>As this site has already been developed and is classified as urban, there is likely to be a negligible effect on preserving soil quality. A negligible effect is also likely in relation to air quality as the site is not within proximity of any Air Quality Management Areas (AQMAs), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall negligible effect on this objective is likely</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services, facilities, Exmouth town centre, and public transport links, it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within close proximity of any of the employment site allocations in the emerging new Local Plan. This is particularly the case because part of the site is to be retained for community uses, which means that residents may not need to travel as far or as often to reach key services and facilities, so levels of car use (and the associated greenhouse gas emissions) amongst the new residents may be lower than otherwise.</p>
<p>15: To ensure that there is no increase</p>	<p>0</p>	<p>As this proposed development site is situated on brownfield land, development here would not increase the area of impermeable surfaces which could otherwise increase</p>

in the risk of flooding		flood risk, and there is also the possibility that SuDS could be incorporated into the new development. As the site is not within a high flood risk area (flood zones 2, 3a or 3b), an overall negligible effect is likely in relation to this objective.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of the new development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (2.52ha) in relation to other residential site options in the District; therefore an overall negligible effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there is a bus stop adjacent to the north west of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites. It is also possible that there may be some new employment opportunities provided within the site, as part of the site is to be retained for community uses; however the number of associated job opportunities is likely to be small and this is uncertain without more information about the nature of the community uses that will be incorporated into the site.
19: To maintain and enhance the	+	All of the potential housing sites are at the towns of East Devon; therefore all are

vitality and viability of the Towns of East Devon		expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.52ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant. The fact that some of the site is to be retained for community uses may have further minor positive effects on the vitality of this new development within Exmouth, as it will help to ensure that a more vibrant and sustainable community is created.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton - Allocated Sites

Honiton Site E164/E322/E321: Ottery Moor Lane (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (3.95ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services including Honiton leisure centre (on School Lane), a Scout's Hall (on Dowell Street), Markarness Hall (on High Street), two supermarkets (on Lace Walk and Turks Head Corner) and five religious establishments (Kingdom Hall, Church of the Holy Family, Honiton Methodist Church, St Paul's Church and King Street Chapel). Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the south and east of the site that could be used by new residents to access community services within Honiton town centre and further afield. Therefore, the development of this site is likely to have a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of a school (Honiton Community College) and a nursery (Guardian Angels Day Nursery); therefore, a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site. Further uncertainty is associated with the fact that part of the site is currently in employment use – depending on the nature of employment activities currently within the site, the redevelopment of the site for residential use may result in the loss of existing work-based training and skills development opportunities. However, this would depend on such opportunities currently being in place, which is not known.

4: To improve the population's health	+	The site is within very close proximity of existing open space (Mountbatten Park is adjacent to the south western boundary, and there are other parks, playing fields, amenity open spaces and children play spaces within walking distance), which can be used for recreation and is within close proximity of Awliscombe Footpath (a PRoW to the north). Therefore a minor positive effect is expected on encouraging healthy lifestyles. The positive effect is not considered likely to be significant as the site is not within walking distance (600m) of any health services or facilities. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the northern part of the site is adjacent to the strategic road network (the A30 dual carriageway), new residents could experience adverse noise impacts from vehicle traffic. In addition, the site is directly adjacent to existing residential development to the south and east; therefore the development of new housing on the site could result in increased noise levels affecting nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is within very close proximity of existing recreational open space (including Mountbatten Park which is adjacent to the south western boundary of the site), and is within walking distance (600m) of other existing cultural and social assets such as the Thelma Hulbert Gallery (Dowell Street), a Scout's Hall (Dowell Street), a leisure centre (School Lane) and five religious establishments, a

		significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the south eastern part of the site is immediately adjacent to Honiton Conservation Area, and the site is within 250m of a number of listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	As this site would involve development taking place on what is partly greenfield land, and the site is within 170m of the Blackdown Hills AONB, a negative effect is expected in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on the site could have adverse impacts on the character of the local environment as it would involve development on what is partially greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance (600m) of Honiton town centre, which means that new residents will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle. In addition, the site is within closer proximity of numerous bus stops to the south and east that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be significantly positive.

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>0</p>	<p>As this site would not involve housing development on high quality agricultural land (the site is a mixture of Grade 4 agricultural land and urban land and is partially previously developed), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is not within or adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area that may be exacerbated by new residential development. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall negligible effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++?</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (600m) of Honiton town centre, key services and facilities (including a supermarket, leisure centre, and schools), and numerous bus stops to the south and east of the site that could be used by new residents to access employment opportunities, services and facilities further afield. Therefore, although the site is not within walking distance of any of the employment site allocations in the emerging new Local Plan, a significant positive effect on this objective is likely.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on partially greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2, 3a and 3b.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing</p>

		development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is partially greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is small (3.95ha) and is within walking distance (approximately 200m) of a recycling 'bring site' at a long-stay car park to the east of the site which may encourage recycling; therefore only a minor rather than a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking distance of Honiton town centre and there are numerous bus stops to the south and east of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (3.95ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E158A: West of Hayne Lane (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
2: To ensure that all groups of the population have access to community services	-	While employment sites are not expected to have a significant effect on this objective, proximity to services would enable employees to access these facilities during breaks and before and after work. As this site is within walking distance (600m) of only one key service or facility (a supermarket on Exeter Road) a minor negative effect is expected on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect is affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is large (15.62ha) in relation to other employment site options in the district, it is likely to have a significant positive effect on this objective.
4: To improve the population's health	+	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. This site is within 600m of open space (along Elm Road, Hayne lane and the nearby stream), but is not near any Public Rights of Way or national cycle paths, which suggests that a minor rather than a significant positive effect could be expected. The site is not within close proximity of any Air Quality Management Areas (AQMAs), and is therefore unlikely to compound existing air quality problems in those areas.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by

		the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of dwellings to the east of the site that may be affected by noise from the proposed employment development; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
8: To maintain and enhance built and historic assets	--?	As this employment site is within 250m of two Grade II listed buildings to the north of the site, there is the potential for a significant negative effect on those assets and their settings. In addition, there are numerous listed buildings within 1km of the site, as well as a Historic Park and Garden (Combe House to the south). However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this is a large site, mainly on greenfield land and is only 350m to the north of East Devon AONB, the site is likely to have a significant negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the

		planning application stage).
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of two County Wildlife Sites (Gobsore Woods and Gittisham Hill to the south east), there is potential for development at this employment site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects, and there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance of Honiton town centre, which means that employees are unlikely to walk in order to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 500m of three bus stops to the north and east of the site, therefore an overall mixed effect is expected on encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a negative effect on preserving soil quality. In terms of air quality, although the site is not within or immediately adjacent to an Air Quality Management Area (AQMA), it is recognised that the proximity of the site to the strategic road network (A30 is adjacent to the north) may have a negative effect on air quality by encouraging commuters to use cars to travel to work. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy

		infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is within 500m of three bus stops to the north and east of the site, and is adjacent to a reserve residential site allocations in the new Local Plan (site E158B to the south) and existing residential development surrounding Old Elm Road to the south east, a significant positive effect is expected in relation to reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the site is relatively large in size as this site is (15.62ha). As the site is not within a flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this is a large site (15.62ha) in relation to other employment site options in the District, it is likely to have a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a large site (15.62ha) relative to other employment site options in the District, the positive effect is expected to be significant.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a large site (15.62ha) in relation to other employment site options in the District, the positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	++	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a large site (15.62ha) relative to other options in the District, it will provide particular opportunities for accommodating investment, and therefore is likely to have a significant positive effect.

Honiton Site 011 (A, B & C): Land off Heath Park Industrial Estate (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
2: To ensure that all groups of the population have access to community services	-	While employment sites are not expected to have a significant effect on this objective, proximity to services would enable employees to access these facilities during breaks and before and after work. As this site is within walking distance (600m) of three supermarkets, all to the east of the site, but no other types of community facilities, a minor negative effect is expected in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect is affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is small (3.1ha) in relation to other employment site options in the district, it is likely to have a minor rather than a significant positive effect on this objective.
4: To improve the population's health	+	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles.

		This site is within 600m of open space to the south and east, but is not near any Public Rights of Way or national cycle paths, which suggests that a minor rather than a significant positive effect could be expected. The site is not within close proximity of any Air Quality Management Areas (AQMAs), and is therefore unlikely to compound existing air quality problems in those areas.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is surrounded by existing development (which appears to be industrial/commercial). As such, there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
8: To maintain and enhance built and historic assets	--?	As this employment site is within 250m of two listed buildings and is within 1km of a number of others, there is the potential for a significant negative effect on those assets and their settings. In addition, the site is within 1km of Honiton Conservation Area to the east. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that

		currently detracts from the setting of a historic asset with one that does not).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	As this site is on greenfield land and is only 350m to the north of East Devon AONB, development here is likely to have a minor negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of two County Wildlife Sites (Gobsore Woods and Gittisham Hill to the south), there is potential for development at this employment site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects, and there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance of Honiton town centre, which means that employees are unlikely to walk in order to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within walking distance of a number of bus stops to the east and west; therefore an overall mixed effect is expected on encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this employment site would involve development on land which is mostly fairly high quality (grade 3) agricultural land (the rest is classes as urban land), which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, although the site is not within or immediately adjacent to an Air Quality Management Area (AQMA), it is recognised that the proximity of the site to the

		strategic road network (A30 is adjacent to the north) may have a negative effect on air quality by encouraging commuters to use cars to travel to work. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is within 500m of three bus stops to the north and east of the site, and is adjacent to the reserve residential site allocation E158B to the south and existing residential development surrounding Old Elm Road to the south east, a significant positive effect is expected in relation to reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although this site is small (3.1ha), a small area in the centre of the site lies within flood zone 2; therefore an overall significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.

17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, as this is a small site (3.1ha) in relation to other employment site options in the District, it is likely to have a minor rather than a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (3.1ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (3.1ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (3.1ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Honiton - Sites previously allocated but that now have planning permission

Honiton Site E158B: Reserve site (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the	++	All of the potential residential sites are expected to have positive effects on this

opportunity to live in a decent home		objective, due to the nature of the proposed development. As this is a larger site (12.45ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	As the site is within walking distance (600m) of only one key community service (a supermarket on Exeter Road, to the north east of the site), there is likely to be a negligible effect on access to community services. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north and east of the site that could be used by new residents to access community services within Honiton town centre and further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 1.6km to the east, within a more central area of Honiton. Therefore, a minor negative effect is likely, although there are uncertainties attached, in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities, footpaths or cycle routes; however the site is adjacent to existing open space (grassed area off Old Elm Road/Hayne Lane) on its eastern boundary which can be used for recreation by residents and may therefore result in a minor positive effect on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential

		sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the northern boundary of this site is adjacent to the railway line travelling between Exeter and Yeovil Junction, new residents could experience adverse noise impacts from rail traffic. In addition, the site is adjacent to existing residential development to the east and a farm to the south; therefore the development of new housing at the site could result in increased noise levels affecting existing nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as this site is adjacent to existing recreational open space (grassed area off Old Elm Road/Hayne Lane to the east of the site), although not within walking distance (600m) of other existing cultural and social assets, a minor positive effect is likely.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings, a registered Park and Garden (Combe House, approximately 675m to the south of the site) and a conservation area (Gittisham, approximately 875m to the south west), development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	As this site would involve development taking place on greenfield land and the site is also within 80m of the East Devon AONB, so may affect its setting, a negative effect is expected in relation to this objective. As the site is large (12.45ha), and so would involve development on a larger area of greenfield land than may be the case for other smaller sites, the negative effect would be significant rather than minor.
10: To maintain the local amenity,	-?	Residential development on this site could have adverse impacts on the character of

quality and character of the local environment		the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within close proximity of three County Wildlife Sites (Gobsore Woods, Gittisham Hill and Cross Park Copse, all within 1km to the south), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As the site is not within close proximity of the town centre, but is near to the strategic road network (the A30 lies approximately 300m to the north), residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. While a railway line runs adjacent to the site, the closest railway station is over 2km to the east of the site, within Honiton town centre. However, there are numerous bus stops within walking distance to the north and east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a negative effect on preserving soil quality. In terms of air quality, although the site is not within or adjacent to an Air Quality Management Area (AQMA), it is recognised that the proximity of the site to the strategic road network (the A30 lies approximately 300m to the north) may encourage new residents to use private vehicles as their chosen mode of transport which could have an adverse effect on local air quality. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction	++?	While new housing development will inevitably lead to an increase in greenhouse gas

in local emissions of greenhouse gases		emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of two of the employment site allocations in the new Local Plan (Land at Heathpark Industrial Estate/Business Park and site 158a (west of Hayne Lane), which may mean new residents are able to access employment opportunities at those sites without needing to travel by car, and there are numerous bus stops within walking distance to the north and east of the site that could be used by new residents to access employment opportunities, services and facilities. As such, a significant positive effect on this objective is likely, despite the site not being within walking distance of Honiton town centre.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, having a negative effect on this SA objective. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As the site is large (12.45ha), a significant negative effect is expected on this objective.

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential development could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of two of the employment site allocations in the new Local Plan (Land at Heathpark Industrial Estate/Business Park and site 158a (west of Hayne Lane) which could positively affect employment opportunities for new residents. There are also numerous bus stops within walking distance to the north and east of the site that could be used by new residents without access to private cars to reach other employment opportunities; therefore the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing provision in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively large (12.45ha) in comparison with other housing site options, the potential positive effect is considered to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton - Alternative Sites

Honiton Site E156 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (9ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.

<p>2: To ensure that all groups of the population have access to community services</p>	<p>0</p>	<p>As the site is within walking distance (600m) of only one key community service (a supermarket on Battishorne Way, to the north east of the site), there is likely to be a negligible effect on access to community services. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north and east of the site that could be used by new residents to access community services within Honiton town centre and further afield.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>-?</p>	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any schools or colleges – the nearest schools are a primary school and a special needs school approximately 900m to the east, within a more central area of Honiton. Therefore, a minor negative effect is likely, although there are uncertainties attached, in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.</p>
<p>4: To improve the population's health</p>	<p>+</p>	<p>The site is not within walking distance (600m) of health services or facilities, footpaths or cycle routes; however, the site is adjacent to existing open space (green space alongside the stream to the north of the site) which can be used for recreation and may therefore result in a minor positive effect on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>--?</p>	<p>As the site is adjacent to the strategic road network (the A375 to the east), new residents could experience adverse noise impacts from vehicle traffic. In addition, the site is directly adjacent to existing residential development to the north; therefore the development of new housing at the site could result in increased noise levels affecting</p>

		nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic,. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is adjacent to existing recreational open space (green space along the stream to the north of the site), although not within walking distance (600m) of other existing cultural and social assets, a minor positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the site is within approximately 220m of a listed building to the north east of the site (the Heathfield, Walnut Road), as well as being within 1km of a number of other listed buildings, Honiton Conservation Area and a registered Park and Garden (Combe House to the south), development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place on greenfield land, almost entirely within the East Devon AONB (aside from the northern most tip of the site), a significant negative effect is expected in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.

<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>--?</p>	<p>As the site is within very close proximity of a County Wildlife Site (Gobsore Woods, approximately 220m to the south), and is within 1km of a further two County Wildlife Sites (Gittisham Hill and Cross Park Copse, also to the south) there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and may even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-?</p>	<p>As the site is adjacent to the strategic road network (the A375 to the east), but is not within close proximity of the town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are numerous bus stops within walking distance to the north and east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a negative effect on preserving soil quality. In terms of air quality, although the site is not within or adjacent to an Air Quality Management Area (AQMA), it is recognised that the proximity of the site to the strategic road network (it is adjacent to the A375) may encourage new residents to use private vehicles as their chosen mode of transport which could have an effect on local air quality. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. Although this site is not within walking distance (600m) of Honiton town centre, it is within close proximity of two of the employment site allocations in the emerging new Local Plan (site 158a (West of Hayne Lane) and land at Heathpark Industrial Estate) and there are numerous bus stops within walking distance</p>

		to the north and east of the site that could be used by new residents to access employment opportunities, services and facilities. As such, an overall significant positive effect on this objective is therefore likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as a small area of the northern part of this site is within a high risk flood zone (zone 3). As such, a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. However, this site is relatively small (9ha) and is within walking distance (approximately 220m) of a recycling 'bring site' at a supermarket to the north east, which may encourage recycling; therefore a minor rather than significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of two of the employment site allocations in the emerging new Local Plan (site 158a (West of Hayne Lane) and land at Heathpark Industrial Estate) which would enable new residents at this site to easily access the new employment opportunities in those areas. In addition, there are numerous bus stops within walking distance to the north and east of the site that could

		be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (9ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E026 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (3.76ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	As the site is within walking distance (600m) of only one key community service (a supermarket on Battishorne Way, to the north east of the site), there is likely to be a negligible effect on access to community services. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north-west and east of the site that could be used by new residents to access community services within Honiton town centre and further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and

		<p>this site is not within walking distance (600m) of any schools or colleges – the nearest schools a primary school and a special needs school approximately 600m to the east, within a more central area of Honiton. Therefore, a minor negative effect is likely, although there are uncertainties attached, in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.</p>
4: To improve the population's health	+	<p>The site is not within walking distance (600m) of health services or facilities, footpaths or cycle routes; however, the site is in very close proximity to existing open space (Upland Chase Green) to the east, which can be used for recreation and may therefore result in a minor positive effect on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.</p>
5: To reduce crime and fear of crime	0	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	<p>As the site is adjacent to the strategic road network (the A375 to the west), new residents could experience adverse noise impacts from vehicle traffic. In addition, the site is directly adjacent to existing residential development to the north east and north west; therefore the development of new housing at the site could result in increased noise levels affecting nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>
7: To maintain and improve cultural, social and leisure provision	+	<p>The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is in very close proximity to existing recreational open space (Upland Chase Green to the east of the site), although not within walking distance (600m) of other existing cultural and social</p>

		assets, a minor positive effect is likely.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings and Honiton Conservation Area, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place on greenfield land, entirely within the East Devon AONB (aside from a very narrow strip in the north of the site), a significant negative effect is expected in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of two County Wildlife Sites (Gobsore Woods and Gittisham Hill to the south east), there is potential for development at this potential residential site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	As the site is adjacent to the strategic road network (the A375 to the west), but is not within close proximity of the town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are numerous bus stops within walking distance to the north-west and east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	-	<p>As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a negative effect on preserving soil quality. In terms of air quality, although the site is not within or adjacent to an Air Quality Management Area (AQMA), it is recognised that the proximity of the site to the strategic road network (it is adjacent to the A375) may encourage new residents to use private vehicles as their chosen mode of transport which could have an effect on local air quality. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	+	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Honiton town centre or any of the employment site allocations in the emerging new Local Plan, there are numerous bus stops within walking distance to the north-west and east of the site that could be used by new residents to access employment opportunities, services and facilities; therefore a minor positive effect on this objective is likely; therefore a minor positive effect on this objective is likely.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	-	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2, 3a and 3b.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	0	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing</p>

		development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. However, this site is relatively small and is within walking distance (approximately 230m) of a recycling 'bring site' at a supermarket to the north of the site which may encourage recycling; therefore only a minor rather than a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of the employment site allocations in the emerging new Local Plan, this could potentially adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are numerous bus stops within walking distance to the north-west and east of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (3.76ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E212 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.84ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes; therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services - a library (New Street), community hall (Haydons Park), and two churches (St. Michael and All Angels Church, adjacent to the site) and Littleton Road Church) are all within walking distance. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north-east and west of the site that could be used by new residents to access community services within Honiton town centre and further afield, and Honiton railway station is also within walking distance from the site; therefore there is likely to be a significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of two schools (Littleton Primary School, and Mill Water Community School for special needs); therefore, a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is within walking distance (600m) of Honiton Surgery and the Community Hospital on Marl pits Road. It is also adjacent to existing open space (St Michael and All Angels' churchyard) and is within walking distance of other open space such as the Glen Park, and Lower Brand Lane Greens (amenity open space) which can be used for recreation. The proximity of the site to these services may therefore result in a minor positive effect on encouraging healthy lifestyles. The positive effect is not considered likely to be significant as the site is not within walking distance of any walking or cycle paths. The site is not within or adjacent to an Air Quality Management Area (AQMA),

		which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	As the site is not within close proximity of the strategic road network, new residents are unlikely to experience adverse noise impacts from vehicle traffic. However, because the site is adjacent to some existing residential development to the north (although not surrounded by it), the development of new housing at the site could result in increased noise levels affecting nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is in very close proximity to existing recreational open space (St Michael and All Angels' churchyard, Glen Park, and Lower Brand Lane Greens), and is within walking distance (600m) of other existing cultural and social assets such as the library (New Street), community hall (Haydons Park), and two churches (St. Michael and All Angels Church adjacent to the site, and Littleton Road Church), a significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the site is adjacent to a Grade II* listed building (St. Michael's Church), as well as being within 1km of a number of other listed buildings and Honiton Conservation Area, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application.

		An potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve residential development taking place entirely within the Blackdown Hills AONB, a significant negative effect is expected in relation to this objective. The southern half of the site appears to be greenfield land and so development there will contribute further to the likely negative effect on this objective, although the northern part of the site appears to already be developed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land in the southern part of the site (although there appears to be some already developed land in the northern part). However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within close proximity to Honiton town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of Honiton railway station and numerous bus stops to the north-east and west of the site that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective is mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 2) agricultural land, which is currently partly undeveloped (in the southern part of the site), there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within or adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area that may be

		exacerbated by new residential development. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or Honiton town centre, there are numerous bus stops within walking distance to the north-east and west of the site that could be used by new residents to access employment opportunities, services and facilities further afield; therefore a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land (as in the southern part of this site) would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site

		is mainly greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. In addition, this site is very small (0.84ha) in relation to other housing site options; therefore only a minor rather than a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations included in the emerging new Local Plan, this could potentially adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are numerous bus stops as well as Honiton railway station within walking distance to the north-east and west of the site that could be used by new residents, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.84ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E164 (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites – i.e. considering this site alone. It has now been allocated on the proposals map having been combined with sites E321 and E322, and that revised site boundary has been subject to appraisal separately.

SA Objective	SA Score	Justification
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1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.76ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services including Honiton leisure centre (on School Lane), a Scout's Hall (Dowell Street), a supermarket (on Lace Walk) and three religious establishments (Kingdom Hall, Church of the Holy Family and King Street Chapel), all of which are within walking distance. Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the south and east of the site that could be used by new residents to access community services within Honiton town centre and further afield. Therefore, the development of this site is likely to have a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of a school (Honiton Community College) and a nursery (Guardian Angels Day Nursery); therefore, a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is within very close proximity of existing open space (Mountbatten Park approximately 150m to the south west, as well as other parks, playing fields, amenity open spaces and children play spaces within walking distance), which can be used for recreation and is within proximity to Awliscombe Footpath (a PRoW to the north). Therefore a minor positive effect is expected on encouraging healthy lifestyles. The positive effect is not considered likely to be significant as the site is not within walking distance (600m) of any health services or facilities. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites

		which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the northern part of the site is adjacent to the strategic road network (the A30 dual carriageway), new residents could experience adverse noise impacts from vehicle traffic. In addition, the site is directly adjacent to existing residential development to the north and east; therefore the development of new housing on the site could result in increased noise levels affecting nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is within very close proximity of existing recreational open space (including Mountbatten Park, 150m to the south-west), and is within walking distance (600m) of other existing cultural and social assets such as the Thelma Hulbert Gallery (Dowell Street), a Scout's Hall (Dowell Street), a leisure centre (School Lane) and three religious establishments, a significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the site is roughly 200m from Honiton Conservation Area and is within 250m of two Grade II listed buildings, as well as being within 1km of a number of other listed buildings, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and	-	As this site would involve development taking place on greenfield land, and is within 170m of the Blackdown Hills AONB, a negative effect is expected in relation to this

enhance the landscape character of East Devon		objective. As the site is relatively small (0.76ha), the negative effect would be minor rather than significant.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance (600m) of Honiton town centre, which means that new residents will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle. In addition, the site is within closer proximity of numerous bus stops to the south and east of the site that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be significantly positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would not involve housing development on high quality agricultural land (the site is a mixture of Grade 4 agricultural land and urban land), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is not within or adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area that may be exacerbated by new residential development. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, a negligible effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic

		<p>associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (600m) of Honiton town centre, key services and facilities (including a supermarket, leisure centre, and schools), and numerous bus stops to the south and east of the site that could be used by new residents to access employment opportunities, services and facilities further afield. Therefore, although the site is not within walking distance of any of the potential employment site allocations in the emerging new Local Plan, a significant positive effect on this objective is likely.</p>
15: To ensure that there is no increase in the risk of flooding	-	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2, 3a and 3b.</p>
16: To ensure energy consumption is as efficient as possible	0	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is very small (0.76ha) and is within walking distance (approximately 250m) of a recycling 'bring site' at a long-stay car park to the east of the site which may encourage recycling; therefore only a minor rather than a significant negative effect is expected on this objective.</p>

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the potential employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking distance of the town centre and there are numerous bus stops to the south and east of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.76ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E321 (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites – i.e. considering this site alone. It has now been allocated on the proposals map having been combined with sites E164 and E322, and that revised site boundary has been subject to appraisal separately.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.82ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor

		rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services including Honiton leisure centre (on School Lane), a Scout's Hall (on Dowell Street), two supermarkets (on Lace Walk and Turks Head Corner) and three religious establishments (Kingdom Hall, Church of the Holy Family and King Street Chapel). Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance of the south and east of the site that could be used by new residents to access community services within Honiton town centre and further afield. Therefore, the development of this site is likely to have a significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of a school (Honiton Community College) and a nursery (Guardian Angels Day Nursery); therefore, a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site. Further uncertainty is associated with the fact that the site is currently in employment use – depending on the nature of employment activities currently within the site, the redevelopment of the site for residential use may result in the loss of existing work-based training and skills development opportunities. However, this would depend on such opportunities currently being in place, which is not known.
4: To improve the population's health	+	The site is adjacent to existing open space (Mountbatten Park to the south east), as well as being within walking distance of other parks, playing fields, amenity open spaces and children play spaces which can be used for recreation. The site is also within close proximity of Awliscombe Footpath (a PRoW, 430m to the north). Therefore, a minor positive effect is expected on encouraging healthy lifestyles. The effect is not considered likely to be significant because it is not within walking distance (600m) of any health services or facilities. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will

		depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the northern part of the site is adjacent to the strategic road network (the A30 dual carriageway), new residents could experience adverse noise impacts from vehicle traffic, which may lead to a significant negative effect on this objective. In addition, the site is near to existing residential development to the south and north-east and is directly adjacent to a school; therefore the development of new housing at the site could result in increased noise levels affecting nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, the site is directly adjacent to existing recreational open space (Mountbatten Park to the south west), and is within walking distance (600m) of other open spaces and existing cultural and social assets such as the Thelma Hulbert Gallery (Dowell Street), Scout's Hall (Dowell Street), leisure centre (School Lane) and three religious establishments. As such, a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	As the site is approximately 200m from Honiton Conservation Area, within 250m of a Grade II listed building, and is within 1km of a number of other listed buildings, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.

9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place within 240m of the Blackdown Hills AONB, a negative effect is likely in relation to landscape character. However, as the site is relatively small (2.82ha), and is situated on brownfield land, positive effects on the wise use of land are also anticipated, which would result in an overall mixed effect.
10: To maintain the local amenity, quality and character of the local environment	0	The location of this site on brownfield land suggests that the development is unlikely to affect the existing character of the local environment; therefore, a negligible effect on this objective is expected. However, the effects of new housing development at this site will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect is likely for biodiversity as a result of residential development at this site. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance (600m) of Honiton town centre, which means that new residents will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle. In addition, the site is within close proximity of numerous bus stops to the south and east that could be used by new residents to access the town centre and other destinations further afield. As such, the overall effect on this objective is expected to be significantly positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would not involve housing development on high quality agricultural land (the site is brownfield), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is not within or adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, a negligible effect on this objective is likely.
14: To contribute towards a reduction	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic

in local emissions of greenhouse gases		associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (600m) of Honiton town centre, key services (such as two supermarkets, leisure centre, and schools), and numerous bus stops to the south and east of the site that could be used by new residents to access employment opportunities, services and facilities further afield. As such, although the site is not within walking distance of any of the potential employment site allocations in the emerging new Local Plan, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	0	As this proposed development would be situated on brownfield land, it would not increase the area of impermeable surfaces, which could otherwise increase the risk of flooding. In addition, the site is outside of flood zones 2, 3a and 3b, and it may be possible to incorporate SuDS into the new residential development. As such, a negligible effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunities to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (2.82ha) and is within walking distance (approximately 250m) of a recycling 'bring site' at a long-stay car park to the east of the site which may encourage recycling. As such, an overall negligible effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match	+/-?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are

levels of jobs with the economically active workforce		seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. It is not known whether the redevelopment of this site for housing would result in the loss of the current employment activities onsite, however if this does occur there would be a negative effect on this objective. In addition, as the site is not within walking distance (600m) of any of the potential employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, the site is within walking distance of Honiton town centre and there are numerous bus stops to the south and east of the site that could be used by new residents to access employment opportunities elsewhere. As such, the overall effect on this objective is expected to be a mixed, although there are uncertainties relating to whether those public transport links will provide convenient access to employment sites and on whether residential development here would result in the loss of the existing employment uses on the site.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (2.82ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E322 (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites – i.e. considering this site alone. It has now been allocated on the proposals map having been combined with sites E321 and E164, and that revised site boundary has been subject to appraisal separately.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.13ha) relative to other residential site options in the District, it will provide

		opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services including Honiton leisure centre (on School Lane), a Scout's Hall (on Dowell Street), Markarness Hall (on High Street), a supermarket (on Lace Walk) and five religious establishments (Kingdom Hall, Church of the Holy Family, Honiton Methodist Church, St Paul's Church and King Street Chapel). Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the south and east of the site that could be used by new residents to access community services within Honiton town centre and further afield. Therefore, the development of this site is likely to have a significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance of a school (Honiton Community College) and a nursery (Guardian Angels Day Nursery); therefore, a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site. Further uncertainty is associated with the fact that the site is currently in employment use – depending on the nature of employment activities currently within the site, the redevelopment of the site for residential use may result in the loss of existing work-based training and skills development opportunities. However, this would depend on such opportunities currently being in place, which is not known.
4: To improve the population's health	+/-	The site is located 100m from Mountbatten Park, as well as being within walking distance of other parks, playing fields, amenity open spaces and children play spaces which can be used for recreation. Therefore, a minor positive effect is expected on encouraging healthy lifestyles. The effect is not considered likely to be significant because it is not within walking distance (600m) of any health services or facilities or public rights of way/cycle routes. However, the site lies approximately 80m from the East Devon Air Quality Management Area (AQMA) which runs along the A35 (High Street) through Honiton, indicating that development here may have a negative impact on resident's health due to poor local air quality. As such, overall mixed effects are

		likely in relation to this objective.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	As the site is not directly adjacent to the strategic road network, new residents are unlikely to experience adverse noise impacts from vehicle traffic along main roads. However, as the site is adjacent to existing residential development to the south and east, the development of new housing at this site could result in increased noise levels affecting nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is adjacent to existing recreational open space (Mountbatten Park), and within walking distance (600m) of other open spaces and existing cultural and social assets such as Thelma Hulbert Gallery (Dowell Street), Scout's Hall (Dowell Street), Markarness Hall (High Street), leisure centre (School Lane) and five religious establishments, a significant positive effect is expected as new residents will benefit from these facilities.
8: To maintain and enhance built and historic assets	--?	As the south eastern part of the site is immediately adjacent to Honiton Conservation Area, and the site is within 250m of a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+</p>	<p>As the site is small (2.82ha), and is situated on brownfield land, more than 250m away from the nearest AONBs, an overall positive effect is anticipated in relation to this objective.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>0</p>	<p>The location of this site on brownfield land suggests that the development is unlikely to have a significant effect on the existing local character; therefore, a negligible effect on this objective is likely. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>0?</p>	<p>As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from this potential development. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>++</p>	<p>The site is within walking distance (600m) of Honiton town centre, which means that new residents will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle. In addition, the site is within close proximity of numerous bus stops to the south and east of the site that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be significantly positive.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--</p>	<p>As this site would not involve housing development on high quality agricultural land (the site is brownfield), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is within 100m of the East Devon Air Quality Management Area (AQMA) which runs along the A35 (High Street) through Honiton. As such, development in this area could compound serious existing local air quality problems; therefore a significant negative effect is likely. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.</p>

14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (600m) of Honiton town centre, key services (such as a supermarket, leisure centre, and schools), and numerous bus stops to the south and east of the site. Therefore, although the site is not within walking distance of any of the potential employment site allocations in the emerging new Local Plan, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	0	As this proposed development would be situated on brownfield land, it would not increase the area of impermeable surfaces which could otherwise increase flood risk. In addition, the site is located outside of flood zones 2, 3a and 3b and there is the possibility that SuDS could be incorporated into the new housing development; therefore an overall negligible effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (1.13ha) and is within walking distance (approximately 200m) of a recycling 'bring site' at a long-stay car park to the east, which may encourage recycling; therefore a negligible effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match	+/-?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are

levels of jobs with the economically active workforce		seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. It is not known whether the redevelopment of this site for housing would result in the loss of the current employment activities onsite, however if this does occur there would be a negative effect on this objective. In addition, as the site is not within walking distance (600m) of any of the potential employment site allocations included in the emerging new Local Plan, this could potentially adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, the site is within walking distance of Honiton town centre and there are numerous bus stops to the south and east of the site that could be used by new residents to access employment opportunities elsewhere. As such, the overall effect on this objective is expected to be a mixed, although there are uncertainties relating to whether those public transport links will provide convenient access to employment sites and on whether residential development here would result in the loss of the existing employment uses on the site.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (1.13ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E174 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.84ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes; therefore a minor positive effect is likely.

2: To ensure that all groups of the population have access to community services	0	As the site is within walking distance (600m) of only one key community service (a Church on Roman Road, to the west of the site), there is likely to be a negligible effect on access to community services. Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are a number of bus stops within walking distance to the west and south of the site that could be used by new residents to access community services within Honiton town centre and further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and although this site is within walking distance (600m) of the Busy Bee pre-school on Clapper Lane to the west, it is not within walking distance of any primary or secondary schools or colleges. As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+/-	The site is not within walking distance (600m) of any health services or facilities or public rights of way/cycle routes; however the site is 540m from the Glen Park, as well as being within walking distance of other amenity open spaces, allotments and children play spaces which can be used for recreation. However, the site is within close proximity of the East Devon Air Quality Management Area (AQMA) which runs along the A35 through Honiton, and so development in this area may have a negative impact on resident's health. As such, mixed effects on this objective are likely overall.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the northern part of the site is adjacent to the existing railway line between Exeter and Yeovil Junction, new residents could experience adverse noise impacts from rail traffic. In addition, the site is adjacent to existing residential development to the west and south; therefore the development of new housing at the site could result in increased noise levels affecting nearby sensitive receptors, both during development

		and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect is likely in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of open spaces such as the Glen Park and allotments at Clapper Lane, as well as Roman Road Church, a minor positive effect is expected as new residents will benefit from these facilities.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings and Honiton Conservation Area, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (0.84ha), and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of a County Wildlife Site (Collin's Field approximately 750m to the south east), there is potential for development at this residential site to affect

		biodiversity at that site (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance (600m) of Honiton town centre, which means that new residents will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle. In addition, the site is within close proximity of a number of bus stops to the west of the site that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be significant positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	Although the site consists of greenfield land, as the site would not involve housing development on high quality agricultural land (the site is on land classified as urban), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is within close proximity of the East Devon Air Quality Management Area (AQMA) which runs along the A35 through Honiton, and so development in this area may compound serious existing local air quality problems, having a significant negative effect on this objective. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (600m) of Honiton town centre and a number of bus stops to the west and south of the site that could be used by new residents. Therefore, although the site is not within walking distance of any of the employment site allocations in the emerging new Local Plan, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land

		would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as an area of the northern part of this site is within a high risk flood zone (zone 3). As such, a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (0.84ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking distance of Honiton town centre and numerous bus stops to the south and west of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging

		Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.84ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E034 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (4.05ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes; therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	As the site is not within walking distance (600m) of any key community services, there is likely to be a negative effect on access to community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There is one bus stop 230m to the north of the site that could be used by new residents to access community services within Honiton town centre and further afield, and therefore the negative effect is expected to be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any schools. As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	-	The site is not within walking distance (600m) of any health services or facilities, public rights of way or cycle paths. Although there is some amenity open space at Monkton Road Green, 150m to the north west, and Holyshute Cross Green, 590m to the west, due to the very small size and locations of the open spaces (next to the main road),

		they are considered unlikely to be used as recreational areas, and therefore a minor negative effect is expected on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	As the north western part of the site is located 75m from the existing railway line between Exeter and Yeovil Junction, new residents could experience adverse noise impacts from rail traffic. The site is also adjacent to a farmhouse to the west, and within 250m of a number of other farmhouses; therefore, the development of new housing at this site could result in increased noise levels affecting existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective is likely, although effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	-?	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. The site is 150m from amenity open space at Monkton Road Green and 590m from Holyshute Cross Green, although, due to the small size and locations of the open spaces (next to the main road), they are unlikely to be used for leisure, and as the site is not within walking distance (600m) of any other cultural, social or leisure facilities, a minor negative effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings and Honiton Conservation Area, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential

		mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As the site is situated within 160m of Blackdown Hills AONB to the south, a negative effect is anticipated in relation to this objective. In addition, the site is located on greenfield land; therefore the negative effect is likely to be significant.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected in relation to this objective.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of a County Wildlife Site (Collin's Field roughly 410m to the south east), there is potential for development at this residential site to affect biodiversity at that site (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within close proximity of Honiton town centre, which may encourage residents to use private vehicles to travel to the centre, which would have a negative effect on this objective. However, there is a bus stop 230m to the north of the site that could be used by new residents as an alternative to using private vehicles; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on greenfield land that is classified as high quality agricultural land (grade 2), there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within or adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.

14: To contribute towards a reduction in local emissions of greenhouse gases	+?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, or Honiton town centre, there is a bus stop 230m to the north of the site that could be used by new residents. As such, a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-?	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The effect is not likely to be significant as the site is located outside of flood zones 2, 3a and 3b.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (4.05ha); therefore, a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effects could be either positive or negative depending on the

active workforce		provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of the town centre or any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, there is a bus stop 230m to the north of the site that could be used by new residents to access employment opportunities elsewhere; therefore the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether the public transport link will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (4.05ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site 3054 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.46ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	As the site is not within walking distance (600m) of any key community services, there is likely to be a negative effect on access to community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There is one bus stop at the south-eastern boundary of the site that could be used by new residents to access community services within Honiton town centre and further afield, and

		therefore the negative effect is expected to be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any schools. As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	-	The site is not within walking distance (600m) of health services or facilities, public rights of way or cycle routes. Although there is some amenity open space at Monkton Road Green, 160m to the west, due to the small size and location of the open space (next to the A35), it is considered unlikely to be used as a recreational area, and therefore a minor negative effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the southern part of the site is adjacent to the existing railway line between Exeter and Yeovil Junction, and the northern part of the site is adjacent to the strategic road network (the A30, part of which is dual carriageway), new residents could experience adverse noise impacts from rail and car traffic. The site is in the western part of the existing Otter Valley Park residential development; therefore the development of new housing on this site could result in increased noise levels affecting existing sensitive receptors within the site and directly adjacent to the east, both during development and in the longer-term as a result of increased vehicle traffic. As such, there may be a significant negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.

7: To maintain and improve cultural, social and leisure provision	-	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. The site is 160m from amenity open space at Monkton Road Green, although due to the small size and location of the open space (next to the A35), it is considered unlikely to be used for leisure, and as the site is not within walking distance (600m) of any other cultural, social or leisure facilities, a minor negative effect is expected on this objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings and Honiton Conservation Area, development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is situated within 50m of Blackdown Hills AONB, a negative effect is likely in relation to landscape character, although, as the site is mainly on the already developed land of Otter Valley Park (rather than on greenfield land), the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	0	The location of this site on the already developed land of Otter Valley Park (rather than on greenfield land) suggests that the development is unlikely to affect the existing quality of the local character; therefore a negligible effect is expected. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). The
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of a County Wildlife Site (Collin's Field roughly 900m to the south east), there is potential for development at this residential site to affect biodiversity at that site (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.

12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within close proximity of Honiton town centre, which may encourage residents to use private vehicles to travel to the centre, thereby having a negative effect on this objective. However the site has a bus stop at its south-eastern boundary that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	Although this site would involve housing development on the already developed land of Otter Valley Park rather than on greenfield land, the undeveloped open space within the existing development is high quality agricultural land (grade 2); therefore development of the rest of the site would have a significant negative effect on preserving soil quality. In terms of air quality, the site is not within or adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or the town centre, the site has a bus stop at its south-eastern boundary that could be used by new residents; therefore a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	0	As this proposed development would be situated on the already developed land of Otter Valley Park there are already impermeable surfaces on the site, and although this area of impermeable surface may increase, there would also be the possibility to incorporate SuDS; therefore a negligible effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on

		efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is on the already developed land of Otter Valley Park, there may be more opportunity to re-use existing buildings and materials than on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (2.46ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of the town centre or any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site has a bus stop at its south-eastern boundary that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether the public transport link will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.46ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E158A (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a larger site (15.62ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (a supermarket on Exeter Road). Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance of the site that could be used by new residents to access community services within Honiton town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 1.6km to the east, within a more central area of Honiton. Therefore, a minor negative effect is likely, although there are uncertainties attached, in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities, footpaths or cycle routes; however the site is within 600m of open space (along Elm Road, Hayne lane and the nearby stream) which can be used for recreation by residents and may therefore result in a minor positive effect on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on

		perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the southern boundary of this site is adjacent to the railway line travelling between Exeter and Yeovil Junction and the northern boundary is adjacent to the A30, new residents could experience adverse noise impacts from rail and road traffic. In addition, there is a cluster of dwellings to the east of the site that may be affected by noise from the proposed residential development; therefore the development of new housing at the site could result in increased noise levels affecting those existing nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as this site is within 600m of open space (along Elm Road, Hayne lane and the nearby stream), although not within walking distance (600m) of other existing cultural and social assets, a minor positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of two Grade II listed buildings to the north of the site, there is the potential for development here to have a significant negative effect on those assets and their settings. In addition, there are numerous listed buildings within 1km of the site, as well as a Historic Park and Garden (Combe House to the south). However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).
9: To promote the conservation and	--	As this is a large site, mainly on greenfield land and is only 350m to the north of East

wise use of land and protect and enhance the landscape character of East Devon		Devon AONB, development at the site is likely to have a significant negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is mainly on greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new residential development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of two County Wildlife Sites (Gobsore Woods and Gittisham Hill to the south east), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects, and there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As the site is not within close proximity of Honiton town centre, but is near to the strategic road network (the A30 lies adjacent to the north), residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. While a railway line runs adjacent to the site, the closest railway station is over 2km to the east of the site, within Honiton town centre. However, there are numerous bus stops within walking distance of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within or adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual

		employment sites. As such, an overall minor negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of one of the employment site allocations in the new Local Plan (Land at Heathpark Industrial Estate/Business Park to the east) which may mean new residents are able to access employment opportunities there without needing to travel by car, and there are numerous bus stops within walking distance to the north and east of the site that could be used by new residents to access employment opportunities, services and facilities, further afield. As such, a significant positive effect is likely, despite the fact that the site is not within walking distance of Honiton town.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new residential development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the site is relatively large in size as this site is (15.62ha). As the site is not within a flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there

		would be on brownfield land. As this is a large site (15.62ha) in relation to other residential site options in the District, it is likely to have a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential development could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the employment site allocations in the new Local Plan (Land at Heathpark Industrial Estate/Business Park to the east) which would enable new residents at this site to easily access the new employment opportunities in that area. In addition, there are numerous bus stops within walking distance of the site that could be used by new residents to access employment opportunities elsewhere. As such, the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing provision in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively large (15.62ha) in comparison with other housing site options, the potential positive effect is considered to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E170 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a larger site (10.94ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the	-	As the site is not within walking distance (600m) of any key community services, there

<p>population have access to community services</p>		<p>is likely to be a negative effect on this objective. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There is one bus stop 220m to the south east of the site that could be used by new residents to access community services within Honiton town centre and further afield, and therefore the negative effect is expected to be minor rather than significant.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>-?</p>	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any schools, although Busy Bee Pre-School on Clapper Lane is only slightly further (620m). As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.</p>
<p>4: To improve the population's health</p>	<p>-</p>	<p>The site is not within walking distance (600m) of any health services or facilities, public rights of way or cycle routes. Although there is some amenity open spaces at Monkton Road Green (130m to the south), Holyshute Cross Green (360m to the south west), and Pale Gate Close Green (510m to the south west), due to the small size and location of these open spaces (next to the main road), they are considered unlikely to be used as a recreational area, and therefore a minor negative effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>--?</p>	<p>As the southern part of the site is adjacent to the strategic road network (the A30 and A35), new residents could experience adverse noise impacts from car traffic. As such, there may be a significant negative effect on this objective. In addition, there is some residential development within close proximity of the site, just across the A30 to the south, and a single dwelling adjacent to the north of the site; therefore the</p>

		development of new housing at the site could result in increased noise levels affecting existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. The site is within walking distance of amenity open space at Monkton Road Green (130m to the south), Holyshute Cross Green (360m to the south west), and Pale Gate Close Green (510m to the south west), although due to the small size and location of the open spaces (next to the main road), they are considered unlikely to be used for leisure. There is, however, a children's play space 450m to the south west at Langford Road, and as such a minor positive effect is expected on this objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings and Honiton Conservation Area, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place on greenfield land, entirely within the Blackdown Hills AONB (aside from a very narrow strip in the south east of the site), a significant negative effect is expected in relation to landscape character and the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.

11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect is likely for biodiversity from this potential development. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within close proximity of Honiton town centre, which may encourage residents to use private vehicles to travel to the centre, thereby having a negative effect on this objective. However, there is a bus stop 220m to the south east that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on greenfield land that is classified as high quality agricultural land (grade 2) there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within or immediately adjacent to an Air Quality Management Area (AQMA), which suggests that there are no serious existing air quality problems in the area. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or the town centre, there is a bus stop 220m to the south east that could be used by new residents; therefore a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. In addition, very small sections in the west of the site are within a high risk flood zone (zone 3, with some areas in the north of the site in zone

		2). As such, a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. However, this site is large (10.94ha), and therefore, a minor significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of the town centre or any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, there is a bus stop 220m to the south east of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether the public transport link will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (10.94ha) in comparison with other housing site options, the potential positive effect is considered to be

		significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Honiton Site E167 (residential development, but could potentially include a wide range of additional/supporting uses)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this site is very large (77.86ha) relative to other residential site options in the District, it will provide opportunities for developing a larger number of new homes; therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0?	This site is within walking distance (600m) of only one existing key community service (a Church on Roman Road, to the west of the site). If the site does include mixed-use development, new community services may be provided within the site; however this is currently uncertain and the development may be only residential properties. Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a few bus stops within walking distance to the west of the site (as well as one to the north) that could be used by new residents to access community services within Honiton town centre and further afield. As such, an overall negligible effect is likely in relation to this objective, although there is some uncertainty attached relating to the potential provision of new services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Although the site may include a range of supporting uses, which may include new schools, this is not yet certain. Likely effects also depend on the proximity of sites to existing education facilities, and although this site is within walking distance (600m) of The Folly Nursery on Manor Lane and Busy Bee Pre-School on Clapper Lane), it is not within walking distance of any primary or secondary schools or colleges. As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.

4: To improve the population's health	+/-?	The site is not within walking distance (600m) of any existing health services or facilities, public rights of way or cycle routes; however it is located 320m from the Glen Park, as well as being within walking distance of other amenity open spaces, allotments and children play spaces which can be used for recreation. While new healthcare facilities may be provided within the site as part of the potential provision of supporting uses, this is not yet known. However, the site is within close proximity of the East Devon Air Quality Management Area (AQMA) which runs along the A35 through Honiton, and so development in this area may have a negative impact on resident's health by compounding existing air quality issues. As such, an overall mixed but uncertain effect is likely in relation to this objective.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the existing railway line between Exeter and Yeovil Junction crosses the northern part of the site, new residents in that area of the site could experience adverse noise impacts from rail traffic. In addition, the south-western part of the site is adjacent to the strategic road network (A35), which could also impact on noise levels experienced by new residents. The site is also adjacent to existing residential development to the west and north; therefore the development of new housing (and potentially other supporting uses) at this site could result in increased noise levels affecting nearby sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective is likely, although effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. While the site may include a range of supporting services (which could include cultural, social and leisure facilities), this is not yet known. However, as the site is within walking distance (600m) of existing open spaces such as the Glen Park

		and allotments at Clapper Lane, as well as Roman Road Church, an uncertain minor positive effect is expected overall.
8: To maintain and enhance built and historic assets	--?	As the site is adjacent to a Grade II listed building to the west, as well as being within 1km of a number of other listed buildings and Honiton Conservation Area, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	This is a very large site (77.86ha) that would involve development taking place on greenfield land. In addition, the southern part of the site is within Blackdown Hills AONB and is adjacent to East Devon AONB; therefore, a significant negative effect is expected in relation to landscape character.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve large scale development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	As the site is within close proximity of a County Wildlife Site (Collin's Field, on the opposite side of the A35 to the south), and is within 1km of another County Wildlife Site (Offwell Woods), there is potential for development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance) and a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++/-	The western part of the site is within walking distance (600m) of Honiton town centre, which means that new residents will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle. In addition, the site is within close proximity of a number of bus stops to

		<p>the north and west of the site that could be used by new residents to access the town centre and other services further afield. However, the eastern part of the site is further away and the town centre could not be easily reached from there on foot. It is also unclear at this stage whether there may be supporting uses provided alongside the residential development – if this does occur, the need to travel may be reduced. As such, the overall effect on this objective is likely to be mixed, depending on which part of the site residents occupy, and there is some uncertainty attached.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	--	<p>As this site would involve development on greenfield land, which is mainly high quality agricultural land (grades 2 and 3, with some areas of grade 4 and urban land in the southern part of the site), there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is within close proximity of the East Devon Air Quality Management Area (AQMA) which runs along the A35 through Honiton, and so development in this area may compound serious existing local air quality problems, adding to the likely significant negative effect on this objective. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall significant negative effect is likely in relation to this objective.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	++?	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the western part of the site is within walking distance (600m) of the town centre (although the eastern part is not) and there are a number of bus stops to the west and north of the site that could be used by new residents. Therefore, although the site is not within walking distance of any of the employment site allocations in the emerging new Local Plan, a significant positive effect on this objective is likely. There is some uncertainty attached as there may be some supporting services provided alongside the new residential development, and if this occurs, car use amongst residents may be lower. However, this is uncertain at this stage.</p>
<p>15: To ensure that there is no increase</p>	-	<p>While it is recognised that new development in any location may offer good</p>

in the risk of flooding		opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as a small area of the northern part of this site and a further area in the west of the site are both within a high risk flood zone (zone 3). As such, a minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. However, as the site is large (77.86ha), a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. While the development of this site may include the provision of supporting uses, it is not known whether this may include employment land. However, as the western part of the site is within walking distance of Honiton town centre and there are numerous bus stops to the west of the site that could be used by new residents, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites and on whether employment land is provided within the development.
19: To maintain and enhance the	++	All of the potential housing sites are at the towns of East Devon; therefore all are

vitality and viability of the Towns of East Devon		expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (77.86ha) in comparison with other housing site options, the potential positive effect is considered to be significant.
20: To encourage and accommodate both indigenous and inward investment	0?	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon. A positive effect may result if the supporting uses that may be provided alongside the residential development were to include employment provision, but it is not yet known if this will be the case.

Ottery St Mary - Allocated Sites

Ottery St Mary Site 008 (A, B & C): Land at Finnimore Industrial Estate (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites is negligible (0).
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of a leisure centre, a community hospital, a supermarket, a post office, a medical practice and three religious establishments (Methodist Church, Church of St Anthony and St Mary's Church). As such, a positive effect is likely in relation to access to community services as employees will be able to access these services and facilities during breaks and before and after work. Due to the nature of the development proposed, none of the employment sites are expected to have a significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. This site is expected to have a minor rather than a significant positive effect as it is small (2.7ha) in relation to other employment site options in the district, and so may offer fewer opportunities for people to obtain new skills and training opportunities.
4: To improve the population's health	++	The site is within walking distance (600m) of recreation space – the large Land of Canaan Park lies within 20m of the eastern part of the site at the closest point and Millennium Green Park is also within close proximity to the south. In addition, there are two public footpaths within the site boundary. As such, a significant positive effect is likely in relation to encouraging healthy lifestyles, as employees at this site will easily be able to access those open spaces and recreation facilities which may encourage them to be active outdoors during breaks and after work. The proximity of the footpaths and cycle paths may also encourage employees to walk or cycle to and from work, thereby increasing levels of day-to-day physical activity. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on the health of employees at the site.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District;

		therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The northern and western parts of this site are adjacent to dense residential development to the north and all three components of the site buffer other existing development (most of which appears to be industrial/commercial). These sensitive receptors may be affected by noise from the proposed employment development, both during the construction phase and during the long-term as a result of industrial activities or increased vehicle traffic; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).
8: To maintain and enhance built and historic assets	--?	There are a number of listed buildings within 1km of this site, including one within approximately 80m to the south east. In addition, the site is within 80m of Ottery St Mary Conservation Area at the closest point and Cadhay (a registered park and garden) is within 750m to the north. As such, development of this site may result in a significant negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of	+/-	As this site is on greenfield land, development here may have a negative effect on the wise use of land. However, the site is some distance from the nearest AONB (East Devon AONB, 2.7km to the south east); therefore development here would steer

East Devon		development away from those particularly sensitive landscapes, having a positive effect on landscape character. As such, an overall mixed effect on this objective is likely.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is on greenfield land, employment development here may have a negative effect on the character of the local environment. However, the effects on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the development and the incorporation of open space/green infrastructure, which are uncertain at this stage as they will be determined through the detailed proposals for each site at the planning application stage.
11: To conserve and enhance the biodiversity of East Devon	0?	As this potential employment site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from development here. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty remains as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	This site is within walking distance (600m) of Ottery St Mary town centre to the east, which means that employees are likely to be able to walk to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a positive effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 600m of a number of bus stops on each side; therefore an overall significant positive effect is expected on encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic

		associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is within 500m of a number of bus stops on each side, and is adjacent to a proposed residential site allocation in the emerging new Local Plan (site C311: Island Farm) to the south west as well as existing residential development to the east and west, a significant positive effect is expected in relation to reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although this site is relatively small (2.7ha), almost all of the site (aside from the western side of the western most fragment of the site) lies within flood zone 3; therefore the negative effect is likely to be significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is located on what appears to be greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, the site is small (2.7ha) in relation to other employment site options in the District; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of	+	The provision of new employment sites is likely to have a positive effect on this

employment for East Devon, to match levels of jobs with the economically active workforce		objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development proposed through other Local Plan policies. As this is a small site (2.7ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (2.7ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (2.7ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Ottery St Mary - Sites previously allocated but that now have planning permission

Ottery St Mary Site C141 (parts A and B): Former Cutler Hammer Factory Site (residential development with some commercial use)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.18ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of existing key community facilities. A supermarket (on Hind Street), a leisure centre, three religious establishments (Church of St Anthony, Methodists Church and St Mary's Church), a post office (on Mill Street), a library (at Old Town Hall), a medical practice, a

		community hospital and three community halls (The Hall, The Institute and The Scout Hut) are all within walking distance; therefore there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance to the north east and south west of the site that could be used by new residents to access services and facilities further afield, as well as employees travelling to the site for work.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Kings Secondary School to the west and two early years facilities to the east (Coleridge Pre-School and a playgroup); therefore a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site. In addition, this site is allocated within the Local Plan with potential for some commercial use alongside the residential development, which may result in improved opportunities for work-based training and skills development. However, this is uncertain as it depends on the scale and nature of any commercial development that comes forward within the site.
4: To improve the population's health	++	The site is within walking distance of Ottery St Mary Hospital and Coleridge Medical Centre and there is plenty of open space within walking distance, including the large Millennium Green and Land of Canaan parks, a bowling club to the south west, a cricket ground to the south west, tennis courts to the south east and a football field to the south east. There are also public footpaths within (footpath 23) and south of the site (footpaths 24 and 30), and a national cycle route adjacent to the north. As such, the likely positive effect on encouraging healthy lifestyles is expected to be significant. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. The southern section of Land of Canaan park is within the western edge of the site and may be adversely affected if the new development were to result in the loss of this open space; however the park could be retained or enhanced as part of the new development, and so could contribute to the positive effect on this objective.
5: To reduce crime and fear of crime	0	The effects of new development on levels of crime and fear of crime will depend on

		factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Because this site is within close proximity of a number of existing residential properties to the east, the development of the site could result in increased noise levels affecting those existing sensitive receptors, both during the construction phase and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, as the south eastern part of the larger fragment of this site and the north western part of the smaller fragment are adjacent to the B3174, which is the main route from the town to the nearby strategic road network (A30), new residents could experience adverse noise impacts from car traffic, and the overall negative effect on this objective may be significant. Because this site is allocated within the Local Plan with potential for some commercial use alongside the residential development, this may result in increased vehicle movements and noise during the operation of the employment areas, although this is uncertain as it depends on the scale and nature of any commercial development that may come forward within the site. As such, an overall significant negative effect on noise is likely, although there are uncertainties attached.
7: To maintain and improve cultural, social and leisure provision	++?	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of three churches, a leisure centre, a library (at Old Town Hall), and three community halls, as well as existing open space (including Millennium Green and Land of Canaan parks, bowling club, cricket ground, tennis courts and a football pitch), a significant positive effect is likely in relation to this objective. The southern section of Land of Canaan park is within the western edge of the larger fragment of the site and may be adversely affected if the new development were to result in the loss of this open space; however the park could be retained or enhanced as part of the new development, and could therefore contribute to the significant positive effect on this objective. As such, there is some uncertainty about the likely effect.
8: To maintain and enhance built and historic assets	--?	Ottery St Mary Conservation Area and three Grade II listed buildings are within the boundary of the larger part of this site, and a number of other listed buildings are within 250m of the site. In addition, Cadhay House (a Historic Park and Garden) is

		within 1km; therefore development here may have a potentially significantly negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	As the site is small (2.18ha), is situated on brownfield land and is not within close proximity of any AONBs, an overall positive effect is anticipated in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	0	The effects of new development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). The location of the site on brownfield land suggests that the development is unlikely to have a notable effect on the existing local character; therefore, a negligible effect on this objective is likely.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is adjacent to a bus stop to the east of the larger fragment of this site, and the site is within easy reach of Ottery St Mary town centre, people will be more easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. In addition, employees travelling to jobs that may be provided within the commercial development at this site will be more likely to be able to make use of non-car based modes of transport. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and	0	This site occupies fairly high quality (grade 3) agricultural land; however as most of this site has already been developed, there is likely to be a negligible effect on preserving

water quality		soil quality. A negligible effect is also likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual development sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services, facilities, Ottery St Mary town centre, and public transport links, it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions. In addition, the possibility that employment development would be provided within the site means that there may be opportunities for new residents to access job opportunities within very close proximity of their homes. Even without new job opportunities within this site, the site is within walking distance of another employment site allocation in the Local Plan, Land at Finnimore Industrial Estate to the west.
15: To ensure that there is no increase in the risk of flooding	-	As this development would be on mainly brownfield land, it would not increase the area of impermeable surfaces which could otherwise increase flood risk, and there is the possibility that SuDS could be incorporated into the new housing development. Therefore, despite being mainly within a high flood risk area (flood zones 2 and 3, apart from small areas in the north east of the larger fragment of the site and in the east of the smaller fragment), a minor rather than a significant negative effect is anticipated in relation to this objective.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed development sites on this objective is negligible.

<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>0</p>	<p>All new developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.18ha) and is within walking distance of a recycling 'bring site' at a car park to the north east, which may encourage recycling; therefore a negligible overall effect is expected in relation to this objective.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++</p>	<p>While the population growth associated with new residential development could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. It is possible that there will be commercial development within this site, alongside the residential development, meaning that residents will have opportunities to gain easily accessible employment. Even without that provision, the site is within walking distance of another employment site allocation in the Local Plan - Land at Finimore Industrial Estate to the west. In addition, there is a bus stop adjacent to the east of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective may be significantly positive.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>+</p>	<p>All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.18ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.</p>
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>+?</p>	<p>Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site may incorporate some commercial development alongside the new housing. As such, there may be a minor positive effect on this objective, although this is uncertain as the scale of commercial provision within the site is not yet known.</p>

Ottery St Mary Site C311: Island Farm (residential development with some supporting uses and employment)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (8.51ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	As the site is within walking distance (600m) of four existing key community facilities (two churches, a scout hut, and leisure centre), development here is likely to have a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops adjacent to the north and within walking distance to the east of the site that could be used by new residents to access services and facilities further afield. In addition, this site is allocated as having potential for some supporting uses alongside the residential development. While it is not clear exactly what this might entail, it could include the development of additional new community services and facilities which would contribute further to the likely significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (120m) of one secondary school (The King's School); therefore a minor positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.. In addition, this site is allocated within the Local Plan with potential for some employment use alongside the residential development, which may result in improved opportunities for work-based training and skills development. However, this is currently uncertain as it depends on the scale and nature of any employment development that may occur within the site.
4: To improve the population's health	++	The site is within walking distance of Ottery St Mary Hospital (70m to the north) and Coleridge Medical Centre (530m to the north east) and there is plenty of open space in

		the surrounding area, including Millennium Green and Land of Canaan parks, a bowling club (60m to the south east), a cricket ground (adjacent to the south east), a football ground (370m to the east), and two children's play spaces as well as footpaths to the north (footpath 25 and a national cycle route) and east (footpaths 23, 24 and 30). The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. As such, a significant positive effect on encouraging healthy lifestyles is likely.
5: To reduce crime and fear of crime	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Because this site is within close proximity of a number of existing residential properties to the south east and north west of the site, the development of the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, although the site is not within close proximity of the strategic road network, the northern part of the site is adjacent to the B3174, which is the main route from Ottery St Mary to the nearby strategic road network (A30); therefore new residents could experience adverse noise impacts from car traffic, and the negative effect on this objective may be significant. In addition, this site is allocated within the Local Plan with potential for some employment use alongside the residential development, which may result in increased vehicle movements and noise, although this is uncertain as it depends on the scale and nature of any employment development that may occur within the site. As such, an overall significant negative effect on noise is likely, although there are uncertainties attached.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of two churches, a scout hut and a leisure centre, as well as existing open space (Millennium Green and Land of Canaan parks, bowling club, cricket ground and a football pitch), a significant positive effect is expected in relation to this objective. In addition, this site is allocated as having potential for some alternative uses alongside the residential development. While it is not clear exactly what this

		might entail, it could include the development of additional new cultural, social and leisure facilities which would contribute further to the likely significant positive effect on this objective.
8: To maintain and enhance built and historic assets	--?	As the site is within 200m of the Grade II listed St Saviours Bridge to the east, and is within 1km of Ottery St Mary Conservation Area, Cadhay House (a Historic Park and Garden) and a number of listed buildings, development could have potentially significantly negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, the site is not within 250m of an AONB and so would steer development away from those sensitive landscape designations; therefore a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is within close proximity of Ottery St Mary town centre, and there are bus stops adjacent to the north of the site, new residents will be able to reach the associated shops, services and facilities and employment opportunities easily by public transport, on foot or by bicycle. In addition, employees travelling to jobs that may be

		provided within the site will be more likely to be able to make use of non-car based modes of transport. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve development on fairly high quality (grade 3) agricultural land which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAs) indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual development sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services, facilities, Ottery St Mary town centre and public transport links, it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions. In addition, the possibility that employment development would be provided within the site means that there may be opportunities for new residents to access job opportunities within very close proximity of their homes. Notwithstanding the possible employment development within this site, the site is also within walking distance of another employment site allocation in the Local Plan (Land at Finnimore Industrial Estate) to the north east.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is mainly outside flood zones 2 or 3 (apart from the eastern edge) and is relatively small (8.51ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy

		generation and it is assumed that buildings will be constructed to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by the location of new development; therefore the effect of all of the proposed sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (8.51ha) in relation to other site options in the District and is within walking distance of a recycling 'bring site' at a car park to the north east of the site which may encourage recycling; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. It is possible that there will be employment development within this site, alongside the residential development, meaning that residents will have opportunities to gain easily accessible employment. In addition, the site is within walking distance of another employment site allocation in the Local Plan (Land at Finnimore Industrial Estate) to the north east. In addition, there are a number of bus stops within close proximity to the north and east of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (8.51ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate	+?	Residential development alone is not expected to have a direct effect on encouraging

both indigenous and inward investment		and accommodating investment in East Devon; however this site may incorporate some employment land alongside the new housing. As such, there may be a minor positive effect on this objective, although this is uncertain as the scale of employment provision within the site is not yet known.
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Ottery St Mary - Alternative Sites

Ottery St Mary Site C202 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (5.57ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	As the site is within walking distance (600m) of four key community facilities (two Community Halls (The Institute and The Hall) on Yonder Street, the library at Old Town Hall, and St Mary's Church), there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are bus stops adjacent to the site to both the west and to the south, as well as others within walking distance, that could be used by new residents to access services and facilities further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one primary school and two early years facilities (Coleridge Pre-School and a playgroup); therefore a significant positive effect may occur.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities; however there is plenty of open space in the surrounding area, including the adjacent football fields to the north and Ottery St Mary Primary School playing fields

		<p>approximately 300m to the south. In addition, there are two Public Rights of Way within walking distance of the site (Ottery St Mary Footpath 26 to the north west, and Footpath 27 to the east) and a bridleway (number 36) approximately 575m to the south; therefore, a minor positive effect is expected on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. Higher Ridgeway allotments are within the south eastern part of the site and may be lost if the new development were to take its place; however if the allotments were retained as part of the new development, they could contribute to the positive effect on this objective.</p>
5: To reduce crime and fear of crime	0	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	<p>Because this site is within close proximity of a number of existing residential properties to the south and west, the development of the new housing site itself could result in increased noise levels affecting nearby existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>
7: To maintain and improve cultural, social and leisure provision	++	<p>The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing recreational open space (including the adjacent playing fields to the north, and the Public Rights of Way to the south, north west and east), the two community halls on Yonder Street, the library at Old Town Hall and St Mary's Church, a significant positive effect is expected as new residents will benefit from these facilities. Higher Ridgeway allotments are within the south eastern part of the site and may be lost if the new</p>

		development were to take its place; however if the allotments were retained as part of the new development they could contribute to the significant positive effect on this objective.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of Ottery St Mary Conservation Area in the west and is within 1km of a number of listed buildings to the south and west of the site (mainly within the conservation area), development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to this objective, although as the site is not within 250m of an AONB and so would steer development away from those landscape designations, a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is within walking distance (600m) of Ottery St Mary town centre, and there are bus stops adjacent to the site to the west and to the south, new residents will be able to reach the associated shops, services and facilities and employment opportunities more easily by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--</p>	<p>As this site would involve housing development on high quality (grade 2) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. No effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS). Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as the site is within walking distance (600m) of Ottery St Mary town centre, as well as public transport links and existing services (such as the library and community halls), it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within close proximity of any of the employment site allocations in the emerging new Local Plan.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2 or 3 and is relatively small (5.57ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is considered likely.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.</p>

17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (5.57ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there are bus stops adjacent to the site (to the west and to the south) that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (5.57ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C008 (residential development)

SA Objective	SA Score	Justification
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1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.73ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is not within walking distance (600m) of any key community services; however good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are a number of bus stops within walking distance to the south and west of the site that could be used by new residents to access community services within Ottery St Mary town centre and further afield. As such, an overall minor negative effect on access to community services is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Ottery St Mary Primary School, which lies approximately 415m to the south west; therefore a minor positive effect on this objective may occur.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities; however there is plenty of open space in the surrounding area, including football fields (250m to the north), cemetery and allotments (both adjacent to the northern boundary of the site). In addition, there are three Public Rights of Way within walking distance of the site (Ottery St Mary Footpath 26 to the north west, Footpath 27 to the north east, and Bridleway 36 to the south); therefore, a minor positive effect is expected on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential

		sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to existing residential properties to the south and west, the development of the new housing site itself could result in increased noise levels affecting nearby existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network; therefore new residents at this site would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within close proximity of existing recreational open space, including football fields (250m to the north), a cemetery and allotments (both of which are adjacent to the northern boundary of the site), although not within walking distance (600m) of any other existing cultural and social assets, a minor positive effect is expected.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings (the closest being Belair Cottage approximately 470m to the west) and Ottery St Mary Conservation Area, which lies approximately 420m to the west, development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place mainly on greenfield land (apart from the northern part where there is some existing development), a minor negative effect is expected in relation to the wise use of land. However, the site is not within close proximity of an AONB (the East Devon AONB lies approximately 1.6km to the east); therefore development here would steer development away from those landscape designations. As such, a mixed effect is expected overall.
10: To maintain the local amenity,	-?	Development on this site could have adverse impacts on the character of the local

quality and character of the local environment		environment as it would involve development mainly on greenfield land (apart the northern part of the site where there is some existing development). However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within walking distance (600m) of Ottery St Mary town centre, which may encourage residents to use private vehicles to travel to the centre, thereby having a negative effect on this objective. However the site is within walking distance (600m) of a number of bus stops to the south and west of the site that could be used by new residents to access services and facilities and employment opportunities in the town centre and further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 2) agricultural land, which is mainly greenfield (apart from some development in the northern part), there is likely to be a significant negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of any Air Quality Management Areas (AQMAs), indicating that there are no existing serious local air quality issues that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and

		<p>construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, or Ottery St Mary town centre, there are a number of bus stops within walking distance to the south and west of the site that could be used by new residents; therefore a minor positive effect on this objective is likely.</p>
15: To ensure that there is no increase in the risk of flooding	-	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on mainly greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2 or 3 and is relatively small (0.73ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is considered likely.</p>
16: To ensure energy consumption is as efficient as possible	0	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.</p>
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.73ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.</p>
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	<p>While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new</p>

		residents at this site to easily access the employment opportunities in those areas. However, as there are bus stops adjacent to the site (to the west and to the south) that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.73ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C040 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.75ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community facilities. A supermarket (on Hind Street), three religious establishments (Church of St Anthony, Methodists Church and St Mary's Church), a post office (on Mill Street), a library (at Old Town Hall), and three community halls (The Hall, The Institute and The Scout Hut) are all within walking distance; therefore, there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance to the north of the site that could be used by new residents to access

		services and facilities further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Ottery St Mary Primary School and two early years facilities to the north (Coleridge Pre-School and a playgroup); therefore a significant positive effect is likely.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities or cycle routes; however it is within walking distance of existing open space, including Millennium Green Park (380m to the west), Winter's Lane tennis courts (220m to the north west), and a football pitch (325m to the north west). In addition, there is a public right of way leading to Millennium Green Park that starts approximately 20m from the south western corner of the site, and a bridleway 330m to the east. These open spaces and footpaths/bridleways may have positive effects on this objective by encouraging healthier and more active lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south east, south west and west of the site, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice

		construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of three churches, a library (at Old Town Hall), and three community halls (The Hall, The Institute and The Scout Hut), as well as existing open space (Millennium Green Park, tennis courts and a football pitch), a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	As the site is not within 250m of any designated heritage assets such as listed buildings, scheduled monuments and historic parks and gardens, development is not expected to have significant negative effects on any such assets or their settings. However, Ottery St Mary Conservation Area is 265m to the north, and a number of listed buildings are within 1km of the site; therefore a minor negative effect on those assets may occur. Details regarding the potential for impacts on the setting of individual historic assets cannot be determined until more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application; therefore the potential minor negative effect is uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within close proximity of an AONB, and so would steer development away from those landscape designations, a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse

		effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is within walking distance (600m) of bus stops to the north west and north east of the site, and the site is within close proximity of Ottery St Mary town centre, people will be more easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality agricultural land (most of the site is classed as grade 2 land, with small area in north of site being grade 3), which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of any Air Quality Management Areas (AQMAs), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services and facilities, Otter St Mary town centre and public transport links, it is likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within walking distance of any of the employment site allocations in the emerging new Local Plan.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is mainly outside flood zones 2 or 3 (apart from some areas in the north of the site) and is relatively small (1.75ha) compared with other residential site options in the District, a minor rather than a significant negative

		effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (1.75ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there are a number of bus stops within walking distance to the north west and north east of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.75ha) in relation to

		other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C070 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.91ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community facilities. A post office (on Mill Street), a library (at Old Town Hall), and three community halls (The Hall, The Institute and The Scout Hut) are all within walking distance; therefore there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance to the north west and north east of the site that could be used by new residents to access services and facilities further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Ottery St Mary Primary School and two early years facilities to the north (Coleridge Pre-School and a playgroup); therefore a minor positive effect may occur.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities or cycle routes; however it is within walking distance of existing open space including Millennium Green Park (380m west), Winter's Lane tennis courts (270m north west), and a football pitch (320m north west). In addition, there is a public right of way

		leading to Millennium Green Park that starts 50m from the south western corner of the site, and a bridleway 280m to the east. These open spaces and footpaths/bridleways may have positive effects on this objective by encouraging healthier and more active lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south, south west and north west of the site, the development of the new housing site itself could result in increased noise levels affecting nearby existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of a library (at Old Town Hall) and three community halls, as well as existing open space (including Millennium Green Park, tennis courts and a football pitch), a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	As the site is not within 250m of any designated historic assets such as listed buildings, scheduled monuments or historic parks and gardens, development is not expected to have significant negative effects on any such assets or their settings. However, Ottery St Mary Conservation Area is 350m to the north of the site and a number of listed buildings are within 1km of the site; therefore a minor negative effect may occur.

		Details regarding the potential for impacts on the setting of individual historic assets cannot be determined until more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application; therefore the potential minor negative effect is uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, the site is not within 250m of an AONB and so would steer development away from those landscape designations; therefore a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is within walking distance (600m) of bus stops to the north west and north east of the site, and the site is within easy reach of Ottery St Mary town centre, people will be more easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality agricultural land (grade 2), which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the

		basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services, facilities, Ottery St Mary town centre, and public transport links, it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within walking distance of any of the employment site allocations in the emerging new Local Plan.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2 or 3 (apart from a tiny area (<1m ²) in the east of the site) and is relatively small (1.91ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (1.91ha) in relation to other residential site options in the

		District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there are a number of bus stops within walking distance to the north west and north east of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.91ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C107 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.71ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.

<p>2: To ensure that all groups of the population have access to community services</p>	<p>++</p>	<p>As the site is within walking distance (600m) of four key community facilities (three community halls (The Hall, The Institute and The Scout Hut) and a post office), there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance to the north and east of the site that could be used by new residents to access services and facilities further afield.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>++?</p>	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one primary school and two early years facilities (Coleridge Pre-School and a playgroup); therefore a significant positive effect may occur.</p>
<p>4: To improve the population's health</p>	<p>+</p>	<p>The site is not within walking distance (600m) of any health services or facilities or cycle routes; however it is within walking distance of existing open space to the west (Millennium Green, approximately 300m away), and there is a public right of way running along the northern boundary of the potential housing site which leads to that open space. This may have positive effects by encouraging healthier and more active lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>-?</p>	<p>Because this site is within close proximity of a number of existing residential properties to the north and east, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise</p>

		are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within close proximity of existing recreational open space (Millennium Green, approximately 300m to the west of the site) and is within walking distance of a library to the north, a minor positive effect is expected.
8: To maintain and enhance built and historic assets	-?	As the site is not within 250m of any designated historic assets such as listed buildings, scheduled monuments or historic parks and gardens, development is not expected to have significant negative effects on any such assets or their settings. However, Ottery St Mary Conservation Area and a number of listed buildings are within 1km of the site; therefore a minor negative effect may occur. Details regarding the potential for impacts on the setting of individual historic assets cannot be determined until more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application; therefore the potential minor negative effect is uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within close proximity of an AONB, and so would steer development away from those landscape designations, a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while

		proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is within walking distance (600m) of bus stops to the north and east of the site, and the site is within easy reach of Ottery St Mary town centre, people will be more easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 2) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS) indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services, facilities, Ottery St Mary town centre, and public transport links, it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within walking distance of any of the employment site allocations in the emerging new Local Plan.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2 or 3 and is relatively small (2.71ha) compared with other residential site options in the District, a minor

		rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.71ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there are a number of bus stops within walking distance to the north and east of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.71ha) in relation to

		other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C111 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (3.87ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	As the site is within walking distance (600m) of only one key community service (Ottery St Mary leisure centre, approximately 440m to the north of the site), there is likely to be a negligible effect on access to community services. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are numerous bus stops within walking distance to the north and south of the site that could be used by new residents to access community services within Ottery St Mary town centre and further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one secondary school (The King's School); therefore a minor positive effect may occur.
4: To improve the population's health	++	The site is within walking distance of Ottery St Mary Hospital (450m to the north) and there is plenty of open space in the surrounding area, including Millennium Green and Land of Canaan parks, a bowling club (90m to the east), a cricket ground (150m to the north east), and a football ground (600m to the north east), as well as footpaths to the north (footpath 25 and a national cycle route) and east (footpaths 24 and 30). The site is not within or adjacent to an Air Quality Management Area (AQMA), which may

		otherwise have had a negative impact on resident's health. Therefore, a significant positive effect on encouraging healthy lifestyles is likely.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south and east, the development of the new housing site itself could result in increased noise levels affecting nearby those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of a leisure centre, as well as existing open space (including Millennium Green Park, bowling club, cricket ground and a football pitch), a minor positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of three Grade II listed buildings to the south, and is within 1km of Ottery St Mary Conservation Area and a number of other listed buildings, development could have potentially significantly negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-</p>	<p>As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a mixed effect is expected overall.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>0?</p>	<p>As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-?</p>	<p>The site is not within close proximity of Ottery St Mary town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a negative effect on this objective. However the site is within walking distance (600m) of a number of bus stops to the south and north of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS) indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.</p>

<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The site is not within close proximity of Ottery St Mary town centre; however there are public transport links within walking distance to the north and south of the site which will have a positive effect on reducing levels of car use and the associated greenhouse gas emissions. In addition, the site is within walking distance of one of the employment site allocations in the Local Plan (Land at Finnimore Industrial Estate to the north east); therefore an overall significant positive effect on this objective is likely.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is mainly outside flood zones 2 or 3 (apart from an area in the south) and is relatively small (3.87ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is considered likely.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>-</p>	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (3.87ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to</p>

		this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the employment site allocations in the emerging new Local Plan (Land at Finnimore Industrial Estate to the north east), which could enable new residents at this site to easily access the employment opportunities in that area. In addition, there are a number of bus stops within walking distance to the north and south of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (3.87ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C310 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a larger site (16.56ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community	0	This site is within walking distance (600m) of only one key community service (Ottery St Mary leisure centre to the north of the site). However, good public transport links

services		would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are numerous bus stops within walking distance to the north east and south east of the site that could be used by new residents to access community services within Ottery St Mary town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (360m) of a secondary school (The King's School); therefore a minor positive effect may occur.
4: To improve the population's health	++	The site is within walking distance of Ottery St Mary Hospital (370m to the north east) and there is plenty of open space in the surrounding area, including Millennium Green park, a bowling club (250m to the east), and cricket ground (300m to the east), as well as footpaths to the north east (footpath 25) and east (footpaths 24 and 30). The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. Therefore, a significant positive effect on encouraging healthy lifestyles is likely.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0?	Because this site is not within close proximity of existing residential properties (aside from one isolated property to the south east), the development of the new housing site itself is unlikely to affect any existing sensitive receptors through increased noise during the construction phase. Similarly, as the site is not within close proximity of the strategic road network, new residents would not be expected to experience adverse impacts through increased noise from vehicle traffic. As such, a negligible effect is likely; however this is currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and the use of good practice construction techniques.

7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of a leisure centre, as well as existing open space (Millennium Green Park, a bowling club, and a cricket ground), a positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of two Grade II listed buildings to the south, and is within 1km of Ottery St Mary Conservation Area, Belbury Castle (a Scheduled Monument) and a number of listed buildings, development could have potentially significantly negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this is a large site and would involve development, taking place on greenfield land, a significant negative effect is expected in relation to the wise use of land. However, the site is not within 250m of an AONB and so would steer development away from those landscape designations; therefore a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce	+/-?	The site is not within close proximity of Ottery St Mary town centre, which may encourage residents to use private vehicles to travel to the associated services and

journey lengths		facilities; thereby having a negative effect on this objective. However the site is within walking distance (600m) of a number of bus stops to the south east and north east that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAs), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The site is not within close proximity of Ottery St Mary town centre; however there are public transport links within walking distance to the north east and south east of the site that could have a positive effect on reducing levels of car use and the associated greenhouse gas emissions. In addition, the site is within walking distance of one of the employment site allocations in the Local Plan (Land at Finnimore Industrial Estate to the north east); therefore an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2 or 3 and is relatively small (16.56ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is considered likely.
16: To ensure energy consumption is	0	While all new residential development will inevitably involve an increase in energy

as efficient as possible		consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. However, this site is large (16.56ha) in relation to other residential site options in the District, therefore a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the employment site allocations in the Local Plan (Land at Finnimore Industrial Estate to the north east), which could enable new residents at this site to easily access the employment opportunities in that area. In addition, there are a number of bus stops within walking distance to the north east and south east of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (16.56ha) in relation to other residential site options in the District, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C105 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a larger site (14.33ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (Ottery St Mary leisure centre, to the north of the site). Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are numerous bus stops within walking distance to the east of the site that could be used by new residents to access community services within Ottery St Mary town centre and further afield. As such, an overall negligible effect is considered likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (150m) of a secondary school (The King's School); therefore a minor positive effect may occur.
4: To improve the population's health	++	The site is within walking distance of Ottery St Mary Hospital (370m to the north east and there is plenty of open space in the surrounding area, including Millennium Green and Land of Canaan parks, a bowling club (300m to the south east), and cricket ground (300m to the south east), as well as footpaths to the north east (footpath 25 and a national cycle route) and east (footpaths 24 and 30). The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. As such, the likely effect on encouraging healthy lifestyles is significantly positive.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the

		detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Because this site is within close proximity of a number of existing residential properties to the north east and there is a farmhouse within the site boundary, the development of the new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, as the northern part of the site is adjacent to the B3174, which is the main route from Ottery St Mary to the nearby strategic road network (A30), new residents could experience adverse noise impacts from car traffic, and the negative effect on this objective may be significant.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of a leisure centre, as well as existing open space (including Millennium Green and Land of Canaan parks, a bowling club, and a cricket ground), a positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of (but more than 250m from) Ottery St Mary Conservation Area, Cadhay House (a Historic Park and Garden), Belbury Castle (a Scheduled Monument) and a number of listed buildings, development could have potentially minor negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/--	As this site is large and would involve development taking place on greenfield land, a significant negative effect is expected in relation to the wise use of land. However, the site is not within 250m of an AONB and so would steer development away from those landscape designations; therefore a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing

		and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within close proximity to Ottery St Mary town centre, which may encourage residents to use private vehicles to access the associated services and facilities; thereby having a negative effect on this objective. However the site is within walking distance (600m) of a number of bus stops to the east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAs), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is not within close proximity of Ottery St Mary town centre; however there are bus stops within walking distance to the east of the site that could have a positive effect on reducing levels of car use and the associated

		greenhouse gas emissions. In addition, the site is within walking distance of one of the employment site allocations in the Local Plan (Land at Finnimore Industrial Estate to the east); therefore an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2 or 3 and is relatively small (14.33ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. However, this site is large (14.33ha) in relation to other residential site options in the District, therefore a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the employment site allocations in the Local Plan (Land at Finnimore Industrial Estate to the east), which could enable new residents at this site to easily access the employment opportunities in that area. In addition, there are a number of bus stops within walking distance to the east of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is expected to be significantly positive.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (14.33ha) in relation to other residential site options in the District, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site 3046 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a larger site (10.21ha) relative to other residential site options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community facilities. A supermarket (on Hind Street), three religious establishments (Church of St Anthony, Methodists Church and St Mary's Church), a post office (on Mill Street), a library (at Old Town Hall), and three community halls (The Hall, The Institute and The Scout Hut) are all within walking distance; therefore there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance to the north of the site that could be used by new residents to access services and facilities further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Ottery St Mary Primary

		School and two early years facilities to the north (Coleridge Pre-School and a playgroup); therefore a significant positive effect may occur.
4: To improve the population's health	++	The site is within walking distance to Coleridge Medical Centre (600m to the north) and there is plenty of open space in the surrounding area, including Millennium Green and Land of Canaan parks, a bowling club (370m to the west), football pitch (150m to the north), and cricket ground (200m to the west), as well as footpaths within (footpath 50) and adjacent to the site (footpaths 51 to the south and 30 to the west). The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. As such, the expected positive effect on encouraging healthy lifestyles is expected to be significant.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the north, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of three churches, a library (at Old Town Hall), and three community halls, as well as existing open space (including Millennium Green and Land of Canaan parks, bowling club, cricket ground and a football pitch), a significant positive effect is expected in relation to this objective.

8: To maintain and enhance built and historic assets	-?	As this site is just over 250m from Ottery St Mary Conservation Area and is within 1km of a number of listed buildings, development could have a potentially minor negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site is large and would involve development taking place on greenfield land, a significant negative effect is expected in relation to the wise use of land. However, the site is not within 250m of an AONB and so would steer development away from those landscape designations; therefore a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is within walking distance (600m) of bus stops to the north of the site, and the site is within easy reach of Ottery St Mary town centre, people will be more easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality agricultural land (grade 2 in the north west of the site and Grade 3 in the south east), which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of

		the strategic road network or any Air Quality Management Areas (AQMAS), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, this site is within close proximity of existing services, facilities, Ottery St Mary town centre and public transport links, and is within walking distance of an employment site allocation in the new Local Plan (Land at Finnimore Industrial Estate to the north west; therefore it is considered likely that development here will have a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is mainly outside flood zones 2 or 3 (apart from an area along the northern boundary of the site) and is relatively small (5.57ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste	--	All new housing developments will inevitably involve an increase in waste generation,

resources whilst reducing waste production and disposal		regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. However, this site is large (10.21ha) in relation to other residential site options in the District; therefore a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the employment site allocations in the Local Plan (Land at Finimore Industrial Estate to the north west), which could enable new residents at this site to easily access the employment opportunities in that area. In addition, there are a number of bus stops within walking distance to the north of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (10.21ha) in relation to other residential site options in the District, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C019 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.22ha) relative to other residential site options in the District, it will provide

		opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	As the site is not within walking distance (600m) of any key community services, there is likely to be a negative effect on this objective. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there is one bus stop 200m to the south of the site that could be used by new residents to access community services within Ottery St Mary town centre and further afield; therefore the negative effect is expected to be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is located approximately 720m to the north. Therefore, a minor negative effect is likely, although there are uncertainties attached as it is not yet known whether there will be capacity at such existing schools to accommodate new pupils or whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities or cycle routes; however it is within walking distance of existing open space, including Millennium Green Park (460m to the east), a bowling club (300m to the north east), and a cricket ground (400m to the north east). In addition, there are public rights of way to the east of the site (footpaths 24 and 30). These open spaces and footpaths may have positive effects on this objective by encouraging healthier and more active lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.

6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to two existing residential properties to the south of the site, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing open space (Millennium Green park, a bowling club, and a cricket ground), a minor positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of three Grade II listed buildings to the south (including the adjacent Salston Lodge), and is within 1km of Ottery St Mary Conservation Area and a number of other listed buildings, development here could have potentially significantly negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those sensitive landscape designations, a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative

		effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within close proximity of Ottery St Mary town centre, which may encourage residents to use private vehicles to travel to the associated services and facilities, thereby having a negative effect on this objective. However, the site is within walking distance (600m) of a bus stop to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAs), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The site is not within close proximity of Ottery St Mary town centre; however as there are public transport links within walking distance to the south of the site, it is considered likely that there will be a positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within walking distance of any of the employment site allocations in the emerging new Local Plan.

15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although the site is relatively small (0.22ha) compared with other residential site options in the District, as it is mainly within flood zones 2 or 3 (apart from a small area in the north), a significant negative effect on this objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.22ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there is a bus stop within walking distance to the south of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.22ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C049 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.96ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	As the site is not within walking distance (600m) of any key community services, there is likely to be a negative effect on this objective. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance (300m) to the south and west of the site that could be used by new residents to access community services within Ottery St Mary town centre and further afield; therefore the negative effect is expected to be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Ottery St Mary primary school; therefore a minor positive effect may occur.

4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities; however there is plenty of open space in the surrounding area, including the adjacent allotments to the west and football fields to the north west. In addition, there are three Public Rights of Way within walking distance of the site (Ottery St Mary Footpath 26 to the north west, and Footpath 27 and Bridleway 28 to the east); therefore a minor positive effect is expected on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0?	Because this site is not within close proximity to existing residential properties (aside from a very small number to the south west) or the strategic road network, the development of the new housing site is unlikely to affect nearby existing sensitive receptors or new residents through increased noise levels, either during the construction phase or in the longer-term as a result of increased vehicle traffic, which suggests that there will be a negligible effect on this objective. However, the effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing open space (allotments and football fields), a minor positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of Ottery St Mary Conservation Area and a number of listed buildings, development could have a potentially minor negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential

		mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, the site is not within 250m of an AONB and so would steer development away from those sensitive landscape designations; therefore a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within close proximity of Ottery St Mary town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a negative effect on this objective. However the site is within walking distance (600m) of bus stops to the south and west of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 2) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAs), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand

		from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The site is not within close proximity of Ottery St Mary town centre; however as there are public transport links within walking distance to the south and west of the site, it is considered likely that there will be a positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within close proximity of any of the employment site allocations in the emerging new Local Plan.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2 or 3 and is relatively small (0.96ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.96ha) in relation to other residential site options in the

		District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there is a bus stop within walking distance to the south and west of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.96ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C141a (residential development with potential for some alternative/employment use)

Note that this appraisal refers to the site boundary shown on the map of alternative sites – i.e. with parts a and b of site C141 considered separately. The appraisal for site C141 above refers to the site boundary as it has been allocated on the proposals map in the Local Plan, i.e. with parts a and b combined.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.86ha) relative to other residential site options in the District, it will provide

		opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of existing key community facilities. A supermarket (on Hind Street), a leisure centre, three religious establishments (Church of St Anthony, Methodists Church and St Mary's Church), a post office (on Mill Street), a library (at Old Town Hall), and three community halls (The Hall, The Institute and The Scout Hut) are all within walking distance; therefore there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance including one adjacent to the west of the site that could be used by new residents to access services and facilities further afield. In addition, this site is allocated as having potential for some alternative uses alongside the residential development. While it is not clear exactly what this might entail, it could include the development of additional new community services and facilities which would contribute further to the likely significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Kings Secondary School to the west and two early years facilities to the east (Coleridge Pre-School and a playgroup); therefore a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site. In addition, this site is allocated within the Local Plan with potential for some employment use alongside the residential development, which may result in improved opportunities for work-based training and skills development. However, this is uncertain as it depends on the scale and nature of any employment development that comes forward within the site.
4: To improve the population's health	++	The site is within walking distance of Ottery St Mary Hospital and Coleridge Medical Centre and there is plenty of open space in the surrounding area, including Millennium Green and Land of Canaan parks, a bowling club (360m to the south west), cricket ground (210m to the south west), tennis courts (360m to the south east) and football field (200m to the south east), as well as footpaths within (footpath 23) and south of

		<p>the site (footpaths 24 and 30), and a national cycle route adjacent to the north. As such, the likely positive effect on encouraging healthy lifestyles is expected to be significant. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. The southern section of Land of Canaan park is within the western edge of the site and may be adversely affected if the new development were to result in the loss of this open space; however the park could be retained or enhanced as part of the new development, and so could contribute to the positive effect on this objective.</p>
5: To reduce crime and fear of crime	0	<p>The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential sites on this objective will be negligible.</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	<p>Because this site is within close proximity of a number of existing residential properties to the east, the development of the site could result in increased noise levels affecting those existing sensitive receptors, both during the construction phase and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, as the south eastern part of the site is adjacent to the B3174, which is the main route from the town to the nearby strategic road network (A30), new residents could experience adverse noise impacts from car traffic, and the overall negative effect on this objective may be significant. Because this site is allocated within the Local Plan with potential for some employment use alongside the residential development, this may result in increased vehicle movements and noise during the operation of the employment areas, although this is uncertain as it depends on the scale and nature of any employment development that may come forward within the site. As such, an overall significant negative effect on noise is likely, although there are uncertainties attached.</p>
7: To maintain and improve cultural, social and leisure provision	++?	<p>The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of three churches, a leisure centre, a library (at Old Town Hall), and three community halls, as well as existing open space (including Millennium Green and Land of Canaan parks, bowling club, cricket ground, tennis courts and a football pitch), a significant positive effect is likely in relation to this objective. The southern section of</p>

		Land of Canaan park is within the western edge of the site and may be adversely affected if the new development were to result in the loss of this open space; however the park could be retained or enhanced as part of the new development, and could therefore contribute to the significant positive effect on this objective. As such, there is some uncertainty about the likely effect. In addition, this site is allocated as having potential for some alternative uses alongside the residential development. While it is not clear exactly what this might entail, it could include the development of additional new cultural, social and leisure facilities which would contribute further to the likely significant positive effect on this objective.
8: To maintain and enhance built and historic assets	--?	Ottery St Mary Conservation Area and three Grade II listed buildings are within the boundary of this site, and a number of other listed buildings are within 250m of the site. In addition, Cadhay House (a Historic Park and Garden) is within 1km; therefore development here may have a potentially significantly negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	As the site is small (1.86ha), is situated on brownfield land and is not within close proximity of any AONBs, an overall positive effect is anticipated in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	0	The effects of new development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). The location of the site on brownfield land suggests that the development is unlikely to have a notable effect on the existing local character; therefore, a negligible effect on this objective is likely.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial

		effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is adjacent to a bus stop to the east of the site, and the site is within easy reach of Ottery St Mary town centre, people will be more easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. In addition, employees travelling to jobs that may be provided within the site will be more likely to be able to make use of non-car based modes of transport. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This site occupies fairly high quality (grade 3) agricultural land; however as this site has already been developed, there is likely to be a negligible effect on preserving soil quality. A negligible effect is also likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual development sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services, facilities, Ottery St Mary town centre, and public transport links, it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions. In addition, the possibility that employment development would be provided within the site means that there may be opportunities for new residents to access job opportunities within very close proximity of their homes.
15: To ensure that there is no increase in the risk of flooding	-	As this proposed development would be situated on brownfield land, it would not increase the area of impermeable surfaces which could otherwise increase flood risk, and there is the possibility that SuDS could be incorporated into the new housing development. Therefore, despite being mainly within a high flood risk area (flood zones 2 and 3, apart from a small area in the north east of the site), a minor rather than a

		significant negative effect is anticipated in relation to this objective.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed development sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (1.86ha) and is within walking distance of a recycling 'bring site' at a car park to the north east, which may encourage recycling; therefore a negligible overall effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++?	While the population growth associated with new residential development could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. It is possible that there will be employment development within this site, alongside the residential development, meaning that residents will have opportunities to gain easily accessible employment. In addition, there is a bus stop adjacent to the east of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective may be significantly positive, although this is uncertain depending on whether employment development does come forward within this site, and on whether the existing transport links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.86ha) in relation to other residential site options in the District, the

		potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+?	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site may incorporate some employment land alongside the new housing. As such, there may be a minor positive effect on this objective, although this is uncertain as the scale of employment provision within the site is not yet known.

Ottery St Mary Site C141b (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites – i.e. with parts a and b of site C141 considered separately. The appraisal for site C141 above refers to the site boundary as it has been allocated on the proposals map in the Local Plan, i.e. with parts a and b combined.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.1ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community facilities. A supermarket (on Hind Street), three religious establishments (Church of St Anthony, Methodists Church and St Mary's Church), a post office (on Mill Street), a library (at Old Town Hall), and three community halls (The Hall, The Institute and The Scout Hut) are all within walking distance; therefore there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a number of bus stops within walking distance to the west and north east of the site that could be used by new residents to access services and facilities further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Kings Secondary School to the west and two early years facilities to the east (Coleridge Pre-School and a

		playgroup); therefore a significant positive effect may occur.
4: To improve the population's health	++?	The site is within walking distance of Ottery St Mary Hospital and Coleridge Medical Centre and there is plenty of open space in the surrounding area, including Millennium Green and Land of Canaan parks, a bowling club (430m to the south west), cricket ground (270m to the south west), tennis courts (360m to the east) and football field (170m to the south east), as well as footpaths adjoining the south of the site (footpath 30) and within proximity to the west of the site (footpaths 23 and 24), and a national cycle route to the north. As such, a significant positive effect on encouraging healthy lifestyles is likely.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Because this site is within close proximity of a number of existing residential properties to the north and east of the site, and there is a single dwelling within close proximity to the south, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during the construction phase and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, as the north western part of the site is adjacent to the B3174, which is the main route from the town to the nearby strategic road network (A30), new residents could experience adverse noise impacts from vehicle traffic, and the negative effect on this objective may therefore be significant.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of three churches, a library (at Old Town Hall), and three community halls, as well as existing open space (including Millennium Green and Land of Canaan parks, bowling club, cricket ground, tennis courts and a football pitch), a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of 10 Grade II listed buildings and Ottery St Mary Conservation Area, and is within 1km of a number of other listed buildings,

		development could have a potentially significantly negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	As the site is small (0.1ha), and is situated on brownfield land, more than 250m away from the nearest AONBs, an overall positive effect is anticipated in relation to this objective.
10: To maintain the local amenity, quality and character of the local environment	0	The effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). The location of the site on brownfield land suggests that the development is unlikely to have a notable effect on the existing local character; therefore, a negligible effect on this objective is likely.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As the site is within walking distance (600m) of bus stops to the west and north east of the site, and the site is within easy reach of Ottery St Mary town centre, people will be more easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This site is on fairly high quality (grade 3) agricultural land; however as the site has already been developed, there is likely to be a negligible effect on preserving soil quality. A negligible effect is also likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAS), indicating that there are no serious existing local air quality problems that may be

		compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as the site is within close proximity of existing services, facilities, Ottery St Mary town centre, and public transport links, it is considered likely that there will be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions, despite the site not being within close proximity of any of the potential employment site allocations in the emerging new Local Plan.
15: To ensure that there is no increase in the risk of flooding	-	As this proposed development would be situated on brownfield land, it would not increase the area of impermeable surfaces which could otherwise increase flood risk, and there is the possibility that SuDS could be incorporated into the new housing development. Therefore, despite being mainly within a high flood risk area (flood zones 2 and 3) apart from the eastern edge of the site, a minor rather than a significant negative effect is expected in relation to this objective.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for

		incorporating sustainable waste management practices. In addition, this site is very small (0.1ha) and is within walking distance of a recycling 'bring site' at a car park to the north, which may encourage recycling; therefore a negligible effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the potential employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there are bus stops to the west and north east of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.1ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Ottery St Mary Site C071 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.25ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor

		rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	As the site is not within walking distance (600m) of any key community services, there is likely to be a negative effect on this objective. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are a few bus stops within walking distance to the south west and north east of the site that could be used by new residents to access community services within Ottery St Mary town centre and further afield; therefore the likely negative effect is expected to be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is located approximately 730m to the north. As such, a minor negative effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities or cycle routes; however it is within walking distance of existing open space, including Millennium Green Park (280m to the east), a bowling club (200m to the north), and a cricket ground (280m to the north east). In addition, there are public rights of way to the east of the site (footpaths 24 and 30). These open spaces and footpaths may have positive effects on this objective by encouraging healthier and more active lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this objective will be negligible.
6: To reduce noise levels and minimise	-?	Because this site is adjacent to existing residential developments to the north and

<p>exposure of people to unacceptable levels of noise pollution</p>		<p>south of the site, the development of the new housing site itself could result in increased noise levels affecting nearby existing sensitive receptors, both during the construction phase and in the longer-term as a result of increased vehicle traffic, which may lead to a minor negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>
<p>7: To maintain and improve cultural, social and leisure provision</p>	<p>+</p>	<p>The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing open space (Millennium Green park, a bowling club, and a cricket ground), a minor positive effect is expected in relation to this objective.</p>
<p>8: To maintain and enhance built and historic assets</p>	<p>--?</p>	<p>As the site is within 250m of two Grade II listed buildings to the south and west, and is within 1km of Ottery St Mary Conservation Area and a number of other listed buildings, development here could have a potentially significant negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.</p>
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-</p>	<p>As this site would involve development, albeit relatively small scale, taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB and so would steer development away from those sensitive landscape designations, a mixed effect is expected overall.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative</p>

		effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated biodiversity sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within close proximity to the town centre, which may encourage residents to use private vehicles to travel to the associated services and facilities, thereby having a negative effect on this objective. However, the site is within walking distance (600m) of bus stops to the south west and north east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. A negligible effect is likely in relation to air quality as the site is not within proximity of the strategic road network or any Air Quality Management Areas (AQMAs), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The site is not within close proximity of Ottery St Mary town centre; however there are public transport links within walking distance to the south west and north east of the site that could have a positive effect on reducing levels of car use and the associated greenhouse gas emissions. In addition, the site is within walking distance of one of the employment site allocations in the emerging new Local Plan (Finnimore Industrial Estate to the north); therefore it is considered likely

		that development here will have an overall significant positive effect on reducing levels of car use and the associated greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although the site is relatively small (0.25ha) compared with other residential site options in the District, as it is mainly within flood zones 2 and 3 (apart from an area in the north), a significant negative effect on this objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.25ha) in relation to other residential site options in the District; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the employment site allocations in the Local Plan (Land at Fynnimore Industrial Estate to the north), which could enable new residents at this site to easily access the employment opportunities in that area. In addition, there is a bus stop within walking distance to the south west and north east of the site that could be used by new residents to access employment opportunities further afield; therefore the overall effect on this objective is expected to

		be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.25ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton - Allocated Sites

Seaton Site 118b: North of the town (Harepath Road) (employment development and recreation uses)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
2: To ensure that all groups of the population have access to community services	-	While employment sites are not expected to have a significant effect on this objective, proximity to services would enable employees to access these facilities during breaks and before and after work. As this site is not within walking distance (600m) of any key community services, a minor negative effect is expected in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect is affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is small (4.5ha) in relation to other employment site options in the district, it is likely to have a minor rather than a significant positive effect on this objective.
4: To improve the population's health	++	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. This site is within 600m of existing open space (Colyford Road Park), and the Stop Line Cycle Route, which suggests that a significant positive effect could be expected. The site is not within close proximity of any Air Quality Management Areas (AQMAs), and is therefore unlikely to compound existing air quality problems in those areas. In addition, the site is proposed for new open space/recreation uses alongside new employment development which will improve the available facilities for local residents and employees at the site to use for active outdoor recreation.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be

		assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There are residential dwellings situated to the south east of the site that may be affected by noise from the proposed employment development and from people making use of the open space to be provided within the site; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	While none of the employment-only sites would be expected to have a direct effect on this objective, this site is proposed for open space and recreation uses alongside the new employment development; therefore a positive effect on leisure provision is likely. However, there is some uncertainty attached as details regarding the nature and scale of any such provision is not yet known.
8: To maintain and enhance built and historic assets	--?	As this employment site is within 250m of Colyford Conservation Area and a number of listed buildings, there is the potential for a significant negative effect on those assets and their settings. In addition, there are numerous other listed buildings within 1km of the site, as well as two Scheduled Monuments (Roman or earlier settlement at Honeyditches and a promontory fort on Seaton Down). However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).
9: To promote the conservation and	+/-	As this is a small site, but is situated on greenfield land, development here is likely to

wise use of land and protect and enhance the landscape character of East Devon		have a minor negative effect on the wise use of land. However, as the site is more than 250m from any AONB and so would steer development away from those landscape designations, a minor positive effect is likely in relation to landscape character and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site comprises mainly greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). In particular, this site is proposed for open space/recreation uses alongside the new employment development which indicates that effects on local character may be able to be mitigated.
11: To conserve and enhance the biodiversity of East Devon	--?	As this site is within 250m of two County Wildlife Sites (Seaton Marshes and Axe Estuary Marshes, both to the east), and is within 1km of three Local Nature Reserves (Holyford Woods, Colyford Common and Seaton Marshes), there is potential for employment development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects, and there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance of Seaton town centre, which means that employees are unlikely to be able to walk in order to reach the associated shops, services and facilities that they may wish to make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is adjacent to bus stops to the west of the site; therefore an overall mixed effect is expected on encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this employment site would involve development on high quality (grade 2) agricultural land, which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, although the site is not within

		or immediately adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here, it is recognised that the proximity of the site to the strategic road network (the A3052 to the north) may have a negative effect on air quality by encouraging commuters to use cars to travel to work. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. This site is adjacent to bus stops to the west of the site, and is adjacent to a potential residential site (E315, a reserve site which may be used for housing) to the east. It is also within walking distance of an allocated residential site (Land North of Rowan Drive) to the west and is adjacent to existing residential development to the south; therefore a significant positive effect is expected in relation to reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the site is not within a high flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will

		not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices although as this site would involve development on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this is a small site (4.5ha) in relation to other employment site options in the District, it is likely to have an overall minor negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (4.5ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (4.5ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (4.5ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Seaton Site E007/E008: Land North of Rowan Drive (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site

		(1.7ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops within walking distance to the east of the site along Harepath Road that could be used by new residents to access community services within Seaton town centre and further afield; therefore an overall minor rather than significant negative effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 675m to the south, within a more central area of Seaton. As such, a minor negative effect is likely, although there are uncertainties attached, in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however it is within walking distance of Barnard's Hill Lane Allotments (370m to the south west) and Colyford Road Park (520m to the south east) that could be used for active outdoor activities. In addition, Stop Line Cycle Route runs along Colyford/Seaton Road 525m to the east; therefore a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise	-?	Because this site is adjacent to a number of existing residential properties to the south

<p>exposure of people to unacceptable levels of noise pollution</p>		<p>and east, the development of new housing here could result in increased noise levels affecting nearby existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, the site is within 200m of the strategic road network (the A3052); therefore new residents may be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>
<p>7: To maintain and improve cultural, social and leisure provision</p>	<p>+</p>	<p>The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of Barnard's Hill Lane Allotments (370m to the south west), Colyford Road Park (520m to the south east) and the Stop Line Cycle Route, a minor positive effect is expected as new residents will benefit from access to these existing facilities.</p>
<p>8: To maintain and enhance built and historic assets</p>	<p>-?</p>	<p>As the site is within 1km of Colyford Conservation Area, Honeyditches and the Promontory Fort on Seaton Down (both Scheduled Monuments) and 10 Grade II listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.</p>
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-</p>	<p>As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new</p>

		development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of two County Wildlife Sites (Seaton Marshes which is 520m to the east and Axe Estuary Marshes which is 660m east) and three Local Nature Reserves (Holyford Woods 800m to the north west, Colyford Common 860m to the north east and Seaton Marshes 830m to the south east), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As this site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen mode of transport, which would have a negative effect on this objective. However, there are bus stops within walking distance to the east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grades 2 and 3) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, one of the employment site allocations in the Local Plan

		(site 118b to the east) is within walking, and there are bus stops within walking distance to the east of the site that could be used by new residents to access other employment opportunities, services and facilities further afield; therefore an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is very small (1.7ha) in relation to other residential site options in the District, a minor rather than significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (1.7ha) in relation to other residential site options in the District; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is within walking distance of one of the employment site allocations in the Local Plan (118b to the east), this could benefit new residents at this site by making employment opportunities in those areas more easily accessible, and the overall effect on this objective is expected to be significant positive.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (1.7ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton - Sites previously allocated but that now have planning permission

Seaton Site E006: Land West of Barnards Hill Lane (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.7ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (a Scout Hut and Martial Arts Centre, to the south east of the site). Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There is a bus stop within walking distance to the south of the site that could be used by new residents to access community services within Seaton town centre and further afield. As such, an overall negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and

		<p>this site is within walking distance of Seaton Primary School and an early years facility (Rupert's Under 5s); therefore a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.</p>
4: To improve the population's health	+	<p>The site is within walking distance (600m) of Seaton and Colyton Medical Centre (410m to the south east) and while not quite within walking distance, it is noted that Seaton Hospital is approximately 640m to the south east of the site. In addition, the site is adjacent to Barnard's Hill Lane Allotments and is within walking distance of Elizabeth Road Playing Fields that could be used for active outdoor recreation; therefore an overall minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.</p>
5: To reduce crime and fear of crime	0	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	<p>Because this site is adjacent to a number of existing residential properties to the south and east of the site, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>
7: To maintain and improve cultural, social and leisure provision	+	<p>The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of a Scout Hut and</p>

		Martial Arts Centre to the south east of the site, as well as open spaces including Barnard's Hill Lane Allotments and Elizabeth Road Playing Fields, a minor positive effect is expected as new residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of a Roman or earlier settlement at Honeyditches (a Scheduled Monument), and is within 1km of a promontory fort on Seaton Down (another Scheduled Monument) and a number of listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of a County Wildlife Site (Seaton Marshes, 800m to the east) and two Local Nature Reserves (Holyford Woods, 780m to the north west and Seaton Marshes, 760m to the east), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car	+/-	As the site is not within close proximity of Seaton town centre, residents may be

based modes of transport and reduce journey lengths		encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there is a bus stop within walking distance to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, employment site 118b in the emerging new Local Plan is 560m to the north east, and there are bus stops within walking distance to the south of the site that could be used by new residents to access other employment opportunities, services and facilities; therefore a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is very small (0.7ha) in comparison to other residential site options in the District, a minor rather than a significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high

		standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (0.7ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is 560m from employment site 118b (as allocated in the Local Plan) to the north east, this could benefit new residents at this site by making employment opportunities more easily accessible, and the overall effect on this objective is expected to be significant positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.7ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E171: Part of Regeneration Area (residential development to also include some commercial and tourism uses and open space areas)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (7.8ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	As the site is within walking distance (600m) of Seaton Town Hall, a post office, a library, two places of worship (Christadelphian Hall and Seaton Methodist Church), and a supermarket there is likely to be a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are bus stops adjacent to the west and south of the site, that could be used by new residents to access services and facilities further afield. In addition, the site is proposed for some commercial and tourism uses and open space alongside the new residential development. Depending on what this comprises, it may include the provision of some new community services which would be available for use by new residents.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Seaton Primary School to the north west; therefore a minor positive effect may occur, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++?	The site is within walking distance of Seaton Community Hospital and Main Practice Medical Centre at Townsend House. In addition, the site is within walking distance of Court Lane Cricket Pitch, Seafield and Festival Gardens, Cliff Field/The Chine park, Seaton Football Ground and Elizabeth Road Playing Field, all of which could be used for active outdoor recreation. In addition, the site is proposed for some new open space provision alongside the new residential development. The Stop Line Cycle Route runs to the west of the site along the B1372 and there is a footpath and a bridleway to the

		east of the site. As such, an overall significant positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south, the development of this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point, but is adjacent to the B1372, which is one of the main routes through Seaton; therefore new residents may experience some adverse effects from traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing recreational open space (including Court Lane Cricket Pitch, Seaford and Festival Gardens, Cliff Field/The Chine park, Seaton Football Ground, Elizabeth Road Playing Field, the adjacent cycle route and nearby footpath and bridleway), Seaton Town Hall, a library, two places of worship (Christadelphian Hall and Seaton Methodist Church), and Seaton Museum, a significant positive effect is expected as new residents will benefit from access to these existing facilities. In addition, the site is proposed for some commercial and tourism uses and open space alongside the new residential development, and depending on the exact nature of the development that comes forward, this is likely to further enhance the significant positive effect on this objective.

8: To maintain and enhance built and historic assets	--?	As this site is within 250m of Seaton Conservation Area, a Grade II* listed bridge, and a number of Grade II listed buildings (including one that is located on the southern boundary of the site), and is within 1km of a Scheduled Monument (Honeyditches) and a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place mainly on brownfield land, a minor positive effect is expected in relation to the wise use of land. However, as the site is within 250m of East Devon AONB, development here may have an adverse effect on landscape character; therefore an overall mixed effect is likely.
10: To maintain the local amenity, quality and character of the local environment	0	The effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). However, the location of the site on mainly brownfield land suggests that the development is unlikely to have a notable effect on the existing local character; therefore, a negligible effect on this objective is likely.
11: To conserve and enhance the biodiversity of East Devon	--?	As this site is within very close proximity of three County Wildlife Sites (Seaton Marshes and Axe Estuary and Marshes are adjacent to the site, and Haven Ball Woods is within 250m), and is within 1km of a National Nature Reserve (Axmouth to Lyme Regis Undercliffs), a Local Nature Reserve (Seaton Marshes), a Special Area of Conservation (Sidmouth to West Bay), and a SSSI (Axmouth to Lyme Regis Undercliffs), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and may even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as Sidmouth to West Bay SAC is being considered further through a separate Habitats Regulations Assessment (HRA).

12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As this site is adjacent to bus stops to the west and south, and is within easy reach of Seaton town centre, people will be easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would not involve housing development on high quality agricultural land (the site is mainly brownfield and classified as urban land), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall negligible effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of any of the employment sites allocated in the emerging new Local Plan, Seaton town centre is within walking distance to the west and there are bus stops adjacent to the west and south of the site that could be used by new residents to access employment opportunities, services and facilities further afield; therefore an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	--	This site mainly comprises brownfield land, and it is recognised that it may be possible to incorporate SuDS into the new housing development. However, although it is a small site (7.8ha), it is entirely within a high flood risk area (flood zones 2 and 3); therefore a significant negative effect is likely in relation to this objective.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and

		Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. In addition, the site is small (7.8ha) in relation to other residential site options in the District and so may involve a greater increase in waste generation; therefore a negligible effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, there are bus stops within walking distance to the west and south of the site that could be used by new residents to access employment opportunities further afield, and the site is proposed for some commercial and tourism uses alongside the new residential development which may mean that some jobs are provided within the site itself. As such, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether the existing transport links will provide convenient access to employment sites, and on the extent of any employment opportunities that may come forward within this site.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and increasing the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (7.8ha) in relation to other residential site options in the District, the likely positive effect is expected to be minor rather than significant.

20: To encourage and accommodate both indigenous and inward investment	+?	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site will incorporate some tourism and commercial uses alongside the new housing. As such, there may be a minor positive effect on this objective, although there is some uncertainty attached as the scale of commercial provision within the site is not yet known.
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Seaton - Alternative Sites

Seaton Site E315: Reserve site (mixed-use development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.3ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, particularly as part of the site may be used for other uses, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	As the site is within walking distance (600m) of three Community Halls (Scout Hut and Martial Arts Centre and St John's Ambulance Hall in Seaton, and Memorial Hall in Colyford) and the Chapel of St Michael in Colyford, development here is likely to have a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and employees at the site would be more likely to be able to travel to work via other modes of transport. There are bus stops within walking distance to the west and south west of the site that could be used by new residents and employees; therefore an overall significant positive effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 650m to the north, on the edge of Colyford.

		Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site. Further uncertainties are associated with the fact that employment development that may come forward as part of mixed-use development within the site may result in opportunities for work-based learning and skills development; however this would depend on the nature and scale of any employment development taking place within the site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however it is within walking distance of Colyford Road Park (adjacent to the site to the south west), Seaton Football Ground (560m to the south) and Elizabeth Road Playing Field (560m to the south west), all of which could encourage more active lifestyles. In addition, Stop Line Cycle Route runs adjacent to the east of the site along Colyford/Seaton Road; therefore a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on people's health.
5: To reduce crime and fear of crime	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential development sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south west, the development of the site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents and employees at the site would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the sites on this objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However,

		as the site is within walking distance (600m) of existing recreational open space (including Elizabeth Road Playing Fields to the south west and Seaton Football Ground to the south), a cycle route, two community halls in Seaton and a memorial hall and the Chapel of St Michael in Colyford, a significant positive effect is expected as new residents and employees at the site will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of Colyford Conservation Area, and is within 1km of Honeyditches (a Scheduled Monument) and a number of listed buildings (including the Grade I listed Church of St Gregory), development at this site could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new development on this SA objective will depend largely on factors which are not influenced by its location, such as the design of the buildings and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	As the site is adjacent to a County Wildlife Site (Seaton Marshes to the east), is within 250m of another County Wildlife Site (Axe Estuary Marshes 120m to the north east) and is within 1km of two Local Nature Reserves (Colyford Common and Seaton Marshes) there is potential for development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and may even result in beneficial

		effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As the site is not within close proximity of Seaton town centre, residents and employees at the site may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the west and south west of the site that could be used by new residents and employees; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 2) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, employment site 118b (as allocated in the emerging new Local Plan) is adjacent to the west, and it is likely that employment provision would be made within the site itself. In addition, there are bus stops within walking distance to the west and south west that could be used by new residents to access other employment opportunities, services and facilities further afield and for employees at this site to travel to work; therefore an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b (apart from a small area in the north of the site) and is relatively small (2.3ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this SA

		objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, it may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be constructed to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed development sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.3ha) in relation to other development site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is adjacent to employment site 118b (as allocated in the emerging new Local Plan) to the west, and employment provision would be made within the site itself as part of mixed-use development, this could benefit new residents at this site by making employment opportunities more easily accessible, and the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.3ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate	+?	While none of the purely residential sites are expected to have a direct effect on

both indigenous and inward investment		encouraging and accommodating investment in East Devon, mixed-use development such as that proposed at this site could have a positive effect on this objective through the provision of employment space. However this is uncertain depending on the scale of any such provision within the site.
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Seaton Site E309 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (4.7ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	As this site is not within walking distance (600m) of any key community services, there is likely to be a negative effect on access to community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops within 100m to the north and south of the site that could be used by new residents to access community services within Seaton town centre and further afield; therefore the negative effect is expected to be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of an early years' facility (The White House School); therefore a minor positive effect may occur, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	This site is not within walking distance (600m) of any healthcare facilities; however there is some open space in the surrounding area, including Cliff Field/The Chine (350m south east), Seaford and Festival Gardens (500m south east) and Beer Albion FC football ground (600m west). In addition, there are three Public Rights of Way within walking distance of the site (Beer Footpaths 4, 24 and 30 to the west) and regional

		cycling route 52 (The Buzzar) to the south; therefore, a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the closest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of open spaces such as Cliff Field/The Chine (350m south east), Seafield and Festival Gardens (500m south east) and Beer Albion FC football ground (600m west), a minor positive effect is expected as new residents will benefit from these existing facilities.
8: To maintain and enhance built and historic assets	-?	As this site is within 1km of Seaton and Beer Conservation Areas, Honeyditches (a Scheduled Monument) and a number of listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor

		negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, the site is not within 250m of an AONB and so would steer development away from those landscape designations, meaning that a minor positive effect is likely in relation to landscape character and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	As the site is within very close proximity of two County Wildlife Sites (Beer Fields and Beer Brook Fields), and is within 1km of a further two County Wildlife Sites (Seaton Marshes and Bovey Lane Fields), a SSSI (Sidmouth to Beer Coast) and Sidmouth to West Bay Special Area of Conservation (SAC), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and may even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as Sidmouth to West Bay SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As this site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the north and south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air

		quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, existing key services, facilities, or any of the employment site allocations in the emerging new Local Plan, there are bus stops within walking distance to the north and south of the site that could be used by new residents to access employment opportunities, services and facilities; therefore a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is relatively small (4.7ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there

		might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (4.7ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there are bus stops within walking distance to the north and south of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (4.7ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E076 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (6.83ha) relative to other options in the District, it will provide opportunities for

		developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	As the site is not within walking distance (600m) of any key community services, there is likely to be a negative effect on this objective. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops within 100m to the south of the site that could be used by new residents to access community services within Seaton town centre and further afield; therefore the negative effect is expected to be minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 650m to the east, within a more central area of Seaton. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however it is within walking distance of Barnard's Hill Lane Allotments (430m to the north east) and Beer Footpath no. 30 starts at the southern boundary of the site, while Beer Footpath 24 is within close proximity to the west. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable	-?	Because this site is adjacent to a number of existing residential properties to the south east, the development of the new housing site itself could result in increased noise

levels of noise pollution		levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise, although the site is adjacent to the B3172, which is the main road into Seaton that adjoins the A3052 so may be reasonably busy. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of Barnard's Hill Lane Allotments (430m north east) and two public footpaths, a minor positive effect is expected as new residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As this site is adjacent to a Roman or earlier settlement at Honeyditches (a Scheduled Monument) and is within 1km of Seaton Conservation Area, a promontory fort on Seaton Down (a Scheduled Monument) and a number of listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new

		development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of a County Wildlife Site (Beer Fields, 690m to the south west) and a Local Nature Reserve (Holyford Woods, to the 580m north), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As the site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, existing key services, facilities, or any of the employment site allocations in the emerging new Local Plan, there are bus stops within

		walking distance to the south of the site that could be used by new residents to access employment opportunities, services and facilities; therefore a minor positive effect on this objective is likely overall.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is relatively small (6.83ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (6.83ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, as there are bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is

		uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (6.83ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E007 (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites – i.e. with sites E007 and E008 considered separately. The appraisal for site E007/E008 above refers to the site boundary as it has been allocated on the proposals map in the Local Plan, i.e. with these two sites combined.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.16ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops within walking distance to the east of the site along Harepath Road that could be used by new residents to access community services within Seaton town centre and further afield; therefore an overall minor rather than significant negative effect is likely.
3: To provide for education, skills and	-?	The effect on this objective will depend on the availability of school and college places

lifelong learning to meet the needs of the local population and meet local employment needs		to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 675m to the south, within a more central area of Seaton. As such, a minor negative effect is likely, although there are uncertainties attached, in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however it is within walking distance of Barnard's Hill Lane Allotments (370m to the south west) and Colyford Road Park (520m to the south east) that could be used for active outdoor activities. In addition, Stop Line Cycle Route runs along Colyford/Seaton Road 525m to the east; therefore a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south and east, the development of new housing here could result in increased noise levels affecting nearby existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, the site is within 200m of the strategic road network (the A3052); therefore new residents may be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at

		<p>this stage. However, as the site is within walking distance (600m) of Barnard's Hill Lane Allotments (370m to the south west), Colyford Road Park (520m to the south east) and the Stop Line Cycle Route, a minor positive effect is expected as new residents will benefit from access to these existing facilities.</p>
8: To maintain and enhance built and historic assets	-?	<p>As the site is within 1km of Colyford Conservation Area, Honeyditches and the Promontory Fort on Seaton Down (both Scheduled Monuments) and 10 Grade II listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.</p>
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	<p>As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.</p>
10: To maintain the local amenity, quality and character of the local environment	-?	<p>Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.</p>
11: To conserve and enhance the biodiversity of East Devon	-?	<p>As the site is within 1km of two County Wildlife Sites (Seaton Marshes which is 520m to the east and Axe Estuary Marshes which is 660m east) and three Local Nature Reserves (Holyford Woods 800m to the north west, Colyford Common 860m to the north east and Seaton Marshes 830m to the south east), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.</p>

12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As this site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen mode of transport, which would have a negative effect on this objective. However, there are bus stops within walking distance to the east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grades 2 and 3) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, employment sites E114 and 118b (as allocated in the emerging new Local Plan) are within walking distance to the north east, and there are bus stops within walking distance to the east of the site that could be used by new residents to access other employment opportunities, services and facilities; therefore an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is very small (0.16ha) in relation to other residential site options in the District, a minor rather than significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating

as efficient as possible		renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is very small (0.16ha) in relation to other residential site options in the District; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is within walking distance to employment sites E114 and 118b (as allocated in the emerging new Local Plan) in the north east, this could benefit new residents at this site by making employment opportunities in those areas more easily accessible, and the overall effect on this objective is expected to be significant positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (0.16ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E008 (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites – i.e. with sites E007 and E008 considered separately. The appraisal for site E007/E008 above refers to the site boundary as it has been allocated on the proposals map in the Local Plan, i.e. with these two sites combined.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a small site (1.54ha) in relation to other site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops within walking distance to the east of the site along Harepath Road that could be used by new residents to access community services within Seaton town centre and further afield; therefore an overall minor negative effect is likely in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 670m to the south, within a more central area of Seaton. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however the site is within walking distance of Barnard's Hill Lane Allotments (235m to the south west) and Colyford Road Park (510m to the south east), both of which could offer opportunities for more active lifestyles. In addition, the Stop Line Cycle Route runs along Colyford/Seaton Road 550m to the east of the site; therefore an overall minor positive effect is expected in relation to this objective. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a

		negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south, the development of new housing here could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. In addition, the site is within 200m of the strategic road network (the A3052); therefore new residents may be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of Barnard's Hill Lane Allotments (235m to the south west), Colyford Road Park (510m to the south east) and the Stop Line Cycle Route, a minor positive effect is expected as new residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of Colyford Conservation Area, Honeyditches and the Promontory Fort on Seaton Down (both Scheduled Monuments) and 10 Grade II listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-</p>	<p>As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>As the site is within 1km of two County Wildlife Sites (Seaton Marshes 540m to the east and Axe Estuary Marshes 650m to the east) and three Local Nature Reserves (Holyford Woods 660m to the north west, Colyford Common 860m to the north east and Seaton Marshes 840m to the south east), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>As this site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing</p>

		sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of Seaton town centre, employment sites E114 and 118b (as allocated in the emerging new Local Plan) are within walking distance to the north east of the site, and there are bus stops within walking distance to the east that could be used by new residents to access other employment opportunities, services and facilities; therefore a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is small (1.54ha) in relation to other residential site options in the District, a minor rather than a significant negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (1.54ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to

		this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is within walking distance of employment sites E114 and 118b (as allocated in the emerging new Local Plan) to the north east, this could benefit new residents at this site by making employment opportunities in those areas more easily accessible, and the overall effect on this objective is expected to be significant positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.54ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E103 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.29ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops within walking distance to the east of the site along Harepath

		Road that could be used by new residents to access community services within Seaton town centre and further afield; therefore an overall minor negative effect is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 640m to the north east, on the edge of Colyford. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities; however the site is within walking distance of Barnard's Hill Lane Allotments (250m to the south west) and Colyford Road Park (580m to the south east), both of which could encourage higher levels of physical activity. In addition, the Stop Line Cycle Route runs along Colyford/Seaton Road 570m to the east; therefore a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Because this site is adjacent to the strategic road network (the A3052 runs along the northern boundary), residents may be adversely affected by traffic noise, which may lead to a significant negative effect on this objective. In addition, as the site is within close proximity of a number of existing residential properties to the north west, the development of new housing here could result in increased noise levels affecting nearby existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential

		nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of Barnard's Hill Lane Allotments (250m to the south west), Colyford Road Park (580m to the south east) and the Stop Line Cycle Route, a minor positive effect is expected as new residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of five Grade II listed buildings and is within 1km of Colyford Conservation Area, two Scheduled Monuments (Honeyditches and the Promontory Fort on Seaton Down) and other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of two County Wildlife Sites (Seaton Marshes 560m to the east and Axe Estuary Marshes 650m to the east) and three Local Nature Reserves (Holyford Woods 590m to the north west, Colyford Common 865m to the north east and Seaton Marshes 920m to the south east), there is potential for residential development at this

		<p>site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.</p>
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	<p>As this site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.</p>
13: To maintain and enhance the environment in terms of air, soil and water quality	-	<p>As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.</p>
14: To contribute towards a reduction in local emissions of greenhouse gases	++	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of Seaton town centre, one of the employment site allocations in the new Local Plan (site 118b to the east) is within walking distance, and there are bus stops within walking distance to the east of the site that could be used by new residents to access other employment opportunities, services and facilities; therefore a significant positive effect on this objective is likely.</p>
15: To ensure that there is no increase in the risk of flooding	-	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore</p>

		increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is relatively small (2.29ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.29ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As this site is within walking distance of employment site 118b (as allocated in the emerging new Local Plan) to the east, this could benefit new residents at this site by making employment opportunities in that area more easily accessible, and the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.29ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.

20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.
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Seaton Site E104 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (3.8ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services. Good public transport links would be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are bus stops within walking distance to the east of the site along Harepath Road that could be used by new residents to access community services within Seaton town centre and further afield; therefore an overall minor negative effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Colyton Grammar School; therefore a minor positive effect may occur, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however the site is within walking distance of Barnard's Hill Lane Allotments (410m to the south west) and Colyford Road Park (460m to the south east), both of which could encourage more active lifestyles. In addition, Stop Line Cycle Route runs along Colyford/Seaton Road 430m to the east; therefore a minor positive effect is expected on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area

		(AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Because this site is adjacent to the strategic road network (the A3052 runs along its northern boundary) residents may be adversely affected by traffic noise, which could lead to a significant negative effect on this objective. In addition, as the site is within close proximity of a number of existing residential properties to the north and south of the site, the development of the new housing site itself could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of Barnard's Hill Lane Allotments (410m south west), Colyford Road Park (460m south east) and Stop Line Cycle Route, a minor positive effect is expected as new residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of five Grade II listed buildings and Colyford Conservation Area, and is within 1km of two Scheduled Monuments (Honeyditches and the Promontory Fort on Seaton Down) as well as other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>+/-</p>	<p>As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>As the site is within 1km of two County Wildlife Sites (Seaton Marshes 440m to the east and Axe Estuary Marshes 450m to the east) and three Local Nature Reserves (Holyford Woods 710m to the north west, Colyford Common 670m to the north east and Seaton Marshes 820m to the south east), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>As the site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--</p>	<p>As this site would involve housing development on high quality (grades 2 and 3) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing</p>

		sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, employment site 118b (as allocated in the emerging new Local Plan) is adjacent to the site to the east, and there are bus stops within walking distance to the east of the site that could be used by new residents to access other employment opportunities, services and facilities; therefore an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b and is small (3.8ha) in relation to other residential site options in the District, a minor rather than a significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (3.8ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to

		this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is adjacent to employment site 118b (as allocated in the emerging new Local Plan) to the east, this could benefit new residents at this site by making employment opportunities in that area more easily accessible, and the overall effect on this objective is expected to be significant positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (3.8ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E114 (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
2: To ensure that all groups of the population have access to community services	+	While employment sites are not expected to have a significant effect on this objective, proximity to community services would enable employees to access these facilities during breaks and before and after work. As this site is not within walking distance (600m) of any key services of the type that employees would likely to access around working hours, a minor negative effect is expected in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills

the local population and meet local employment needs		development. The extent of the positive effect is affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is small (3.69ha) in relation to other employment site options in the district, it is likely to have a minor rather than a significant positive effect on this objective.
4: To improve the population's health	++	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. This site is within 600m of open space (Colyton Grammar School's sports fields and Colyford Road Park), as well as the Stop Line Cycle Route, which suggests that a significant positive effect is likely. The site is not within close proximity of any Air Quality Management Areas (AQMAs), and is therefore unlikely to compound existing air quality problems in those areas.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of existing dwellings to the west of the site that may be affected by noise from the proposed employment development; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.

8: To maintain and enhance built and historic assets	--?	As this employment site is within 250m of Colyford Conservation Area and a number of listed buildings, there is the potential for a significant negative effect on those assets and their settings. In addition, there are numerous other listed buildings within 1km of the site, as well as two Scheduled Monuments (a Roman or earlier settlement at Honeyditches, and a promontory fort on Seaton Down). However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	Although this site is small, it is situated on greenfield land; therefore a minor negative effect on the wise use of land is likely. However, the site is more than 250m from any AONB and so would steer development away from those landscape designations; therefore a minor positive effect on landscape character is likely, and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site comprises mainly greenfield land, employment development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	--?	As the site is within 250m of two County Wildlife Sites (Seaton Marshes and Axe Estuary Marshes, both of which are to the east), and is within 1km of three Local Nature Reserves (Holyford Woods, Colyford Common and Seaton Marshes), there is potential for employment development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects, and there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure and may even result in beneficial effects.

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>This site is not within walking distance of Seaton town centre, which means that employees will be less easily able to access the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work) on foot, and there may therefore be a minor negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 100m of bus stops to the south west of the site; therefore an overall mixed effect is expected on encouraging non-car based modes of transport.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--</p>	<p>As this employment site would involve development on high quality (grades 2 and 3) agricultural land, which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, although the site is not within or immediately adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here, it is recognised that the proximity of the site to the strategic road network (the A3052 to the north) may have a negative effect on air quality by encouraging commuters to use cars to travel to work. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is within walking distance of bus stops to the south west, as well as the residential sites allocation at the Land North of Rowan Drive (E007/E008) to the south west and the potential residential site E315 to the south east as well as existing residential development to the south, a significant positive effect is expected in relation to reducing greenhouse gas emissions.</p>

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the site is not within a flood risk zone, the likely negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, this is a small site (3.69ha) in relation to other employment site options in the District; therefore an overall minor rather than significant negative effect on this objective is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (3.69ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (3.69ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.

20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (3.69ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.
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Seaton Site E315 (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites, and considers the effects of the site if it were to be developed for residential use only. The appraisal for site E315 above refers to the revised site boundary as it has now been allocated on the proposals map in the Local Plan and considers the effects of the site if it were to be used for mixed-use development, for which it has now been allocated.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (3.31ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	As the site is within walking distance (600m) of three Community Halls (Scout Hut and Martial Arts Centre and St John's Ambulance Hall in Seaton, and Memorial Hall in Colyford) and the Chapel of St Michael in Colyford, residential development here is likely to have a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are bus stops within walking distance to the west and south west of the site, that could be used by new residents to access services and facilities further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest schools are located approximately 650m to the north, on the edge of Colyford. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the

		development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however the site is within walking distance of Colyford Road Park (adjacent to the site to the south west), Seaton Football Ground (560m to the south) and Elizabeth Road Playing Field (560m to the south west), all of which could encourage more active lifestyles. In addition, Stop Line Cycle Route runs adjacent to the east of the site along Colyford/Seaton Road; therefore a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south west, the development of new housing here could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing recreational open space (including Elizabeth Road Playing Fields to the south west and Seaton Football Ground to the south), a cycle route, two community halls in Seaton and a memorial hall and the Chapel of St Michael in Colyford, a significant positive effect is expected as new residents will benefit from access to these existing facilities.

8: To maintain and enhance built and historic assets	--?	As this site is within 250m of Colyford Conservation Area, and is within 1km of Honeyditches (a Scheduled Monument) and a number of listed buildings (including the Grade I listed Church of St Gregory), residential development at this site could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	As the site is adjacent to a County Wildlife Site (Seaton Marshes to the east), is within 250m of another County Wildlife Site (Axe Estuary Marshes 120m to the north east) and is within 1km of two Local Nature Reserves (Colyford Common and Seaton Marshes) there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As the site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the west and south west of the site that could be used by new residents; therefore

		the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 2) agricultural land, which is currently undeveloped, there is likely to be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of Seaton town centre, employment sites E114 and 118b (as allocated in the emerging new Local Plan) are adjacent to the west, and there are bus stops within walking distance to the west and south west of the site that could be used by new residents to access other employment opportunities, services and facilities; therefore a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within flood zones 2, 3a or 3b (apart from a small area in the north of the site) and is relatively small (3.31ha) compared with other residential site options in the District, a minor rather than a significant negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing

		development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (3.31ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is adjacent to employment sites E114 and 118b (as allocated in the emerging new Local Plan) to the west, this could benefit new residents at this site by making employment opportunities in those areas more easily accessible, and the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (3.31ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E088 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the	+	All of the potential residential sites are expected to have positive effects on this

opportunity to live in a decent home		objective, due to the nature of the proposed development. As this is a smaller site (0.4ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	As the site is within walking distance (600m) of a Scout Hut and Martial Arts Centre (340m south west), St John's Ambulance Hall (270m south) and Seaton Methodist Church (475m south west), residential development here is likely to have a significant positive effect on access to community services. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are bus stops within walking distance to the west and south of the site, that could be used by new residents to access services and facilities further afield.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance of Seaton Primary School and an early years facility (Rupert's Under 5s); therefore a significant positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	This site is within walking distance of Seaton Community Hospital (520m to the south west) and Seaton and Colyton Medical Centre (570m to the south west). In addition, the site is within walking distance of Colyford Road Park (adjacent to the north), Seaton Football Ground (330m to the south) and Elizabeth Road Playing Field (330m to the south west) that could be used for recreation. In addition, the Stop Line Cycle Route runs adjacent to the west of the site along Colyford/Seaton Road. Overall, a significant positive effect is therefore expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the

		detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the west, the development of new housing here could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The likely negative effect is minor rather than significant because the site is more than 200m from the strategic road network at the nearest point; therefore new residents would not be expected to be adversely affected by traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing recreational open space (including Elizabeth Road Playing Fields to the south west, and Seaton Football Ground to the south), an adjacent cycle route, two community halls and Seaton Methodist Church, a significant positive effect is expected as new residents will benefit from access to these existing facilities.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of Colyford and Seaton Conservation Areas, a Scheduled Monument (Honeyditches) and a number of listed buildings (including the Grade I listed Church of St Gregory), development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place on greenfield land, a minor negative effect is expected in relation to the wise use of land. However, as the site is not within 250m of an AONB, and so would steer development away from those landscape designations, a positive effect on landscape character is likely and a mixed effect is expected overall.

10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a minor negative effect may occur but this is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	As the site is within 250m of a County Wildlife Site (Seaton Marshes 40m to the east) and a Local Nature Reserve (Seaton Marshes 170m to the south east) and is within 1km of another County Wildlife Site (Axe Estuary Marshes 560m to the east) and a Local Nature Reserve (Colyford Common 620m to the north east) there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	As this site is not within close proximity of Seaton town centre, residents may be encouraged to use private vehicles as their chosen transport mode, which would have a negative effect on this objective. However, there are bus stops within walking distance to the west and south of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would not involve housing development on high quality agricultural land (the site is classified as urban land), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall negligible effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable

		energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of Seaton town centre, employment site 118b (as allocated in the emerging new Local Plan) is within walking distance to the north west, and there are bus stops within walking distance to the west and south of the site that could be used by new residents to access other employment opportunities, services and facilities; therefore a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although the site is relatively small (0.4ha) compared with other residential site options in the District, as roughly half the site is within flood zone 2 (with an area in the north east within flood zone 3), a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.4ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on

active workforce		the provision of jobs, which will not be determined by the location of new housing developments. As this site is within walking distance (600m) of employment site 118b (as allocated in the emerging new Local Plan) to the north west, this could benefit new residents at this site by making employment opportunities in that area more easily accessible, and the overall effect on this objective is expected to be significant positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.4ha) in relation to other residential site options in the District, the potential positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Seaton Site E171 (residential development to also include some commercial and tourism uses and open space areas)

Note that this appraisal refers to the site boundary shown on the map of alternative sites. The appraisal for site E171 above refers to the revised site boundary as it has now been allocated on the proposals map in the Local Plan.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a larger site (19.26ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++?	As the site is within walking distance (600m) of Seaton Town Hall (150m to the west), a post office (280m to the west), a library (235m to the west), two places of worship (Christadelphian Hall 270m to the west and Seaton Methodist Church 490m to the north), and a supermarket (70m to the west) there is likely to be a significant positive effect on access to community services. Currently there is a large supermarket within the site boundary, and it is assumed that this will be retained as part of the new development although there is some uncertainty attached to the significant positive

		score as this is not currently clear. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars, and there are bus stops adjacent to the west and south of the site, that could be used by new residents to access services and facilities further afield. In addition, the site is proposed for some commercial and tourism uses and open space alongside the new residential development. Depending on what this comprises, it may include the provision of some new community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Seaton Primary School to the north west; therefore a minor positive effect may occur, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	The site is within walking distance of Seaton Community Hospital (500m to the north west) and Main Practice Medical Centre at Townsend House (375m to the west). In addition, the site is within walking distance to Court Lane Cricket Pitch (200m to the north west), Seafield and Festival Gardens (290m to the west), Cliff Field/The Chine park (450m to the west), Seaton Football Ground (450m to the north) and Elizabeth Road Playing Field (600m to the north west), all of which could be used for active outdoor recreation. In addition, the site is proposed for some new open space provision alongside the new residential development. The Stop Line Cycle Route runs adjacent to the west of the site along the B1372 and there is a footpath and a bridleway to the east of the site. As such, an overall significant positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on residents' health. However, there is some uncertainty attached to the score as Underfleet playing field is within the north western part of the site and may be lost if the new development were to take its place; however if the playing field was retained as part of the new development, it could contribute further to the likely significant positive effect on this objective.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on

		perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	Because this site is adjacent to a number of existing residential properties to the south and west, the development of this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic, which may lead to a negative effect on this objective. The site is more than 200m from the strategic road network at the nearest point, but is adjacent to the B1372, which is one of the main routes through Seaton; therefore new residents may experience some adverse effects from traffic noise. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of open space and green infrastructure as well as other cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of existing recreational open space (including Court Lane Cricket Pitch, Seafield and Festival Gardens, Cliff Field/The Chine park, Seaton Football Ground, Elizabeth Road Playing Field, the adjacent cycle route and nearby footpath and bridleway), Seaton Town Hall (150m to the west), a post office (280m to the west), a library (235m to the west), two places of worship (Christadelphian Hall 270m to the west and Seaton Methodist Church 490m to the north), and Seaton Museum (150m to the west), a significant positive effect is expected as new residents will benefit from access to these existing facilities. In addition, the site is proposed for some commercial and tourism uses and open space alongside the new residential development, and depending on the exact nature of the development that comes forward, this is likely to further enhance the significant positive effect on this objective.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of Seaton Conservation Area, a Grade II* listed bridge, and a number of Grade II listed buildings (including one that is located on the southern boundary of the site), and is within 1km of a Scheduled Monument (Honeyditches) and a number of other listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level

		of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this site would involve development taking place mainly on brownfield land (apart from some areas in the north of the site), a minor positive effect is expected in relation to the wise use of land. However, as the site is within 250m of East Devon AONB, development here may have an adverse effect on landscape character; therefore an overall mixed effect is likely.
10: To maintain the local amenity, quality and character of the local environment	0	The effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). However, the location of the site on mainly brownfield land suggests that the development is unlikely to have a notable effect on the existing local character; therefore, a negligible effect on this objective is likely.
11: To conserve and enhance the biodiversity of East Devon	--?	As this site is within very close proximity of three County Wildlife Sites (Seaton Marshes and Axe Estuary and Marshes are adjacent to the site, and Haven Ball Woods is within 250m), and is within 1km of a National Nature Reserve (Axmouth to Lyme Regis Undercliffs), a Local Nature Reserve (Seaton Marshes), a Special Area of Conservation (Sidmouth to West Bay), and a SSSI (Axmouth to Lyme Regis Undercliffs), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and may even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as Sidmouth to West Bay SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	As this site is adjacent to bus stops to the west and south, and is within easy reach of Seaton town centre, people will be easily able to reach the associated shops, services and facilities and employment opportunities by public transport, or via shorter journeys which may be on foot or by bicycle. As such, a significant positive effect on this objective is likely.

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>0</p>	<p>As this site would not involve housing development on high quality agricultural land (the site is mainly brownfield and classified as urban land), there will be a negligible effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall negligible effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of any of the employment sites allocated in the emerging new Local Plan, Seaton town centre is within walking distance to the west and there are bus stops adjacent to the west and south of the site that could be used by new residents to access employment opportunities, services and facilities further afield; therefore an overall significant positive effect on this objective is likely.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>--</p>	<p>This site mainly comprises brownfield land, and it is recognised that it may be possible to incorporate SuDS into the new housing development, as it is a large site (19.26ha) and is completely within a high flood risk area (flood zones 2 and 3) with areas of greenfield in the north of the site, a significant negative effect is likely in relation to this objective.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>

<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	-	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be more opportunity to re-use existing buildings and materials than there would be on a greenfield site, and the new development may offer good opportunities for incorporating sustainable waste management practices. However, this site is large (19.26ha) in relation to other residential site options in the District and so may involve a greater increase in waste generation; therefore a minor negative effect is likely in relation to this objective.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	+?	<p>While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the potential employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in those areas. However, there are bus stops within walking distance to the west and south of the site that could be used by new residents to access employment opportunities further afield, and the site is proposed for some commercial and tourism uses alongside the new residential development which may mean that some jobs are provided within the site itself. As such, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether the existing transport links will provide convenient access to employment sites, and on the extent of any employment opportunities that may come forward within this site.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	++	<p>All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and increasing the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large (19.26ha) in relation to other residential site options in the District, the likely positive effect is expected to be significant.</p>
<p>20: To encourage and accommodate both indigenous and inward investment</p>	+?	<p>Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site will incorporate some tourism and commercial uses alongside the new housing. As such, there may be a minor positive effect on this objective, although there is some uncertainty attached as</p>

the scale of commercial provision within the site is not yet known.

Seaton Site 118b (employment development and open space/recreation uses)

Note that this appraisal refers to the site boundary shown on the map of alternative sites. The appraisal for site 118B above refers to the revised site boundary as it has now been allocated on the proposals map in the Local Plan.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for this site will be negligible.
2: To ensure that all groups of the population have access to community services	-	While employment sites are not expected to have a significant effect on this objective, proximity to services would enable employees to access these facilities during breaks and before and after work. As this site is not within walking distance (600m) of any key community services, a minor negative effect is expected in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect is affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. As this site is small (5.29ha) in relation to other employment site options in the district, it is likely to have a minor rather than a significant positive effect on this objective.
4: To improve the population's health	++	Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. This site is within 600m of existing open space (Colyford Road Park), and the Stop Line Cycle Route, which suggests that a significant positive effect could be expected. The site is not within close proximity of any Air Quality Management Areas (AQMAs), and is therefore unlikely to compound existing air quality problems in those areas. In addition, the site is proposed for new open space/recreation uses alongside new employment development which will improve the available facilities for local residents and employees at the site to use for active outdoor recreation.

5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effect of this employment site on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There are residential dwellings situated to the south east of the site that may be affected by noise from the proposed employment development and from people making use of the open space to be provided within the site; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	While none of the employment-only sites would be expected to have a direct effect on this objective, this site is proposed for open space and recreation uses alongside the new employment development; therefore a positive effect on leisure provision is likely. However, there is some uncertainty attached as details regarding the scale of any such provision is not yet known.
8: To maintain and enhance built and historic assets	--?	As this employment site is within 250m of Colyford Conservation Area and a number of listed buildings, there is the potential for a significant negative effect on those assets and their settings. In addition, there are numerous other listed buildings within 1km of the site, as well as two Scheduled Monuments (Roman or earlier settlement at Honeyditches and a promontory fort on Seaton Down). However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset

		with one that does not).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As this is a small site, but is situated on greenfield land, development here is likely to have a minor negative effect on the wise use of land. However, as the site is more than 250m from any AONB and so would steer development away from those landscape designations, a minor positive effect is likely in relation to landscape character and a mixed effect is expected overall.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site comprises mainly greenfield land, development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). In particular, this site is proposed for open space/recreation uses alongside the new employment development which indicates that effects on local character may be able to be mitigated.
11: To conserve and enhance the biodiversity of East Devon	--?	As this site is within 250m of two County Wildlife Sites (Seaton Marshes and Axe Estuary Marshes, both to the east), and is within 1km of three Local Nature Reserves (Holyford Woods, Colyford Common and Seaton Marshes), there is potential for employment development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects, and there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance of Seaton town centre, which means that employees are unlikely to be able to walk in order to reach the associated shops, services and facilities that they may wish to make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is adjacent to bus stops to the west of the site; therefore an overall mixed effect is expected on encouraging non-car based modes of transport.

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--</p>	<p>As this employment site would involve development on high quality (grade 2) agricultural land, which is currently undeveloped, there will be a significant negative effect on preserving soil quality. In terms of air quality, although the site is not within or immediately adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here, it is recognised that the proximity of the site to the strategic road network (the A3052 to the north) may have a negative effect on air quality by encouraging commuters to use cars to travel to work. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is adjacent to bus stops to the west of the site, and is adjacent to the proposed residential sites E315 to the east and E104 in the west as well as existing residential development to the south, a significant positive effect is expected in relation to reducing greenhouse gas emissions.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the site is not within a high flood risk zone, the negative effect is expected to be minor rather than significant.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy</p>

		38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of this proposed employment site on this SA objective will be negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices although as this site would involve development on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this is a small site (5.29ha) in relation to other employment site options in the District, it is likely to have an overall minor negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (5.29ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (5.29ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (5.29ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Sidmouth - Allocated Sites

Sidmouth Site ED02 (Parts A and B): Current Council Offices, Knowle (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.46ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of two community halls (St John's Hall, Twyford Road and Manor Pavilion), two religious establishments (the United Reformed Church and the Church of the Most Precious Blood), a post office, the community hospital on All Saints Road and Sidmouth Health Centre, all of which lie to the south east of the site. In addition, there are numerous bus stops within walking distance, including one which is adjacent to the northern tip of the larger part of the site that could be used by new residents to access community services further afield. As such, a significant positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of four schools – St John's Early Years school 265m to the west, Sidmouth Daycare Nursery 485m to the south east, Sidmouth Pre-School 560m to the east and All Saints Church of England Primary School 595m to the east. As such, a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools will have the capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	The site is within walking distance (600m) of the community hospital on All Saints Road and Sidmouth Health Centre, both of which lie to the south east. In addition, there is accessible open space within close proximity of the site – the Knowle park and recreation ground lies within the boundary of the site and extends to the north. While the development of this site would result in the loss of some of this open space (as it

		covers the entire area of the smaller fragment of the site), the new houses would be within very close proximity of the remainder of the park. In addition, the large Manor Park Gardens, St John's School playing fields, West Park Road allotments, the Blackmore rugby pitch and Blackmore Coronation Gardens all lie within walking distance of the site. There are also a number of public rights of way within walking distance including Sidmouth footpaths 5, 6 11 and 33 and bridleway number 7. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Both parts of this site are surrounded by existing development – the larger part of the site to the north, south and west and the smaller part of the site to the south, east and west. As such, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. The site is not within close proximity of the strategic road network, meaning that new residents would not be expected to experience noise from road traffic. Therefore, an overall significant negative effect is likely in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. There is existing open space within walking distance (600m) of the site– the Knowle park and recreation ground lies within the boundary of the site and extends to the north. While the development of this site would result in the loss of some of this open space (as it covers the entire area of the smaller fragment of the site), the new houses would be within very close proximity of the remainder of the park. In addition, the large Manor Park Gardens, St John's School playing fields, West Park Road allotments, the Blackmore rugby pitch and Blackmore

		Coronation Gardens all lie within walking distance of the site. There are also two community halls (Twyford Road and Manor Pavilion), two religious establishments (Church of the Most Precious Blood and the United Reformed Church), Sidmouth Museum and a library within walking distance. As such, a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	The site is within 25m of Sidmouth Conservation Area at the closest point, and there are a large number of listed buildings within 1km of the site, including two within the site boundary, in the southern part of the larger fragment of the site. In addition, Connaught Gardens (a registered Park and Garden) lies approximately 725m to the south of the smaller fragment of the site. As such, development here could have a potentially significant negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	This site is within 30m of the East Devon AONB at the closest point; therefore a minor negative effect is likely in relation to landscape character. However, the larger part of the site is on brownfield land, meaning that a minor positive effect is likely in relation to the wise use of land; therefore overall effects on this objective will be mixed.
10: To maintain the local amenity, quality and character of the local environment	0	Development on this site is expected to have a negligible impact on the character of the local environment as it would involve development on primarily brownfield land.
11: To conserve and enhance the biodiversity of East Devon	-?	This site is approximately 850m from Sidmouth to West Bay SAC (which also includes Sidmouth to Beer Coast SSSI) at the closest point to the south east and is approximately 765m from Windgate Cliffs County Wildlife site to the south. In addition, Ladram Bay to Sidmouth SSSI lies approximately 790m to the south; therefore there is potential for residential development at this site to affect biodiversity at these sites (e.g. as a result of noise, dust and other disturbance); therefore a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car	++	The site is within walking distance (600m) of Sidmouth town centre, which means that

based modes of transport and reduce journey lengths		new residents will be easily able to reach the associated shops, services and facilities and employment opportunities on foot. In addition, the site is within walking distance of numerous bus stops, including two adjacent to the northern tip of the larger part of the site, that could be used by new residents to access other destinations further afield. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would involve housing development on urban land, which has already been developed, a negligible effect is likely in relation to the reservation of soil quality. While a very small strip of land to the west of the larger part of the site is within an area classed as grade 3 agricultural land, the site has already been developed, indicating that housing development here would not further any loss of good quality land. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance of one of the employment site allocations in the new Local Plan (land at Alexandria Industrial Estate to the north), and it is also within walking distance (600m) of Sidmouth town centre as well as numerous bus stops (including two that are adjacent to the site boundary to the north) that could encourage new residents to choose alternative modes of transport to their cars. As such, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	0	It is recognised that new development in any location may offer good opportunities to incorporate SuDS. In addition, this site is relatively small (2.46ha) in comparison to other residential site options and is on mainly brownfield land which means that the development of new housing here would not increase the area of impermeable surfaces which could otherwise increase overall flood risk. The site also lies outside of flood zones 2 and 3; therefore a negligible effect on this SA objective is considered likely.

16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. However, as this site is on primarily brownfield land there may be good opportunities to re-use existing buildings and materials and, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.46ha) in relation to other housing site options in the District, therefore a negligible effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is within walking distance of one of the employment site allocations in the new Local Plan (land at Alexandria Industrial Estate to the north) ; therefore there would be associated opportunities for new residents at this site to easily access the new employment opportunities in that area. In addition, the site is within walking distance of numerous bus stops (including two that area adjacent to the northern tip of the larger part of the site) that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.46ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.

20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.
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Sidmouth Site ED01: Current Manstone Depot (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.86ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a two supermarkets, the Church of St Francis of Assisi and a post office. In addition, there are numerous bus stops to the south, east and west of the site which could be used by new residents to access community services further afield. As such, a significant positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of four schools – Sidmouth Infants' Schools is approximately 25m to the west, Apple Tree Pre-School is approximately 75m to the west, St Nicholas' Church of England Junior School is approximately 325m to the south west and Sidmouth College is approximately 400m to the east. As such, a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools will have the capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	The site is not within walking distance (600m) of any healthcare facilities; however there is plenty of accessible green space within close proximity of the site, including Manstone Lane Greens 60m to the east, Manstone recreation ground 140m to the south, St Nicholas School playing field 285m to the south west, St Francis of Assisi churchyard 355m to the west and Baker Close play area 300m to the north. In addition, there are a number of public rights of way within walking distance, including

		Sidmouth footpath 15 which runs across the northern boundary of the site, Sidmouth footpath 14 to the south, Sidmouth footpath 13 to the east and national cycle route 100 to the south. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site is surrounded by existing development on all sides; therefore, the development of new housing at this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. The site is also within 200m of the A375 to the east, meaning that new residents may experience noise from road traffic. As such, an overall significant negative effect is likely in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. There is existing open space within walking distance (600m) of the site, including Manstone Lane Greens 60m to the east, Manstone recreation ground 140m to the south, St Nicholas School playing field 285m to the south west, St Francis of Assissi churchyard 355m to the west and Baker Close play area 300m to the north. In addition, there is a religious establishment (the Church of St Francis of Assissi) and a leisure centre (at Sidmouth College) within walking distance. As such, a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	There are a large number of listed buildings within 1km of this site, including some within 250m. In addition, the site is within approximately 1km of Sidmouth Conservation Area. As such, development here could have a potentially significant negative effect on those assets and their settings. However, details regarding the

		potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	The northern boundary of the site lies within approximately 115m the East Devon AONB; therefore a minor negative effect is likely in relation to landscape character. However, the site is on brownfield land, meaning that a minor positive effect is likely in relation to the wise use of land; therefore overall effects on this objective will be mixed.
10: To maintain the local amenity, quality and character of the local environment	0	Development on this site is expected to have a negligible impact on the character of the local environment as it would involve development on brownfield land.
11: To conserve and enhance the biodiversity of East Devon	0?	This site is not within 1km of any biodiversity designations that could be affected by residential development at this site; therefore a negligible effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of Sidmouth town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within walking distance of numerous bus stops to the south, east and west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would involve housing development on urban land, which has already been developed, a negligible effect is likely in relation to the reservation of soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic

		associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. While this site is not within walking distance (600m) of Sidmouth town centre, it is within 600m of one of the employment site allocations in the new Local Plan (land at Alexandria Industrial Estate to the south). In addition, it is within walking distance of numerous bus stops to the south, east and west that could encourage new residents to choose alternative modes of transport to their cars. As such, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	0	It is recognised that new development in any location may offer good opportunities to incorporate SuDS. In addition, this site is relatively small (0.86ha) in comparison to other residential site options and is on brownfield land which means that the development of new housing here would not increase the area of impermeable surfaces which could otherwise increase overall flood risk. The site also lies outside of flood zones 2 and 3; therefore a negligible effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. However, as this site is on brownfield land there may be good opportunities to re-use existing buildings and materials and, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.86ha) in relation to other housing site options in the District, therefore a negligible effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the

active workforce		provision of jobs, which will not be determined by the location of new housing developments. The site is within 600m of one of the employment site allocations in the new Local Plan (land at Alexandria Industrial Estate to the south); therefore there would be the associated opportunities for new residents at this site to easily access the new employment opportunities in that area. In addition, the site is within walking distance of numerous bus stops to the south, east and west that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.86ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Sidmouth Site ED03: Port Royal Site (mixed-use development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.29ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of four community halls (Manor Pavilion, Twyford House, St John's Hall and Trumps Court Community Centre), two religious establishments (the United Reformed Church and the Church of the Most Precious Blood), a post office, the community hospital on All Saints Road and Sidmouth Health Centre, all of which lie to the north west of the site. In addition, there are numerous bus stops to the north and west of the site which could be used by new residents to access community services further afield. As such, a significant positive effect on this

		objective is likely. In addition, as the site is proposed for mixed-use development, new community services are also likely to be provided as part of the development of this site.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of two schools –Sidmouth Daycare Nursery 430m to the north west and Sidmouth Pre-School 600m to the north. As such, a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools will have the capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site. It is also noted that this site is proposed for mixed-use development, and so there may be employment provision alongside the new housing. If this were to be the case, there may be additional opportunities for work-based training and skills development, adding further to the likely positive effect. However, this is uncertain without more information about the scale and nature of any employment development that may come forward within the site.
4: To improve the population's health	++	The site is within walking distance (600m) of the community hospital on All Saints Road and Sidmouth Health Centre, both of which lie to the north west. In addition, there is accessible open space within close proximity of the site – The Esplanade lies within 25m of the southern boundary of the site, Eastern Town Recreation Ground lies within 20m to the north east and Blackmore Coronation gardens lies approximately 200m to the north west. Western Town cricket field is 375m to the west and the Blackmore rugby pitch is 350m to the north west. Alma Lane field is approximately 380m to the east, and the Byes park and recreation ground is 480m to the north. There is also a national cycle route (the Buzzard route) circling the southern and eastern boundaries of the site, and there are a number of public footpaths within walking distance of the site to both the east and west. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential sites on

		this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site is surrounded by existing development to the north and west, and there are buildings within the boundary of the site itself; therefore, the development of this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic (particularly as the site is proposed for mixed use development which is likely to include employment provision). The site is not within close proximity of the strategic road network, meaning that new residents would not be expected to experience noise from road traffic. However, an overall significant negative effect is likely in relation to this objective although effects are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential development sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. There is existing open space within walking distance (600m) of the site – The Esplanade lies within 25m of the southern boundary of the site, Eastern Town Recreation Ground lies within 20m to the north east and Blackmore Coronation gardens lies approximately 200m to the north west. Western Town cricket field is 375m to the west and the Blackmore rugby pitch is 350m to the north west. Alma Lane field is approximately 380m to the east, and the Byes park and recreation ground is 480m to the north. In addition, there are four community halls (Manor Pavilion, Twyford House, St John’s Hall and Trumps Court Community Centre), two religious establishments (the United Reformed Church and the Church of the Most Precious Blood), a leisure centre and Sidmouth Museum within walking distance. As such, a significant positive effect is expected in relation to this objective. In addition, as the site is proposed for mixed-use development, additional new cultural, social and leisure facilities may be provided as part of the development of this site.
8: To maintain and enhance built and historic assets	--?	The site is within 250m of a large number of listed buildings, and the southern boundary of the site lies within Sidmouth Conservation Area. In addition, Connaught Gardens (a registered Park and Garden) lies approximately 715m to the west. As such, development here could have a potentially significant negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential

		mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	This site is not within very close proximity of an AONB (the closest part of the East Devon AONB is approximately 280m to the east); therefore a minor positive effect is likely in relation to landscape character as development would be steered away from those sensitive landscapes. In addition, the site is on brownfield land, meaning that a further minor positive effect is likely in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	0	Development on this site is expected to have a negligible impact on the character of the local environment as it would involve development on brownfield land.
11: To conserve and enhance the biodiversity of East Devon	--?	This site is approximately 55m from Sidmouth to West Bay SAC (which also includes Sidmouth to Beer Coast SSSI) to the east and is approximately 995m from Windgate Cliffs County Wildlife site to the west. In addition, Ladram Bay to Sidmouth SSSI lies approximately 750m to the west; therefore there is potential for residential development at this site to affect biodiversity at these sites (e.g. as a result of noise, dust and other disturbance); therefore a significant negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance (600m) of Sidmouth town centre, which means that new residents will be easily able to reach the associated shops, services and facilities and employment opportunities on foot. In addition, the site is within walking distance of numerous bus stops to the north and west that could be used by new residents to access other destinations further afield. These links also mean that employees travelling to and from the site should be easily able to travel using non-car based modes of transport. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would involve development on urban land that has already been developed, a negligible effect is likely in relation to the reservation of soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of

		the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, this site is within walking distance (600m) of Sidmouth town centre and numerous bus stops to the north and west that could encourage new residents to choose alternative modes of transport to their cars. In addition, the fact that the site is proposed for mixed-use development means that new residents should be easily able to access job opportunities within the site, reducing the need to drive. As such, a significant positive effect on this objective is likely, despite the site not being within close proximity of any of the other employment site allocations in the new Local Plan.
15: To ensure that there is no increase in the risk of flooding	-	It is recognised that new development in any location may offer good opportunities to incorporate SuDS. In addition, this site is relatively small (1.95ha) in comparison to other site options and is on brownfield land which means that development here would not increase the area of impermeable surfaces which could otherwise increase overall flood risk. However, the site lies entirely within flood zone 2; therefore an overall minor negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new developments will inevitably involve an increase in waste generation, regardless of the location. However, as this site is on brownfield land there may be good opportunities to re-use existing buildings and materials and, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.29ha) in relation to other site options in the District, therefore a negligible effect is expected in relation to this objective.

18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. This site is proposed for mixed-use development which means that residents should have easy access to employment opportunities within the site. In addition, the site is within walking distance of numerous bus stops to the north and west that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive, despite the site not being within close proximity of any of the other employment site allocations in the new Local Plan.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential development sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population and the number of available job opportunities, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.29ha) in comparison with other site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+?	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site is proposed for mixed use development which is likely to incorporate employment land alongside the new housing. As such, there may be a minor positive effect on this objective, although this is uncertain as the scale of employment provision within the site is not yet known.

Sidmouth Site 001 (A & B): Land at Alexandria Industrial Estate (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites is negligible (0).
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of a religious establishment (Church of St Francis of Assisi), a Post Office and a supermarket, all of which lie to the north east of the site. As such, a positive effect is likely in relation to access to community services as employees will be able to access these services and facilities during breaks and

		before and after work. Due to the nature of the development proposed, none of the employment sites are expected to have a significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. This site is expected to have a minor rather than a significant positive effect as it is small (0.6ha) in relation to other employment site options in the district, and so may offer fewer opportunities for people to obtain new skills and training opportunities.
4: To improve the population's health	++	The site is within walking distance (600m) of recreation space – the large Manor Park Gardens lie adjacent to the south westerly boundary of the western fragment of the site, and there are also a number of other smaller areas of open space within close proximity. In addition, national cycle route number 248 runs within close proximity of the northern boundary of the site and Sidmouth footpaths 16, 17 and 11 also lie within 500m. As such, a significant positive effect is likely in relation to encouraging healthy lifestyles, as employees at this site will easily be able to access those open spaces and recreation facilities which may encourage them to be active outdoors during breaks and after work. The proximity of the footpaths and cycle paths may also encourage employees to walk or cycle to and from work, thereby increasing levels of day-to-day physical activity. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on the health of employees at the site.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	Both parts of this site are surrounded by existing development, including what appears to be both industrial and residential development. These sensitive receptors may be affected by noise from the proposed employment development, both during the

		construction phase and during the long-term as a result of industrial activities or increased vehicle traffic; therefore there may be a significant negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).
8: To maintain and enhance built and historic assets	-?	The site lies approximately 600m to the north of Sidmouth Conservation Area and there are a number of listed buildings within 1km of the site, including one within 90m to the west. As such, development of this site may result in a minor negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	This site lies within 10m to the east of the East Devon AONB; therefore development here may have a minor negative effect on landscape character as the setting of the AONB may be affected by development. As the site appears to be mainly on greenfield land, there may be a further minor negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is on what appears to be primarily greenfield land, employment development here may have a negative effect on the character of the local environment. However, the effects on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the development and the incorporation of open space/green infrastructure, which are uncertain at this stage as they will be determined through the detailed proposals for each site at the planning application stage.
11: To conserve and enhance the biodiversity of East Devon	0?	As this potential employment site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from development here. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty remains as appropriate design may even result in beneficial effects.

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>This site is not within walking distance (600m) of Sidmouth town centre, which means that employees are unlikely to be able to walk to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 600m of a number of bus stops to the north, south, east and west; therefore an overall mixed effect is expected on encouraging non-car based modes of transport.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>0</p>	<p>This site is located entirely on land classed as urban; therefore development here would have a negligible effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. This site is within walking distance (600m) of two of the employment site allocations in the new Local Plan (Current Council Offices, Knowle to the south and the Current Manstone Depot to the north) which means that residents at those sites would be easily able to access employment opportunities here via non-car based modes of transport, and the site is also within close proximity of a number of bus stops that could be used by employees travelling from further afield. As such, an overall significant positive effect is expected in relation to reducing greenhouse gas emissions.</p>

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is relatively very small (0.6ha) and lies outside of flood zones 2 and 3, an overall minor rather than significant negative effect is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is located on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, the site is small (5.82ha) in relation to other employment site options in the District; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development proposed through other Local Plan policies. As this is a small site (0.6ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (0.6ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.

20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (0.6ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.
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Sidmouth - Alternative Sites

Sidmouth Site 1967 (boundary option 1): Land North of Sidford (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites is negligible (0).
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of two religious establishments (St Peter's Church and Sidford Methodist Church), a Post Office, a doctor's surgery and a community hall, all of which lie to the south of the site. As such, a positive effect is likely in relation to access to community services as employees will be able to access these services and facilities during breaks and before and after work. Due to the nature of the development proposed, none of the employment sites are expected to have a significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. This site is expected to have a minor rather than a significant positive effect as it is small (5.82ha) in relation to other employment site options in the district, and so may offer fewer opportunities for people to obtain new skills and training opportunities.
4: To improve the population's health	++	The site is within walking distance (600m) of recreation space - Byers Lane playing fields lies approximately 300m to the south of the site and there are further playing pitches (which may belong to a college) just over 600m to the south. In addition, there is an area of amenity open space approximately 300m to the west of the site (Higher Brook Meadow Green), and there are four public rights of way within 600m of the site (three footpaths to the west and south of the site and a bridleway to the east). As

		such, a significant positive effect is likely in relation to encouraging healthy lifestyles, as employees at this site will easily be able to access those open spaces and recreation facilities which may encourage them to be active outdoors during breaks and after work. The proximity of the footpaths and cycle paths may also encourage employees to walk or cycle to and from work, thereby increasing levels of day-to-day physical activity. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on the health of employees at the site.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is adjacent to an area of dense residential development to the south, and is adjacent to what appears to be industrial/farm buildings to the east. These sensitive receptors may be affected by noise from the proposed employment development, both during the construction phase and during the long-term as a result of industrial activities or increased vehicle traffic; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).
8: To maintain and enhance built and historic assets	--?	The site is within very close proximity (within 35m at the closest point) of Sidford Conservation Area to the south. In addition, there are a number of listed buildings within 1km of the site, as well as Sidbury Castle (a Scheduled Monument) less than 1km to the north west. As such, development of this site may result in a significant

		negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site is on greenfield land and is entirely within East Devon AONB, employment development here is likely to have a significant negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is on greenfield land, employment development here may have a negative effect on the character of the local environment. However, the effects on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the development and the incorporation of open space/green infrastructure, which are uncertain at this stage as they will be determined through the detailed proposals for each site at the planning application stage.
11: To conserve and enhance the biodiversity of East Devon	0?	As this potential employment site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from development here. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty remains as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance (600m) of Sidmouth town centre, which means that employees are unlikely to be able to walk to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 600m of ten bus stops to the north and south of the site, therefore an overall mixed effect is expected on encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will

		depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. Although this site is not within walking distance of any of the residential site allocations in the emerging new Local Plan, it is within 500m of ten bus stops to the north and south of the site as well as existing residential development to the south. As such, an overall significant positive effect is expected in relation to reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although this site is relatively small (5.82ha), the site lies mainly within flood zones 2 and 3; therefore the negative effect is likely to be significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable

		waste management practices. As this proposed development site is located on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, the site is small (5.82ha) in relation to other employment site options in the District; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development proposed through other Local Plan policies. As this is a small site (5.82ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (5.82ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (5.82ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Sidmouth Site 1967 (boundary option 2): Land North of Sidford (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites is negligible (0).
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of two religious establishments (St Peter's Church and Sidford Methodist Church), a Post Office, a doctor's surgery and a community hall, all of which lie to the south of the site. As such, a positive effect is likely in relation to access to community services as employees will be able to access these services and facilities during breaks and before and after work. Due to the

		nature of the development proposed, none of the employment sites are expected to have a significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. This site is expected to have a minor rather than a significant positive effect as it is small (7.5ha) in relation to other employment site options in the district, and so may offer fewer opportunities for people to obtain new skills and training opportunities.
4: To improve the population's health	++	The site is within walking distance (600m) of recreation space - Byers Lane playing fields lies approximately 300m to the south of the site and there are further playing pitches (which may belong to a college) just over 600m to the south. In addition, there is an area of amenity open space approximately 300m to the west of the site (Higher Brook Meadow Green), and there are four public rights of way within 600m of the site (three footpaths to the west and south of the site and a bridleway to the east). As such, a significant positive effect is likely in relation to encouraging healthy lifestyles, as employees at this site will easily be able to access those open spaces and recreation facilities which may encourage them to be active outdoors during breaks and after work. The proximity of the footpaths and cycle paths may also encourage employees to walk or cycle to and from work, thereby increasing levels of day-to-day physical activity. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on the health of employees at the site.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is adjacent to an area of dense residential development to the south, and is adjacent to what appears to be industrial/farm buildings to the east. These sensitive receptors may be affected by noise from the proposed employment development, both

		during the construction phase and during the long-term as a result of industrial activities or increased vehicle traffic; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).
8: To maintain and enhance built and historic assets	--?	The site is within very close proximity (within 35m at the closest point) of Sidford Conservation Area. In addition, there are a number of listed buildings within 1km of the site, as well as Sidbury Castle (a Scheduled Monument) less than 1km to the north west. As such, development of this site may result in a significant negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site is on greenfield land and is entirely within East Devon AONB, employment development here is likely to have a significant negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is on greenfield land, employment development here may have a negative effect on the character of the local environment. However, the effects on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the development and the incorporation of open space/green infrastructure, which are uncertain at this stage as they will be determined through the detailed proposals for each site at the planning application stage.
11: To conserve and enhance the biodiversity of East Devon	0?	As this potential employment site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from development here. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty remains as appropriate design may even result in beneficial effects.

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>This site is not within walking distance (600m) of Sidmouth town centre, which means that employees are unlikely to be able to walk to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 600m of ten bus stops to the north and south of the site, therefore an overall mixed effect is expected on encouraging non-car based modes of transport.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>++</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. As this site is within 500m of ten bus stops to the north and south of the site, and is adjacent to a proposed residential site allocation in the emerging new Local Plan (site C335) to the south east as well as existing residential development to the south, a significant positive effect is expected in relation to reducing greenhouse gas emissions.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>--</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall</p>

		flood risk. Although this site is relatively small (7.5ha), the southern half is mainly within flood zones 2 and 3; therefore the negative effect is likely to be significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is located on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, the site is small (7.5ha) in relation to other employment site options in the District; therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development proposed through other Local Plan policies. As this is a small site (7.5ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (7.5ha) in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (7.5ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor

rather than a significant positive effect.

Sidmouth Site C026 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (5.56ha) in relation to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of a number of key community services including two churches (Sidford Methodist Church and St Peter's Church, both to the west), a village hall, a post office and a medical practice (Sidford surgery). Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the west of the site, including on the north western corner of the site, that could be used by new residents to access community services further afield. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of Sidford Early Years School, approximately 150m to the west. It is also noted that Sidmouth College is located just outside walking distance (approximately 690m to the south west). As such, a minor positive effect is likely although there are uncertainties attached in relation to whether such existing schools would have capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	The site is within walking distance (600m) of a medical practice (Sidford surgery). In addition, there are two footpaths to the south west and east of the site, and a bridleway to the north east, all of which are within walking distance. There is a large area of open space within around 60m of the western boundary of the site – Byers Lane Playing Fields – and there are playing pitches slightly further to the south west. As

		such, a significant positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site borders fairly dense existing development to the north and west; therefore, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the northern boundary of the site buffers the A3052, which means that new residents (particularly in the northern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. However, the site is within walking distance (600m) of existing recreational open space (Byers Lane Playing Fields and other playing pitches), as well as a community hall and two religious establishments (Sidford Methodist Church and St Peter's Church). As such, a significant positive effect is likely as new residents will benefit from access to these facilities.
8: To maintain and enhance built and historic assets	--?	The north western corner of this site is directly adjacent to Sidford Conservation Area, within which there are a large number of listed buildings. There are also other listed buildings within 1km of the site. As such, development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant

		negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	The eastern boundary of the site buffers the East Devon AONB, and the AONB designation covers land within very close proximity to the north of the site, meaning that the site is likely to fall within the wider setting of the AONB. As such, a significant negative effect is likely in relation to landscape character. In addition, the site is proposed on mainly greenfield land, which could contribute further to the likely negative effect, in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as it would involve development on land which is primarily greenfield. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	0?	As this site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from this potential development. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	The site is not within walking distance (600m) of Sidmouth town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be minor positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality agricultural land (the majority of the site, apart from the north western tip, is classified as Grade 3 land), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the

		location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (600m) of a number of bus stops that could encourage new residents to choose alternative modes of transport to their cars. In addition, one of the employment site allocations in the emerging new Local Plan (site 1967, Land North of Sidford) approximately 250m to the north west of the site, which may enable residents to access jobs there on foot or by bicycle. As such, although this site is not within walking distance of Sidmouth town centre, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	--?	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly as the western part of the site lies within flood zone 3. As such, a significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-.?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (5.56ha) in relation to other housing site options in the District;

		therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site lies approximately 250m to the south east of one of the employment site allocations in the new Local Plan (site 1967, Land North of Sidford), which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, the site is within walking distance of numerous bus stops that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (5.56ha) in relation to other housing site options in the District, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Sidmouth Site C053 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.96ha) in relation to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the	++	This site is within walking distance (600m) of Sidford Village Hall, a post office and a

population have access to community services		medical practice (Sidford Surgery), all of which are located in Sidford to the north west. Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the north west of the site that could be used by new residents to access community services further afield. As such, residential development at this site is likely to have a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within approximately 360m to the south east of Sidford early years school. As such, a minor positive effect is likely in relation to this objective although there are uncertainties attached in relation to whether existing schools will have capacity to accommodate new residents and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	The site is within approximately 580m of Sidford Surgery to the west and Byers Lane playing fields lies approximately 200m to the west of the site. There are also further playing pitches (which may belong to a college) just over 300m to the south west. In addition, there are a number of public footpaths within 600m of the site to the south, east and west and a bridleway within walking distance to the north east. As such, a significant positive effect is likely in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not within close proximity of many sensitive receptors, only a very small number of isolated buildings to the south. As such, there are very few sensitive receptors that may be affected by noise from the proposed residential development both during development and in the longer-term as a result of increased vehicle traffic. In addition, the site is within approximately 100m of the A3052, which means that new residents (particularly in the northern part of the site) may suffer adverse impacts from

		road nose. As such, there may be a minor negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. Byers Lane playing field lies approximately 200m to the west of the site and there are further playing pitches (which may belong to a college) just over 300m to the south west. The site is also within walking distance of Sidford Village Hall and two religious establishments (Sidford Methodist Church and St Peter's Church). As such, a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	The site is within 300m of Sidford Conservation Area. In addition, there are a number of listed buildings within 1km to the south and north west of the site; therefore residential development here may have a minor negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	Although this site is small, it is on greenfield land and is entirely within East Devon AONB (the western boundary of the site also forms the boundary of the AONB); therefore residential development here is likely to have a significant negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is on greenfield land, residential development here may have a negative effect on the character of the local environment. However, the effects of new residential development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from this potential development. However, while proximity to designated sites provides an indication of

		the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of Sidmouth town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within walking distance of a number of bus stops to the north west of the site that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this residential site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. The site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new residential development, which cannot be determined at this stage on the basis of the location of individual residential sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (600m) of a number of bus stops to the north west of the site that could encourage new residents to choose alternative modes of transport to their cars. In addition, the site lies within approximately 550m of one of the employment site allocations in the new Local Plan (site 1967, Land North of Sidford, to the north), which may enable residents to access jobs there on foot or by bicycle. As such, although this site is not within walking distance of Sidmouth town centre, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new residential development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the site is relatively small (1.96ha) and is outside of flood zones 2 and 3, the negative effect is likely to be minor rather than significant.

<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>-</p>	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (1.96ha) in relation to other housing site options in the District, and therefore a minor rather than a significant negative effect is expected in relation to this objective.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>++</p>	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site lies within close proximity of one of the employment site allocations in the new Local Plan (site 1967, Land North of Sidford, to the north), which could enable new residents at this site to easily access the new employment opportunities in that area. In addition, the site is within walking distance of numerous bus stops that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>+</p>	<p>All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.96ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.</p>

20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.
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Sidmouth Site C098 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (7.07ha) in relation to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is not within walking distance (600m) of any key community services; therefore a negative effect on this objective is likely. However, there are 11 bus stops within walking distance to the south and east of the site that could be used by new residents to access community services further afield. As such, the likely negative effect is minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges (although there are two within 1km but more than 600m away – Sidmouth Infants' School and St Nicholas Church of England Junior School). As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities. However, there is a large area of open space within walking distance to the south of the site (Manor Park Gardens) as well as the smaller Andrew Close play area approximately 300m to the east) and there are a number of public rights of way within 600m of the site on all sides, including two adjoining the south eastern corner of the site. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites

		which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	This site borders fairly dense existing development to the south and east; therefore the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the northern boundary of the site lies within 50m of the A3052, which means that new residents (particularly in the northern part of the site) may suffer adverse impacts from road noise. As such, there may be a significant negative effect in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural and social facilities within the new development, which is unknown at this stage. There is a large area of open space within walking distance to the south of the site (Manor Park Gardens) as well as the smaller Andrew Close play area approximately 300m to the east). However, the site is not within walking distance (600m) of any other cultural, social and leisure facilities. As such, a minor rather than a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	There are three conservation areas just over 1km to the south east of this site; however a number of listed buildings lie within 1km, including two within 100m of the site to the north and south east respectively. As such, development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and	--?	This site lies entirely within the East Devon AONB (the southern boundary of the site forms the boundary of the AONB); therefore a significant negative effect is anticipated

enhance the landscape character of East Devon		in relation to landscape character. In addition, the site is on mainly greenfield land, which could compound the likely negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on land which is primarily greenfield. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	The site lies just over 500m to the east of Peak Hill and Mutters Moor Regionally Important Geological Site (RIGS), and is just over 500m to the south of a Local Nature Reserve and Core Hill Cottage County Wildlife Site. As such, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance); therefore a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of Sidmouth town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within close proximity of a number of bus stops that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (Grade 3) agricultural land, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that might be compounded by development at this site. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction	+	While new housing development will inevitably lead to an increase in greenhouse gas

in local emissions of greenhouse gases		emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance (600m) of a number of bus stops that could encourage new residents to choose alternative modes of transport to their cars. However, the site is not within close proximity of any of the employment site allocations in the new Local Plan and is not within walking distance of Sidmouth town centre. As such, an overall minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk; therefore a negative effect on this SA objective is likely. The effect will be minor rather than significant because the site is relatively small (7.07ha) in comparison to other residential site options and lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is mainly on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (7.07ha) in relation to other housing site options in the District, and therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of	+?	While the population growth associated with new residential sites could affect this

employment for East Devon, to match levels of jobs with the economically active workforce		objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site is not within close proximity of any of the employment site allocations in the new Local Plan; however the site is within walking distance of numerous bus stops that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be minor positive although there is some uncertainty attached in relation to whether those transport links would provide access to employment opportunities elsewhere.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (7.07ha) in comparison with other housing site options, the potential positive effect is likely to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Sidmouth Site C102 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.54ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is within walking distance (600m) of only one key community service – Lymbourne Park Community Centre, which lies approximately 460m to the west. However, there are two bus stops within walking distance in Fortescue to the north of the site that could be used by new residents to access community services further afield. As such, the likely negative effect on this objective is minor rather than

		significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest is All Saints Church of England Infants’ School approximately 750m to the south west. As such, a minor negative effect on this objective is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population’s health	+	The site is not within walking distance (600m) of any healthcare facilities. However, there is a large area of open space within walking distance, approximately 300m to the west of the site (The Byes Park) and there are a number of public rights of way within 600m of the site including a bridleway which runs across the north of the site and a fairly dense network of footpaths to the south east. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site borders existing development to the west; therefore, the development of new housing at this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. However, the site is some distance from the strategic road network, with the nearest point being the A375 which runs northwards through Sidmouth, just over 600m to the west. As such, the negative effect on this objective is expected to be minor rather than significant. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural,	+	The effects of the potential housing sites on this objective are uncertain as they will

social and leisure provision		depend in part on the provision of cultural, social and leisure facilities) within the new development, which is unknown at this stage. There is a large area of open space within walking distance, approximately 300m to the west of the site (The Byes Park), and the site is within walking distance of Lymbourne Park Community Centre, which lies approximately 460m to the west. However, the site is not within walking distance (600m) of any other existing cultural, social and leisure facilities. As such, a minor positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	The site is within 250m of Sidmouth Conservation Area to the west, and there are a number of listed buildings within that Conservation Area, as well as within 1km to the north and east of the site. As such, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	The site lies entirely within the East Devon AONB; therefore a significant negative effect is likely in relation to landscape character. In addition, the site is proposed on greenfield land, which could compound the likely negative effect, in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	The site lies just over 300m to the west of the Norman Lockyer Observatory County Wildlife Site, and is just over 11km to the west of the Spring Coombe Coppice and Coombe Wood County Wildlife Site. As such, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance) and a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse

		effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of Sidmouth town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within walking distance of bus stops in Fortescue to the north that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (Grade 3) agricultural land, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that could be compounded by development at this site. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, although this site is not within walking distance (600m) of any of the employment site allocations in the new Local Plan or Sidmouth town centre, it is within walking distance of bus stops in Fortescue to the north that could encourage new residents to choose alternative modes of transport to their cars. As such, a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk; therefore a negative effect on this SA objective is considered likely. The effect will be minor rather than significant because the site is relatively small (2.54ha) in comparison to other residential site options and lies outside of flood zones 2 and 3.

<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>-?</p>	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.54ha) in relation to other housing site options in the District, and therefore a minor rather than a significant negative effect is expected in relation to this objective.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>+?</p>	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site does not lie within walking distance of any of the employment site allocations in the new Local Plan; therefore there will not be opportunities for new residents at this site to easily access the new employment opportunities in those areas. However, the site is within walking distance of bus stops to the north in Fortescue that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be minor positive but this is uncertain depending on whether those links will provide convenient access to employment sites.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>+</p>	<p>All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (2.54ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.</p>

20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.
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Sidmouth Site C151 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.34ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	-	The site is within walking distance (600m) of only one key community service – a Waitrose supermarket, which lies approximately 300m to the south west. However, there are two bus stops within walking distance along the A3052 to the south of the site that could be used by new residents to access community services further afield. As such, the likely negative effect on this objective is minor rather than significant.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges (although Sidmouth Infants' School and Apple Tree Pre-School are just over 600m to the south). As such, a minor negative effect is likely although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities. However, Baker Close Play Area is within walking distance, approximately 250m to the south of the site and Andrew Close Play Area lies 600m to the south west. In addition, there are footpaths within walking distance to the north, south and east of the site. As such, a minor positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will

		depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site borders existing development to the south; therefore, the development of new housing at this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. In addition, the site is within 150m of the A3052 to the south, meaning that new residents may experience noise from road traffic, particularly those in the southern part of the site. As such, a minor negative effect is likely in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities) within the new development, which is unknown at this stage. Baker Close Play Area is within walking distance, approximately 250m to the south of the site and Andrew Close Play Area lies 600m to the south west. However, the site is not within walking distance (600m) of any other existing cultural, social and leisure facilities. As such, a minor positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	-?	Although there are no designated historic assets within 250m of the site, it is within approximately 800m of Sidford Conservation Area to the east and there are a number of listed buildings within that area, as well as within 1km of the site to the south and west. As such, development here could have a potentially minor negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and	--	The site lies entirely within the East Devon AONB, with the south eastern corner of the site forming the boundary of the AONB; therefore a significant negative effect is likely

enhance the landscape character of East Devon		in relation to landscape character. In addition, the site is located on greenfield land, which could compound the likely negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	The site lies just over 950m to the south east of a Local Nature Reserve and 750m to the south east of Core Hill Cottage County Wildlife Site; therefore there is potential for residential development at this site to affect biodiversity at these sites (e.g. as a result of noise, dust and other disturbance); therefore a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of Sidmouth town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within walking distance of several bus stops along the A3052 to the south that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (Grade 3) agricultural land, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that may be compounded by development at this site. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic

		associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is not within walking distance (600m) of Sidmouth town centre or any of the employment site allocations in the new Local Plan. However, it is within walking distance of bus stops along the A3052 to the south, which could encourage new residents to choose alternative modes of transport to their cars. As such, a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk; therefore a negative effect on this SA objective is considered likely. The effect will be minor rather than significant because the site is relatively small (1.34ha) in comparison to other residential site options in the District and because it lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (1.34ha) in relation to other housing site options in the District, and therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the

active workforce		provision of jobs, which will not be determined by the location of new housing developments. The site is not within walking distance of any of the employment site allocations in the new Local Plan or Sidmouth town centre; therefore there would not be opportunities for new residents at this site to easily access the new employment opportunities in those areas. However, the site is within walking distance of bus stops to the south along the A3052 that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be minor positive, although there is some uncertainty attached depending on whether those transport links provide access to employment sites elsewhere.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.34ha) in comparison with other housing site options, the potential positive effect is likely to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Sidmouth Site C335 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.23ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of two religious establishments (Sidford Methodist Church and St Peter's Church), a post office, a medical practice (Sidford Surgery) and the village hall on Byes Lane, all of which lie to the south west of the site. In addition, there are numerous bus stops to the south and south west of the site which could be used by new residents to access community services further afield. As such, a

		significant positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school – Sidford early years school, approximately 330m to the south. As such, a minor positive effect is likely although there are uncertainties attached in relation to whether such existing schools will have the capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++	The site is within walking distance (600m) of a medical practice (Sidford Surgery), which lies approximately 300m to the south west. In addition, there are a number of public rights of way within walking distance, including Sidmouth footpath 53 to the south, Sidmouth bridleway 112 to the east and Sidmouth footpaths 50 and 47 to the west. There is also accessible open space within walking distance of the site, which could be used for outdoor recreation, including Higher Brook Meadow approximately 535m to the west and Byes Lane Playing Field approximately 280m to the south. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site borders existing development to the south, and there is existing development within the eastern part of the site itself (which appears to be a residential property); therefore, the development of new housing at this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. The site is not within close proximity of the strategic road network, therefore it is not expected that new residents would experience noise from road traffic. As such, an overall minor negative effect is likely in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential

		nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. There is existing open space within walking distance (600m) of the site - Higher Brook Meadow is approximately 535m to the west and Byes Lane Playing Field approximately 280m to the south. In addition, there are two religious establishments (Sidford Methodist Church and St Peter's Church) and the village hall on Byes Lane within walking distance. As such, a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	The site is within 250m of a number of listed buildings to the south and south west and is within approximately 100m of Sidford Conservation Area at the closest point. As such, development here could have a potentially significant negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	The site lies entirely within the East Devon AONB, with the southern boundary of the site forming the boundary of the AONB; therefore a significant negative effect is likely in relation to landscape character. In addition, the site is proposed on partially greenfield land, which could compound the likely negative effect, in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on the site could have adverse impacts on the character of the local environment as it would involve development on mainly greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain minor negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	0?	This site is not within 1km of any biodiversity designations that could be affected by residential development at this site; therefore a negligible effect on this objective is possible. However, while proximity to designated sites provides an indication of the

		potential for an adverse effect, there is some uncertainty as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of Sidmouth town centre, which means that new residents will not be easily able to reach the associated shops, services and facilities and employment opportunities on foot. However, the site is within walking distance of numerous bus stops to the south and south west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (Grade 3) agricultural land (aside from the south western tip of the site which is classed as urban land), there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within walking distance (600m) of Sidmouth town centre, it is directly adjacent to one of the employment site allocations in the new Local Plan (site 1967, Land North of Sidford, which is adjoins the north western corner of the site), and it is within walking distance of numerous bus stops to the south and south west that could encourage new residents to choose alternative modes of transport to their cars. As such, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on partially greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk; therefore a negative effect on this SA objective is

		considered likely. Although the site is relatively small (0.23ha) in comparison to other residential site options, it lies entirely within flood zone 3; therefore the negative effect is likely to be significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As part of this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a wholly brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.23ha) in relation to other housing site options in the District, and therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site is adjacent to one of the employment site allocations in the new Local Plan (site 1967, Land North of Sidford, which adjoins the north western corner of the site); therefore there may be opportunities for new residents at this site to easily access the new employment opportunities in that area. In addition, the site is within walking distance of numerous bus stops to the south and south west that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.23ha) in comparison

		with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Sidmouth Site 3299 (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites is negligible (0).
2: To ensure that all groups of the population have access to community services	-	This site is within walking distance (600m) of only one key community service, a supermarket just off High Street (the A3052). As such, a minor negative effect is likely in relation to access to community services as employees will be not be easily able to access a range of services and facilities during breaks and before and after work.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. This site is expected to have a minor rather than a significant positive effect as it is small (3ha) in relation to other employment site options in the District that could offer opportunities for higher numbers of people to obtain new skills and training opportunities.
4: To improve the population's health	++	There are six public rights of way within 600m of this site, and a cycle route lies just over 700m to the south east. In addition, there are two small areas of open space within 600m – Andrew Close play area approximately 135m to the south and Baker Close play area approximately 475m to the east. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles, as employees at the site will easily be able to access those open spaces and recreation facilities which may encourage them to be active outdoors during breaks and after work. The proximity of the footpaths and cycle paths may also encourage people to walk or cycle to and from work, thereby increasing day-to-day activity levels. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on employee's health.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of

		new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is existing development to the south and east of the site which may be affected by noise from the proposed employment development, both during the construction phase and in the longer-term e.g. as a result of increased vehicle traffic; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).
8: To maintain and enhance built and historic assets	--?	The site is within 250m of three listed buildings, and is within 1km of a number of others. As such, development here could have potentially significant negative effects on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	As the site is situated entirely within East Devon AONB, a significant negative effect is likely in relation to landscape character. In addition, the site is on greenfield land, which may contribute further to the negative effect, in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local	-?	This site would involve employment development on greenfield land; therefore a minor negative effect on local character is likely. However, the effects of new employment

environment		development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is approximately 750m to the south of Core Hill Cottage County Wildlife Site and is approximately 800m to the south of a local nature reserve, there is potential for employment development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of Sidmouth town centre, which means that employees are unlikely to be able to access the associated shops, services and facilities on foot that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. There are nine bus stops within walking distance of this site, including one directly across the road from the southern boundary of the site; therefore an overall mixed effect is likely in relation to encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual

		employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of an employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. Although this site is within walking distance of a number of bus stops to the east and west, it is not within walking distance of any of the residential site allocations in the new Local Plan; therefore an overall minor positive effect is expected in relation to reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The effect is not considered likely to be significant because the site is outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site occupies greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, this site is relatively small (3ha), and therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population

levels of jobs with the economically active workforce		growth that will result from housing development proposed in other Local Plan policies. As this is a small site (3ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (3ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (3ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment than a larger site would, and therefore is likely to have a minor rather than a significant positive effect.

Sidmouth Site 3602 (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites is negligible (0).
2: To ensure that all groups of the population have access to community services	-	This site is not within walking distance (600m) of any key community services or facilities that employees may otherwise have been more easily able to make use of during breaks and before and after work. As such, a minor negative effect is likely in relation to this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. This site is expected to have a minor rather than a significant positive effect as it is small (0.74ha) in relation to other employment site options in the District which could offer better opportunities for higher numbers of people to obtain new skills and training opportunities.
4: To improve the population's health	++	The site is within walking distance (600m) of recreation space - Byers Lane playing

		fields lies approximately 565m to the south east of the site. In addition, there are three public rights of way within 600m of the site (all footpaths, one of which runs directly adjacent to the south eastern boundary of the site). As such, a significant positive effect is likely in relation to encouraging healthy lifestyles, as employees at the site will easily be able to access this open space which may encourage them to be active outdoors during breaks and after work. The proximity of the footpaths and cycle paths may also encourage them to walk or cycle to and from work, thereby increasing day-to-day activity levels. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on employee's health.
5: To reduce crime and fear of crime	0	It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is immediately adjacent to a small number of existing residential properties to the south and east, and there is one building within the eastern part of the site itself, although the nature of the building is unknown. These sensitive receptors may be affected by noise from the proposed employment development both during the construction phase and in the longer-term as a result of increased vehicle traffic and other site activities; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).
8: To maintain and enhance built and	--?	The site is within 100m of two listed buildings, and there are a number of others within

historic assets		1km. As such, there may be a significant negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	Although this site is small, it is primarily greenfield land and is entirely within East Devon AONB; therefore employment development here is likely to have a significant negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is primarily on greenfield land, employment development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	-?	The site is approximately 675m to the north east of Peak Hill and Mutters Mill Regionally Important Geological Site (RIGS) and is approximately 800m to the north east of Mutter's Moor County Wildlife Site. In addition, Core Hill Cottage County Wildlife Site and a Local Nature Reserve are both located approximately 700m to the north. As such, there is potential for employment development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance of Sidmouth town centre, which means that employees are unlikely to be able to reach the associated shops, services and facilities on foot that they may make use of during lunch breaks and after work, and there may therefore be a negative effect on this objective. However, where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 600m of a number of bus stops to the east and west; therefore an overall mixed effect is expected on encouraging non-car based modes of transport.

<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	-	<p>As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	+	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. Although this site is within 600m of a number of bus stops to the east and west of the site, it is not within close proximity of any of the residential site allocations in the new Local Plan; therefore an overall minor positive effect is expected in relation to reducing greenhouse gas emissions.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	-	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, having a negative effect on this objective. As the site is relatively small in size (0.74ha) and is outside of flood zones 2 and 3, the negative effect is likely to be minor rather than significant.</p>
<p>16: To ensure energy consumption is as efficient as possible</p>	0	<p>While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will</p>

		not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. However, as the site is small (0.74ha) in relation to other employment site options in the District, it is likely to have a minor rather than a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (0.74ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (0.74ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (0.74ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment than a larger site would, and therefore is likely to have a minor rather than a significant positive effect.

Sidmouth Site C053 (employment development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites is negligible (0).

<p>2: To ensure that all groups of the population have access to community services</p>	<p>+</p>	<p>This site is within walking distance (600m) of Sidford Village Hall, a post office and a medical practice (Sidford Surgery), all of which are located in Sidford to the north west. As such, a positive effect is likely in relation to access to community services as employees will be more easily able to access these services and facilities during breaks and before and after work. Due to the nature of the development proposed, none of the employment sites are expected to have a significant positive effect on this objective.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>+</p>	<p>The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. This site is expected to have a minor positive effect as it is small (1.96ha) in relation to other larger employment site options in the District which may offer better opportunities for higher numbers of people to obtain new skills and training opportunities.</p>
<p>4: To improve the population's health</p>	<p>++</p>	<p>The site is within walking distance (600m) of recreation space - Byers Lane playing fields lies approximately 200m to the west of the site and there are further playing pitches (which may belong to a college) just over 300m to the south west. In addition, there are a number of public footpaths within 600m of the site to the south, east and west and a bridleway within walking distance to the north east. As such, a significant positive effect is likely in relation to encouraging healthy lifestyles, as employees at the site will easily be able to access those open spaces and recreation facilities which may encourage them to be active outdoors during breaks and after work. The proximity of the footpaths and bridleway may also encourage people to walk or cycle to and from work, thereby increasing day-to-day activity levels. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on employee's health.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on</p>

		this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0?	The site is not within close proximity of many sensitive receptors, only a very small number of isolated buildings to the south. As such, there are very few sensitive receptors that may be affected by noise from the proposed employment development; therefore there is likely to be a negligible effect on this objective. However, effects relating to noise are currently uncertain because, as well as there being uncertainties about the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	0	None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).
8: To maintain and enhance built and historic assets	-?	The site is within 300m of Sidford Conservation Area. In addition, there are a number of listed buildings within 1km to the south and north west of the site; therefore there may be a minor negative effect on those assets and their settings. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application; therefore the likely effect remains uncertain at this stage.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	Although this site is small, it is on greenfield land and is entirely within East Devon AONB (the western boundary of the site also forms the boundary of the AONB); therefore is likely to have a significant negative effect on this objective.
10: To maintain the local amenity, quality and character of the local environment	-?	As this site is on greenfield land, employment development here may have a negative effect on the character of the local environment. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from this potential development. However, while proximity to designated sites provides an indication of

		the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance of Sidmouth town centre, which means that employees are unlikely to be able to walk to the associated shops, services and facilities that they may make use of (e.g. during lunch breaks and after work), and there may therefore be a negative effect on this objective. However, where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non-car based modes of transport. This site is within 600m of a number of bus stops to the north west of the site, therefore an overall mixed effect is expected on encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this employment site would involve development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there will be a minor negative effect on preserving soil quality. The site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development here. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment site to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions. Although this site is within 600m of a number of bus stops to the north west of the site, it is not within close proximity of any of the residential site allocations in the new Local Plan; therefore an overall minor positive effect is expected in relation to reducing greenhouse gas emissions.

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the site is relatively small (1.96ha) and is outside of flood zones 2 and 3, the negative effect is likely to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this is a small site (1.96ha) in relation to other employment site options in the District, it is likely to have a minor rather than a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies. As this is a small site (1.96ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than being required to move to Exeter or further afield to access job opportunities. As this is a small site (1.96ha) relative to other employment site options in the District, the positive effect is expected to be minor rather than significant.

20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site (1.96ha) relative to other options in the District, it will provide fewer opportunities for accommodating investment than a larger site would, and therefore is likely to have a minor rather than a significant positive effect.
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Sidmouth Site ED02A (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites, i.e. with parts A and B of site ED02A considered separately. The appraisal for site ED02 above refers to the revised site boundary as it has now been allocated on the proposals map in the Local Plan, i.e. with parts A and B combined.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.95ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of two community halls (Twyford Road and Manor Pavilion), a religious establishment (Church of the Most Precious Blood), a post office, the community hospital on All Saints Road and Sidmouth Health Centre, all of which lie to the south east of the site. In addition, there are numerous bus stops within walking distance, including one which is adjacent to the northern tip of the site, that could be used by new residents to access community services further afield. As such, a significant positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of four schools – St John’s Early Years school 265m to the west, Sidmouth Daycare Nursery 485m to the south east, Sidmouth Pre-School 560m to the east and All Saints Church of England Primary School 595m to the east. As such, a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools will have the capacity to accommodate the new residents and whether new education facilities would

		be provided as part of the development of this site.
4: To improve the population's health	++?	The site is within walking distance (600m) of the community hospital on All Saints Road and Sidmouth Health Centre, both of which lie to the south east. In addition, there is accessible open space within close proximity of the site – the Knowle park and recreation ground is adjacent to the eastern side of the site, with some areas extending within the site boundaries, and the large Manor Park Gardens lie approximately 30m to the north. St John's School playing fields are 90m to the west and West Park Road allotments are 340m to the north east. The Blackmore rugby pitch is 370m to the south east and Blackmore Coronation Gardens are 550m to the south east. There are also a number of public rights of way within walking distance of the site, including Sidmouth footpath 11, which is 125m to the north east and Sidmouth footpath 33 which is 580m to the west. Sidmouth footpath 5 is 340 to the south, Sidmouth footpath 6 is 500m to the south and Sidmouth bridleway 7 is 560m to the south east. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles, although there is some uncertainty attached as it is not known if the parts of the Knowle park and recreation ground that extend within the site would be retained as part of the new development or if they would be lost.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site is surrounded by existing development to the north, south and west. As such, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. The site is not within close proximity of the strategic road network, meaning that new residents would not be expected to experience noise from road traffic. Therefore, an overall significant negative effect is likely in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural,	++?	The effects of the potential housing sites on this SA objective are uncertain as they will

social and leisure provision		depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. There is existing open space within walking distance (600m) of the site– The Knowle park and recreation ground is adjacent to the eastern side of the site, with some areas extending within the site boundaries, and the large Manor Park Gardens lie approximately 30m to the north. St John’s School playing fields are 90m to the west and West Park Road allotments are 340m to the north east. The Blackmore rugby pitch is 370m to the south east and Blackmore Coronation Gardens are 550m to the south east. In addition, there are two community halls (Twyfrod Road and Manor Pavilion), a religious establishment (Church of the Most Precious Blood), and a library within walking distance. As such, a significant positive effect is expected in relation to this objective, although there is some uncertainty attached as it is not known if the parts of the Knowle park and recreation ground that extend within the site would be retained as part of the new development or if they would be lost.
8: To maintain and enhance built and historic assets	--?	The site is within 25m of Sidmouth Conservation Area at the closest point, and there are a large number of listed buildings within 1km of the site, including two within the site boundary, in the southern part of the site. In addition, Connaught Gardens (a registered Park and Garden) lies approximately 825m to the south. As such, development here could have a potentially significant negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	This site is within 30m of the East Devon AONB at the closest point; therefore a minor negative effect is likely in relation to landscape character. However, the site is on brownfield land, meaning that a minor positive effect is likely in relation to the wise use of land; therefore overall effects on this objective will be mixed.
10: To maintain the local amenity, quality and character of the local environment	0	Development on this site is expected to have a negligible impact on the character of the local environment as it would involve development on brownfield land.
11: To conserve and enhance the biodiversity of East Devon	-?	This site is approximately 995m from Sidmouth to West Bay SAC (which also includes Sidmouth to Beer Coast SSSI) to the south east and is approximately 850m from Windgate Cliffs County Wildlife site to the south. In addition, Ladram Bay to Sidmouth

		SSSI lies approximately 900m to the south; therefore there is potential for residential development at this site to affect biodiversity at these sites (e.g. as a result of noise, dust and other disturbance); therefore a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance (600m) of Sidmouth town centre, which means that new residents will be easily able to reach the associated shops, services and facilities and employment opportunities on foot. In addition, the site is within walking distance of numerous bus stops, including two adjacent to the northern tip of the site, that could be used by new residents to access other destinations further afield. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would involve housing development on urban land, which has already been developed, a negligible effect is likely in relation to the reservation of soil quality. While a very small strip of land to the west of the site is within an area classed as grade 3 agricultural land, the site has already been developed, indicating that housing development here would not further any loss of good quality land. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. While this site is more than 600m from any of the potential employment site allocations in the new Local Plan, it is within walking distance (600m) of Sidmouth town centre and is within walking distance of numerous bus stops (including two that are adjacent to the site boundary to the north) that could encourage new residents to choose alternative modes of transport to their cars. As such, a significant positive effect on this objective is likely.

15: To ensure that there is no increase in the risk of flooding	0	It is recognised that new development in any location may offer good opportunities to incorporate SuDS. In addition, this site is relatively small (1.95ha) in comparison to other residential site options and is on brownfield land which means that the development of new housing here would not increase the area of impermeable surfaces which could otherwise increase overall flood risk. The site also lies outside of flood zones 2 and 3; therefore a negligible effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. However, as this site is on brownfield land there may be good opportunities to re-use existing buildings and materials and, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (1.95ha) in relation to other housing site options in the District, therefore a negligible effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. The site is not within close proximity of any of the potential employment site allocations in the new Local Plan; therefore there would not be the associated opportunities for new residents at this site to easily access the new employment opportunities in those areas. However, the site is within walking distance of numerous bus stops (including two that area adjacent to the northern tip of the site) that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be a minor positive; however this is uncertain depending on whether those links will provide convenient access to employment sites.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (1.95ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Sidmouth Site ED02B (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites, i.e. with parts A and B of site ED02A considered separately. The appraisal for site ED02 above refers to the revised site boundary as it has now been allocated on the proposals map in the Local Plan, i.e. with parts A and B combined.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.51ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of two community halls (St John's Hall, Twyford Road and Manor Pavilion), two religious establishments (the United Reformed Church and the Church of the Most Precious Blood), a post office, the community hospital on All Saints Road and Sidmouth Health Centre, all of which lie to the south east of the site. In addition, there are numerous bus stops to the east and south east of the site which could be used by new residents to access community services further afield. As such, a significant positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of	++?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are

the local population and meet local employment needs		provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of four schools – St John’s Early Years school 415m to the north west, Sidmouth Daycare Nursery 360m to the south east, Sidmouth Pre-School 515m to the east and All Saints Church of England Primary School 575m to the east. As such, a significant positive effect is likely although there are uncertainties attached in relation to whether such existing schools will have the capacity to accommodate the new residents and whether new education facilities would be provided as part of the development of this site.
4: To improve the population’s health	++	The site is within walking distance (600m) of the community hospital on All Saints Road and Sidmouth Health Centre, both of which lie to the south east. In addition, there is accessible open space within close proximity of the site – The Knowle park and recreation ground lies within the site and extends to the north. While the development of this site would result in the loss of some of this open space (as it covers the entire site), the new houses would be within very close proximity of the remainder of the park. The large Manor Park Gardens lie approximately 340m to the north and St John’s School playing fields are 235m to the north west. West Park Road allotments are 585m to the north east and the Blackmore rugby pitch is 250m to the south east, while Blackmore Coronation Gardens are 420m to the south east and Western Town cricket field is 490m to the south. There are also a number of public rights of way within walking distance of the site, including Sidmouth footpath 11, which is 435m to the north and Sidmouth footpath 5 which is 220 to the south. Sidmouth footpath 6 is 415m to the south and Sidmouth bridleway 7 is 380m to the south east. As such, a significant positive effect is expected in relation to encouraging healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site is surrounded by existing development to the south, east and west; therefore, the development of new housing at this site could result in increased noise levels affecting those sensitive receptors, both during development and in the longer-term as a result of increased vehicle traffic. The site is not within close proximity of the strategic road network, meaning that new residents would not be expected to

		experience noise from road traffic. Therefore, an overall significant negative effect is likely in relation to this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. There is existing open space within walking distance (600m) of the site – The Knowle park and recreation ground lies within the site and extends to the north. While the development of this site would result in the loss of some of this open space (as it covers the entire site), the new houses would be within very close proximity of the remainder of the park. The large Manor Park Gardens lie approximately 340m to the north and St John’s School playing fields are 235m to the north west. West Park Road allotments are 585m to the north east and the Blackmore rugby pitch is 250m to the south east, while Blackmore Coronation Gardens are 420m to the south east and Western Town cricket field is 490m to the south. In addition, there are two community halls (St John’s Hall, Twyford Road and Manor Pavilion), two religious establishments (the United Reformed Church and the Church of the Most Precious Blood), a museum (Sidmouth Museum) and a library within walking distance. As such, a significant positive effect is expected in relation to this objective.
8: To maintain and enhance built and historic assets	--?	The site is within 30m of Sidmouth Conservation Area at the closest point and there are a large number of listed buildings within close proximity of the site, the nearest being within 45m. In addition, Connaught Gardens (a registered Park and Garden) lies approximately 725m to the south. As such, development here could have a potentially significant negative effect on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	This site is not within close proximity of an AONB (the closest part of the East Devon AONB is approximately 330m away); therefore a minor positive effect is likely in relation to landscape character as development would be steered away from those sensitive landscapes. However, the site is on greenfield land, meaning that a minor negative effect is likely in relation to the wise use of land; therefore overall effects on

		this objective will be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, an uncertain negative effect is currently expected.
11: To conserve and enhance the biodiversity of East Devon	-?	This site is approximately 850m from Sidmouth to West Bay SAC (which also includes Sidmouth to Beer Coast SSSI) to the south east and is approximately 765m from Windgate Cliffs County Wildlife site to the south. In addition, Ladram Bay to Sidmouth SSSI lies approximately 790m to the south; therefore there is potential for residential development at this site to affect biodiversity at these sites (e.g. as a result of noise, dust and other disturbance); therefore a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance (600m) of Sidmouth town centre, which means that new residents will be easily able to reach the associated shops, services and facilities and employment opportunities on foot. In addition, the site is within walking distance of numerous bus stops to the north and south east that could be used by new residents to access other destinations further afield. As such, a significant positive effect on this objective is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	As this site would involve housing development on urban land, a negligible effect is likely in relation to the reservation of soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing air quality problems in the area that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic

		associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. While this site is more than 600m from any of the potential employment site allocations in the new Local Plan, it is within walking distance (600m) of Sidmouth town centre and is within walking distance of numerous bus stops to the north and south east that could encourage new residents to choose alternative modes of transport to their cars. As such, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While this site is on greenfield land, which means that development here would increase the area of impermeable surfaces, it is recognised that new development in any location may offer good opportunities to incorporate SuDS. In addition, this site is relatively very small (0.51ha) in comparison to other residential site options. The site also lies outside of flood zones 2 and 3; therefore a minor rather than a significant negative effect on this SA objective is considered likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-?	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there would be on a brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.51ha) in relation to other housing site options in the District, and therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the

active workforce		provision of jobs, which will not be determined by the location of new housing developments. The site is not within close proximity of any of the potential employment site allocations in the new Local Plan; therefore there would not be the associated opportunities for new residents at this site to easily access the new employment opportunities in those areas. However, the site is within walking distance of numerous bus stops to the north and south east that could be used by new residents to access employment opportunities further afield. As such, the overall effect on this objective is expected to be a minor positive; however this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.51ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Cranbrook

Allocated Sites

Cranbrook – Site W144 (incorporating W144A and W105) – Current Permitted Site – Expansion from 2,900 Homes to 3,500 Homes

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. This site has existing consent for 2,900 homes, and it is proposed that the density of the development is increased with an addition of a further 600 dwellings (for a net increase of 3,500 dwellings). The site is therefore likely to lead to a significant positive effect.
2: To ensure that all groups of the population have access to community services	++	The additional housing at Cranbrook will be within walking distance (600m) of a number of key community services provided as part of the overall Cranbrook development. There are a few existing facilities within easy access at the existing settlement of Rockbeare (i.e. St Mary's Church and the London Road Post Office) that may not be able to accommodate additional population and provision of community services for new residents will be dependent on ensuring that facilities are provided in a timely manner. There are existing bus stops at Rockbeare and the old A30 (Fosse Way), and good public transport links will form an essential part of the Cranbrook development and will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There will be bus services and stops throughout Cranbrook and within walking distance of all residential development. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	New secondary and infant school provision is proposed at Cranbrook. In addition, there is an existing Primary School and Pre-school (Church of England) at Rockbeare. As such, a significant positive effect is likely although this will depend on timely provision of schools (the first primary school is already open) and availability of school places. Because Cranbrook has employment provision within the overall development, and there will be significant employment opportunities near to the new town, there should be opportunities for work-based training and skills development, which would have a further positive effect on this objective; however this is uncertain without information about the nature of employment development and associated training opportunities that may come forward.
4: To improve the population's health	+?	There will be community facilities throughout the Cranbrook development to serve key essential needs; however, it is uncertain whether this will include healthcare facilities. The overall layout of the development is such that most or all residents will be within 600 metres of community services or the public transport network. Open green spaces and footpaths will be an integral part of the overall development with a country park being a core element of the scheme. There are open spaces within walking distance at the existing settlement of Rockbeare, including allotments, a playing field and amenity open space. Overall a minor positive but uncertain effect is anticipated for SA objective 4, but this could be significant if community facilities at Cranbrook were to include healthcare provision.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as

		the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	There are a number of dwellings adjacent to the site, mainly to the south along the old A30 (Fosse Way), which may be affected by noise from the proposed developments at Cranbrook. In addition, Cranbrook does lie relatively close to Exeter Airport and is adjacent to the Exeter to Waterloo Railway line to the north. These existing uses could have some adverse noise impacts on new residents at Cranbrook. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development. Such facilities do form part of the overall design solution for the new town at Cranbrook so they should, assuming implemented, be a positive attribute and benefit to the new community. In addition there is green space provision within walking distance at the existing settlement of Rockbeare (allotments, a playing field and amenity open space). Overall a minor positive but uncertain effect is anticipated for SA objective 7, but this could be significant with successful delivery of facilities as part of the new settlement at Cranbrook.
8: To maintain and enhance built and historic assets	--?	There are two Grade II listed buildings within the proposed development at Cranbrook (Tillhouse Farmhouse and Rockbeare Bridge), and a number of other listed buildings are within 250m of the site (including the Grade II* listed Church of the Blessed Virgin Mary at Rockbeare). In addition, the old A30 on the southern boundary of the site forms part of the Fosse Way roman road, and the Grade II registered park and garden at Rockbeare Manor is within 1km to the south. There may be direct impacts on the two listed buildings within the site boundary, as well as potential for impacts on the setting of historic assets nearby, although there is existing development of some prominence close to Cranbrook, including Exeter Airport and future developments such as Skypark business park. A significant negative but uncertain effect is expected on built and historic assets. However, detailed impacts cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	The site is away from protected landscapes (roughly 4km away from East Devon AONB) but visible from a number of vantage points. The site is very large (168ha) but already has permission for 2,900 homes on greenfield land, which means that the development of an extra 600 homes is likely to be on brownfield land, or greenfield land within the wider development. As such, although a significant negative effect is expected on SA objective 9, there is a high degree of uncertainty.
10: To maintain the local amenity,	-?	Residential development on this site could have adverse impacts on the character of the local environment

quality and character of the local environment		as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	There is potential for development to affect biodiversity interests (e.g. as a result of noise, dust and other disturbance) though there are no nature conservation designations within proximity to Cranbrook. A negligible effect is expected on SA objective 11, but this is uncertain as the farmland that Cranbrook is being built on is of comparatively low biodiversity value and the expectation is, given the large country park proposal and other open space areas, that with sympathetic management actual net increases in biodiversity value will be achieved.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Cranbrook is being built with high quality public transport as a key element of the design and delivery. Frequent bus services will run through the core of Cranbrook and the settlement has been designed and laid out in such a way to ensure ease of access to community facilities and the public transport network. The high quality of bus provision will be complemented by a new train station and the development will have high quality pedestrian and cycle links. As such, a significant positive effect is expected.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As Cranbrook involves development on land that is mainly fairly high quality agricultural land (Grade 3, with some areas of Grade 4 agricultural land in the north of the site) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development that is put in place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development, at Cranbrook such technology through the combined heat and power plant is at the core of the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents of Cranbrook will be within walking distance of facilities (600m) and public transport. Overall a positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	-?	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the site is relatively large in size as this site is. As the site already has permission for 2,900 homes on greenfield land, it is uncertain whether the additional 600 homes will be developed on greenfield land or brownfield land within the wider development. As the majority of the site is not within a flood risk zone (although there are some areas along the northern

		boundary and the centre of the site within flood zones 2 and 3), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. There is a recycling 'bring site' within walking distance (approximately 450m) of the site, but as this option would involve development of a large number of homes (600 as part of a wider development), it is likely to have a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Cranbrook will see rapid population growth and there can be expected to be a significant increase in the number of economically active people who are seeking employment. There are, however, proposals for a substantial number of new jobs close to Cranbrook, with many being higher paid and skilled and also there will be comparatively easy access to jobs elsewhere, including in the city of Exeter. In addition residents of Cranbrook will be within walking distance of the public transport network. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however Cranbrook will incorporate employment land alongside the new homes and the new community can be expected to also act as a stimulus to help deliver major nearby employment sites and opportunities. Development at Cranbrook has already helped secure inward investment of the combined heat and power plant and may attract, in its own right, further investment.

Cranbrook – Western Expansion Site

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As the western expansion of Cranbrook is large (34.94ha), and should accommodate around 750 new homes, a significant positive effect is likely.
2: To ensure that all groups of the population have access to community	++	The western expansion of Cranbrook will be within walking distance (600m) of a number of key community services associated with/provided as part of the overall Cranbrook development, as well as an existing

services		supermarket (adjacent to the north west). Good public transport links will form an essential part of the Cranbrook development, with bus services and stops within walking distance of all residential development and the western expansion will be close to a new railway station. Public transport will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	New secondary and infant school provision is proposed at Cranbrook. As such, a significant positive effect is likely although this will depend on timely provision of schools (the first primary school is already open) and availability of school places. Because Cranbrook has employment provision within the overall development, and there will be significant employment opportunities near to the new town, especially close to the western expansion option, there should be opportunities for work-based training and skills development, which would have a further positive effect on this objective. As the western expansion option should occur later in the plan period there is increased likelihood of key employment sites, including Skypark and the Science Park, having increasing numbers of jobs on site. This site option should therefore perform well against skills provision.
4: To improve the population's health	+?	There will be community facilities throughout the Cranbrook development to serve key essential needs; however, it is uncertain whether this will include healthcare facilities. The overall layout of the development is such that most or all residents will be within 600 metres of community services or the public transport network. Open green spaces and footpaths will be an integral part of the overall development with a country park being a core element of the scheme. There are no existing open spaces or healthcare facilities within walking distance. Overall a minor positive but uncertain effect is anticipated for SA objective 4, but this could be significant if community facilities at Cranbrook were to include healthcare provision.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	There are a number of dwellings adjacent to the site, mainly to the west along Station Road, which may be affected by noise from development at the proposed western expansion at Cranbrook. In addition, the western expansion does lie relatively close to Exeter Airport and is adjacent to the Exeter to Waterloo Railway line to the north. Also to the west of the western expansion option is the Intermodal Interchange Site (part of which is currently under-construction), albeit an undeveloped, proposed Clyst Valley Regional Park area separates the site from the intermodal interchange. All of these uses could have some adverse noise impacts on new residents at the western expansion. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Effects will also depend to some extent on the scale and nature of any employment development that may come forward on site and in surrounding areas. Overall site

		management and detailed design considerations will be key to minimising noise impacts.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development. Such facilities do form part of the overall design solution for the new town at Cranbrook so they should, assuming implemented, be a positive attribute and benefit to the proposed western expansion. Overall a minor positive but uncertain effect is anticipated for SA objective 7, but this could be significant with successful delivery of facilities as part of the new settlement at Cranbrook.
8: To maintain and enhance built and historic assets	--?	There are few historic features within proximity to the Cranbrook development so adverse impacts on features of value will be limited in scale. However the old A30 on the southern boundary of the site forms part of the Fosse Way roman road, and there is a Grade II listed milestone 25m to the south of the site. There may be significant negative effect on the setting of these assets; however, detailed impacts cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	The site is away from protected landscapes (over 5km from East Devon AONB) but visible from a number of vantage points. The site is relatively large (34.94ha) in comparison to other proposed sites in the District and is on greenfield land which means that there is likely to be a significant negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	There is potential for development to affect biodiversity interests (e.g. as a result of noise, dust and other disturbance) though there are no nature conservation designations within proximity to the western expansion at Cranbrook. A negligible effect is expected on SA objective 11, but this is uncertain as the farmland that Cranbrook is being built on is of comparatively low biodiversity value and the expectation is, given the large country park proposal and other open space areas, that with sympathetic management actual net increases in biodiversity value will be achieved.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Cranbrook is being built with high quality public transport as a key element of the design and delivery. Frequent bus services will run through the core of Cranbrook and the proposed western expansion will be designed and laid out in such a way to ensure ease of access to community facilities and the public transport network. The high quality of bus provision will be complemented by a new train station and the development will have high quality pedestrian and cycle links. As such, a significant positive effect is expected.
13: To maintain and enhance the	-	As the western expansion of Cranbrook involves development on land that is fairly high quality agricultural

environment in terms of air, soil and water quality		land (Grade 3, with some small areas of Grade 4 agricultural land in the western and northeastern corners) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development is out ion place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development, at Cranbrook such technology through the combined heat and power plant is at the core of the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents of Cranbrook will be within walking distance of facilities (600m) and public transport. Overall a positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the site is not within a flood risk zone (apart from a small area in the northeastern corner within flood zones 2 and 3), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this site is large (34.94ha), a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Cranbrook will see rapid population growth and there can be expected to be a significant increase in the number of economically active people who are seeking employment. There are, however, proposals for a substantial number of new jobs close to Cranbrook, with many being higher paid and skilled and also there will be comparatively easy access to jobs elsewhere, including in the city of Exeter. The western expansion option is especially close to the proposed major employment sites. In addition residents of Cranbrook will be within walking distance of the public transport network. As such, the overall effect on this objective is likely to be significantly positive.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however Cranbrook will incorporate employment land alongside the new homes and the new community can be expected to also act as a stimulus to help deliver major nearby employment sites and opportunities. Development at Cranbrook has already helped secure inward investment of the combined heat and power plant and may attract, in its own right, further investment. The western expansion of Cranbrook is expected to have a minor positive effect on SA objective 20.

Cranbrook – Eastern Expansion Site

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As the eastern expansion of Cranbrook is large (101ha), and should accommodate around 1,750 new homes, a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The eastern expansion of Cranbrook will be within walking distance (600m) of a number of key community services associated with/provided as part of the overall Cranbrook development. Good public transport links will form an essential part of the Cranbrook development, with bus services and stops within walking distance of all residential development and the eastern expansion will be close to a new railway station. Public transport will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	New secondary and infant school provision is proposed at Cranbrook. As such, a significant positive effect is likely although this will depend on timely provision of schools (the first primary school is already open) and availability of school places. Because Cranbrook has employment provision within the overall development, and there will be significant employment opportunities near to the new town, especially close to the eastern expansion option, there should be opportunities for work-based training and skills development. Although the eastern expansion option is further away from major employment sites than other housing at Cranbrook, the development of strategic sites later in the plan period should provide an increased numbers of jobs. This site option should therefore perform well against skills provision.
4: To improve the population's health	+?	There will be community facilities throughout the Cranbrook development to serve key essential needs; however, it is uncertain whether this will include healthcare facilities. The overall layout of the development is such that most or all residents will be within 600 metres of community services or the public transport network. Open green spaces and footpaths will be an integral part of the overall development with a country park being a core element of the scheme. There are no existing open spaces or healthcare facilities within walking distance. Overall a minor positive but uncertain effect is anticipated for SA objective 4, but this could be significant if community facilities at Cranbrook were to include healthcare provision.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as

		the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	There are a number of dwellings adjacent to the site, mainly to the west along Southbrook Lane, which may be affected by noise from development at the proposed eastern expansion at Cranbrook. The eastern expansion does lie further away from Exeter Airport than other parts of Cranbrook, but is adjacent to the Exeter to Waterloo Railway line to the north. All of these uses could have some adverse noise impacts on new residents at the eastern expansion. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Effects will also depend to some extent on the scale and nature of any employment development that may come forward on site and in surrounding areas. Overall site management and detailed design considerations will be key to minimising noise impacts.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development. Such facilities do form part of the overall design solution for the new town at Cranbrook so they should, assuming implemented, be a positive attribute and benefit to the proposed eastern expansion. Overall a minor positive but uncertain effect is anticipated for SA objective 7, but this could be significant with successful delivery of facilities as part of the new settlement at Cranbrook.
8: To maintain and enhance built and historic assets	--?	The eastern expansion at Cranbrook is 60m from the Grade II listed Little Cobden Farmhouse (to the east), and a number of other listed buildings are within 1km of the site (including the Grade II* listed Church of the Blessed Virgin Mary at Rockbeare). In addition, the old A30 on the southern boundary of the site forms part of the Fosse Way roman road, and the Grade II registered park and garden at Rockbeare Manor is approximately 1km to the south. There may be significant negative effect on the setting of these assets; however, detailed impacts cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	The site is away from protected landscapes (roughly 3.4km from East Devon AONB) but visible from a number of vantage points. The site is relatively large (101ha) in comparison to other proposed sites in the District and is on greenfield land which means that there is likely to be a significant negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new

		development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	There is potential for development to affect biodiversity interests (e.g. as a result of noise, dust and other disturbance) though there are no nature conservation designations within proximity to the eastern expansion at Cranbrook. A negligible effect is expected on SA objective 11, but this is uncertain as the farmland that Cranbrook is being built on is of comparatively low biodiversity value and the expectation is, given the large country park proposal and other open space areas, that with sympathetic management actual net increases in biodiversity value will be achieved.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Cranbrook is being built with high quality public transport as a key element of the design and delivery. Frequent bus services will run through the core of Cranbrook and the proposed eastern expansion will be designed and laid out in such a way to ensure ease of access to community facilities and the public transport network. The high quality of bus provision will be complemented by a new train station and the development will have high quality pedestrian and cycle links. As such, a significant positive effect is expected.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As the eastern expansion of Cranbrook involves development on land that is mainly fairly high quality agricultural land (Grade 3, with some areas of Grade 4 agricultural land in the northwest of the site) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development is out ion place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development, at Cranbrook such technology through the combined heat and power plant is at the core of the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents of Cranbrook will be within walking distance of facilities (600m) and public transport. Overall a positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the site is relatively large in size as this site is (101ha). As the majority of the site is not within a flood risk zone (although there are some areas in the northeast and the centre of the site within flood zones 2 and 3), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is	0	While all new residential development will inevitably involve an increase in energy consumption, new

as efficient as possible		development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this site is large (101ha), a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	Cranbrook will see rapid population growth and there can be expected to be a significant increase in the number of economically active people who are seeking employment. There are, however, proposals for a substantial number of new jobs close to Cranbrook, with many being higher paid and skilled and also there will be comparatively easy access to jobs elsewhere, including in the city of Exeter. The eastern expansion option is not as close to the proposed major employment sites as other parts of Cranbrook and therefore in proximity terms is not as good as other parts of the new community. As such, the overall effect on this objective is likely to be minor positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however Cranbrook will incorporate employment land alongside the new homes and the new community can be expected to also act as a stimulus to help deliver major nearby employment sites and opportunities. Development at Cranbrook has already helped secure inward investment of the combined heat and power plant and may attract, in its own right, further investment. The western expansion of Cranbrook is expected to have a minor positive effect on SA objective 20.

Alternative Sites

Cranbrook – South Westerly Indicative Expansion Site - Post 2026

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As the southwestern expansion of Cranbrook is large (140ha), and should accommodate around 1,500 new homes, a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The proposed southwestern expansion of Cranbrook will be within walking distance (600m) of a number of key community services provided as part of the overall Cranbrook development. There are also a few existing facilities within walking distance at the existing settlement of Rockbears (i.e. St Mary's Church, the London

		Road Post Office, and a Village Hall on Parsons Lane). There are existing bus stops at Rockbeare and the old A30 (Fosse Way), and good public transport links will form an essential part of the Cranbrook development and will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There will be bus services and stops throughout Cranbrook and within walking distance of all residential development. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	New secondary and infant school provision is proposed at Cranbrook. As such, a significant positive effect is likely although this will depend on timely provision of schools (the first primary school is already open) and availability of school places. Because Cranbrook has employment provision within the overall development, and there will be significant employment opportunities near to the new town, especially close to the southwestern expansion option, there should be opportunities for work-based training and skills development, which would have a further positive effect on this objective. Development of close by strategic sites, should offer considerable employment opportunities by 2026. This site option should therefore perform well against skills provision.
4: To improve the population's health	+?	There will be community facilities throughout the adjacent Cranbrook development to serve key essential needs; however, it is uncertain whether this will include healthcare facilities. The overall layout of the development is such that most or all residents will be within 600 metres of community services or the public transport network. Open green spaces and footpaths will be an integral part of the overall development with a country park being a core element of the scheme. There are open spaces within walking distance at the existing settlement of Rockbeare, including allotments, a playing field and amenity open space. Overall a minor positive but uncertain effect is anticipated for SA objective 4, but this could be significant if community facilities at Cranbrook were to include healthcare provision.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The southwestern expansion of Cranbrook would be adjacent to the dwellings that form part of the main Cranbrook development, which may be affected by noise from development at the proposed western expansion at Cranbrook. In addition, the south western expansion lies closer to Exeter Airport (adjacent to the south west) than other parts of Cranbrook. The airport could have some adverse noise impacts on residents of new properties. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Overall site management and detailed design considerations will be key to minimising noise impacts. Furthermore relevant mitigation against possible airport related noise can be designed in at the outset and development at Skypark will help with screening to some degree.

7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development. Such facilities do form part of the overall design solution for the new town at Cranbrook so they should, assuming implemented, be a positive attribute and benefit to the southwestern expansion. In addition there is green space provision within walking distance at the existing settlement of Rockbeare (allotments, a playing field and amenity open space). Overall a minor positive but uncertain effect is anticipated for SA objective 7, but this could be significant with successful delivery of facilities as part of the new settlement at Cranbrook.
8: To maintain and enhance built and historic assets	--?	There is a Grade II listed building within the proposed development at Cranbrook (Treasbeare Farmhouse), and a number of other listed buildings are within 1km of the site (including the Grade II* listed Church of the Blessed Virgin Mary at Rockbeare). In addition, the old A30 on the northern boundary of the site forms part of the Fosse Way roman road, and the Grade II registered park and garden at Rockbeare Manor is roughly 830m to the southeast. There may be direct impacts on the listed buildings within the site boundary, as well as potential for impacts on the setting of historic assets nearby, although there is existing development of some prominence close to Cranbrook, including Exeter Airport and future developments such as Skypark business park. A significant negative but uncertain effect is expected on built and historic assets. However, detailed impacts cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	The site is away from protected landscapes (roughly 4km from East Devon AONB) but visible from a number of vantage points. The site is relatively large (140ha) in comparison to other proposed sites in the District and is on greenfield land which means that there is likely to be a significant negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	There is potential for development to affect biodiversity interests (e.g. as a result of noise, dust and other disturbance) though there are no nature conservation designations within proximity to the eastern expansion at Cranbrook. A negligible effect is expected on SA objective 11, but this is uncertain as the farmland that Cranbrook is being built on is of comparatively low biodiversity value and the expectation is, given the large country park proposal and other open space areas, that with sympathetic management actual net increases in biodiversity value will be achieved.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Cranbrook is being built with high quality public transport as a key element of the design and delivery. Frequent bus services will run through the core of Cranbrook and the proposed southwestern expansion will be designed and laid out in such a way to ensure ease of access to community facilities and a sustainable

		transport network, including high quality bus provision and high quality pedestrian and cycle links. In addition, the southwestern expansion is especially close to employment provision, and will offer easier access to jobs. As such, a significant positive effect is expected.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As the southwestern expansion of Cranbrook involves development on land that is fairly high quality agricultural land (Grade 3) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development is out ion place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development, at Cranbrook such technology through the combined heat and power plant is at the core of the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents at the southwestern expansion of Cranbrook will be within walking distance of facilities (600m) and public transport. Overall a positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the site is relatively large in size as this site is (140ha). As the majority of the site is not within a flood risk zone (although there are some areas in the east and west of the site within flood zones 2 and 3), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this site is large (140ha), a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	++	Cranbrook will see rapid population growth and there can be expected to be a significant increase in the number of economically active people who are seeking employment. There are, however, proposals for a substantial number of new jobs close to Cranbrook, with many being higher paid and skilled and also there

active workforce		will be comparatively easy access to jobs elsewhere, including in the city of Exeter. The western expansion option is especially close to the proposed major employment sites. In addition residents of Cranbrook will be within walking distance of the public transport network. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however the southwestern expansion at Cranbrook will incorporate employment land alongside the new homes and the new community can be expected to also act as a stimulus to help deliver major nearby employment sites and opportunities. Development at Cranbrook has already helped secure inward investment of the combined heat and power plant and may attract, in its own right, further investment. The southwestern expansion of Cranbrook is expected to have a minor positive effect on SA objective 20.

Cranbrook – Site W123 – Southerly Expansion Option

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this site is very large (38.71ha) relative to other residential site options in the District, it will provide opportunities for developing a larger number of new homes (up to 1,000); therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	This site will be within walking distance (600m) of a number of key community services provided as part of the overall Cranbrook development. There are also a few existing facilities within easy access at the existing settlement of Rockbeare (i.e. St Mary's Church, the London Road Post Office, and a Village Hall on Parsons Lane) that may not be able to accommodate additional population and provision of community services for new residents will be dependent on ensuring that facilities are provided in a timely manner. There are existing bus stops at Rockbeare and the old A30 (Fosse Way), and good public transport links will form an essential part of the Cranbrook development and will enable residents at this site to reach services and facilities that are further away without having to rely on the use of private cars. There will be bus services and stops throughout Cranbrook and within walking distance of all residential development. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	New secondary and infant school provision is proposed at Cranbrook. In addition, there is an existing Primary School and Pre-school (Church of England) at Rockbeare. As such, a significant positive effect is likely although this will depend on timely provision of schools (the first primary school is already open) and availability of school places. Because Cranbrook has employment provision within the overall development, and there will be significant employment opportunities near to the new town, there should be opportunities for work-based training and skills development, which would have a further positive effect on this objective; however this is uncertain without information about the nature of employment development and associated

		training opportunities that may come forward.
4: To improve the population's health	+?	There will be community facilities throughout the Cranbrook development to serve key essential needs; however, it is uncertain whether this will include healthcare facilities. The overall layout of the development is such that most or all residents will be within 600 metres of community services or the public transport network. Open green spaces and footpaths will be an integral part of the overall development with a country park being a core element of the scheme. There are open spaces within walking distance at the existing settlement of Rockbeare, including allotments, a playing field, amenity open space, and Silver Lane playing fields. Overall a minor positive but uncertain effect is anticipated for SA objective 4, but this could be significant if community facilities at Cranbrook were to include healthcare provision.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--	The southern expansion site would be adjacent to the dwellings that form part of the main Cranbrook development and the existing settlement of Rockbeare to the south, which may be affected by noise from development at the site. In addition, the site lies closer to Exeter Airport (approximately 1.5km to the south west) than other parts of Cranbrook. The airport could have some adverse noise impacts on residents of new properties. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Overall site management and detailed design considerations will be key to minimising noise impacts.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development. Such facilities do form part of the overall design solution for the adjacent new town at Cranbrook so they should, assuming implemented, be a positive attribute and benefit to new residents at this site. In addition there is green space provision within walking distance at the existing settlement of Rockbeare (allotments, a playing field and amenity open space). Overall a minor positive but uncertain effect is anticipated for SA objective 7, but this could be significant with successful delivery of facilities as part of the new settlement at Cranbrook.
8: To maintain and enhance built and historic assets	--?	The site is within 250m to 21 listed buildings (mainly Grade II listed, but also the adjacent Grade II* listed Church of the Blessed Virgin Mary at Rockbeare). In addition, the old A30 on the northern boundary of the site forms part of the Fosse Way roman road, and the Grade II registered park and garden at Rockbeare Manor is roughly 460m to the south. There may be a potential for impacts on the setting of historic assets nearby, although there will be existing development of some prominence close to the extension, including Exeter Airport and future developments such as Skypark business park. A significant negative but uncertain effect is expected on built and historic assets. However, detailed impacts cannot be determined

		at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	The site is away from protected landscapes (roughly 3.5km away from East Devon AONB) but visible from a number of vantage points. The site is large (38.71ha) and almost entirely on greenfield land which means that there will be a significant negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	There is potential for development to affect biodiversity interests (e.g. as a result of noise, dust and other disturbance) though there are no nature conservation designations within proximity to the southern extension to Cranbrook. A negligible effect is expected on SA objective 11, but this is uncertain as the farmland that Cranbrook is being built on is of comparatively low biodiversity value and the expectation is, given the large country park proposal and other open space areas, that with sympathetic management actual net increases in biodiversity value will be achieved.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Cranbrook is being built with high quality public transport as a key element of the design and delivery. Frequent bus services will run through the core of Cranbrook; however, the proposed southern expansion would lie further away from the main through bus route than other parts of the development. There are existing bus stops at Rockbeare and the old A30 (Fosse Way), and the site would be reasonably close to employment provision in the main Cranbrook settlement and will offer good access to jobs. As such, a significant positive effect is expected.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As the southern expansion of Cranbrook involves development on land that is fairly high quality agricultural land (Grade 3) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing effective sewage treatment works provision to accommodate demand from new housing and employment development is out in place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development, at Cranbrook such technology through the combined heat and power

		plant is at the core of the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents at the southern expansion of Cranbrook will be within walking distance of facilities (600m) and public transport. Overall a positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the site is relatively large in size as this site is (38.71ha). As the majority of the site is not within a flood risk zone (although there is a large area in the southwest of the site within flood zones 2 and 3), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this site is large (38.71ha), a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Cranbrook will see rapid population growth and there can be expected to be a significant increase in the number of economically active people who are seeking employment. There are, however, proposals for a substantial number of new jobs close to Cranbrook, with many being higher paid and skilled and also there will be comparatively easy access to jobs elsewhere, including in the city of Exeter. The southern expansion would be especially close to the proposed major employment sites. In addition residents of Cranbrook will be within walking distance of the public transport network. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however the southern expansion at Cranbrook will incorporate employment land alongside the new homes and the new community can be expected to also act as a stimulus to help deliver major nearby employment sites and opportunities. Development at Cranbrook has already helped secure inward investment of the combined heat and power plant and may attract, in its own right, further investment. The southern expansion of Cranbrook is expected to have a minor positive effect on SA objective 20.

Cranbrook – W302

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.92ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	As this site is small and separated from the new community at Cranbrook by Station Road, it is unclear whether it would be viable for potential new residents to effectively access services and facilities at Cranbrook. The site appears to be adjacent to a chapel (St Peter's New Life Centre), although it is uncertain whether this is currently in use. There is also an existing supermarket 350m to the north and bus stops at the old A30 (Fosse Way), and as such, a minor positive benefit is identified.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	New secondary and infant school provision is proposed at the new settlement of Cranbrook; however, as this site is more than 600m from the main Cranbrook development, it is uncertain whether the new provision will be accessible. A minor negative effect is therefore expected for SA objective 3, but this is uncertain as there may be schools provided as part of the western extension to Cranbrook that would be within walking distance.
4: To improve the population's health	-?	There will be community facilities throughout the Cranbrook development to serve key essential needs, and open green spaces will also be an integral part of the overall development with a country park being a core element of the scheme. However as this site is separate from the main Cranbrook development (more than 600m), it is not clear how accessible these new facilities will be. There are no existing open spaces or healthcare facilities within walking distance. Overall a minor negative but uncertain effect is anticipated for SA objective 4.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	There is a cluster of dwellings adjacent to the site, to the north along Station Road, as well as the St Peter's New Life Centre to the east, which may be affected by noise from development at the proposed site. In addition, the site is adjacent to Station Road which carries a reasonably heavy traffic load, and lies close to Exeter Airport (roughly 600m to the south), and comparatively close to the intermodal interchange site. All of these uses could have some adverse noise impacts on new residents at the site. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Overall site management and detailed design considerations will be key to minimising noise impacts.

7: To maintain and improve cultural, social and leisure provision	+?	This site will be more than 600m from the cultural, social and leisure provision provided as part of the main Cranbrook development and is less likely to be accessible to new facilities. However, there appears to be an adjacent chapel (St Peter's New Life Centre), and a possibility that there would be leisure facilities provided as part of the western expansion of Cranbrook that would be within walking distance to this site. As such a minor positive but uncertain effect is expected on this SA objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a Grade II listed milestone (565m southeast on the old A30, Fosse Way), development could have potentially negative effects on the setting of the historic feature. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (0.92ha), and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within walking distance (600m) of the main Cranbrook development, which may encourage residents to use private vehicles to travel to the centre, thereby having a negative effect on this objective. However the site is within walking distance (600m) of a bus stop to the southeast of the site that could be used by new residents to access services and facilities and employment opportunities at Cranbrook and further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site involves development on land that is fairly high quality agricultural land (Grade 3) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing effective sewage treatment works provision to accommodate demand from new housing and employment development is out in place.
14: To contribute towards a reduction	+?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both

in local emissions of greenhouse gases		through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of the main Cranbrook development, there are is a bus stop within walking distance to the southeast of the site that could be used by new residents, and the western expansion of Cranbrook that may offer services and facilities; therefore a minor positive but uncertain effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the majority of the site is not within a flood risk zone (although there is a large area in the west of the site within flood zones 2 and 3), and the site area is small (0.92ha), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, there is a recycling 'bring site' within walking distance (approximately 350m) of the site, and this site is small (0.92ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance to potential employment opportunities at the main Cranbrook development, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in the area. However, as there is a bus stop to the southeast that could be used by new residents to access employment opportunities further afield and there may be employment provided as part of the western expansion to Cranbrook, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether public transport links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around

East Devon		Exeter.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Cranbrook - W314

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.19ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	As this site is small and separated from the new community at Cranbrook by Station Road, it is unclear whether it would be viable for potential new residents to effectively access services and facilities at Cranbrook. The site appears to be within walking distance to a chapel (St Peter's New Life Centre), although it is uncertain whether this is currently in use. There is also an existing supermarket 540m to the north and bus stops at the old A30 (Fosse Way), and as such, a minor positive benefit is identified.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	New secondary and infant school provision is proposed at the new settlement of Cranbrook; however, as this site is roughly 600m from the main Cranbrook development, it is uncertain whether the new provision will be accessible. A minor negative effect is therefore expected for SA objective 3, but this is uncertain as there may be schools provided as part of the western extension to Cranbrook that would be within walking distance.
4: To improve the population's health	-?	There will be community facilities throughout the Cranbrook development to serve key essential needs, and open green spaces will also be an integral part of the overall development with a country park being a core element of the scheme. However as this site is separate from the main Cranbrook development (600m away at nearest point), it is not clear how accessible these new facilities will be. There are no existing open spaces or healthcare facilities within walking distance. Overall a minor negative but uncertain effect is anticipated for SA objective 4.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	There is a cluster of dwellings adjacent to the site, to the north at Shercroft Close, as well as a dwelling on Station Road to the east, which may be affected by noise from development at the proposed site. In addition, the site is adjacent to Station Road which carries a reasonably heavy traffic load, and lies close to Exeter Airport (roughly 450m to the south), and comparatively close to the intermodal interchange site. All of these uses could have some adverse noise impacts on new residents at the site. As such, a significant

		negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Overall site management and detailed design considerations will be key to minimising noise impacts.
7: To maintain and improve cultural, social and leisure provision	+?	This site will be more than 600m from the cultural, social and leisure provision provided as part of the main Cranbrook development and is less likely to be accessible to new facilities. However, there appears to be a chapel 100m to the north (St Peter's New Life Centre), and a possibility that there would be leisure facilities provided as part of the western expansion of Cranbrook that would be within walking distance to this site. As such a minor positive but uncertain effect is expected on this SA objective.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a Grade II listed milestone (470m southeast on the old A30, Fosse Way), development could have potentially negative effects on the setting of the historic feature. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A minor but uncertain negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (0.19ha), and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not within walking distance (600m) of the main Cranbrook development, which may encourage residents to use private vehicles to travel to the centre, thereby having a negative effect on this objective. However the site is within walking distance of a bus stop to the southeast of the site that could be used by new residents to access services and facilities and employment opportunities at Cranbrook and further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and	-	As this site involves development on land that is fairly high quality agricultural land (Grade 3) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality

water quality		Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing effective sewage treatment works provision to accommodate demand from new housing and employment development in the area.
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of the main Cranbrook development, there is a bus stop within walking distance to the southeast of the site that could be used by new residents, and the western expansion of Cranbrook that may offer services and facilities; therefore a minor positive but uncertain effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As the majority of the site is not within a flood risk zone (although there is a small area in the west of the site within flood zones 2 and 3), and the site area is small (0.19ha), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, there is a recycling 'bring site' within walking distance (approximately 540m) of the site, and this site is small (0.19ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance to potential employment opportunities at the main Cranbrook development, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in the area. However, as there is a bus stop to the southeast that could be used by new residents to access employment opportunities further afield and there

		may be employment provided as part of the western expansion to Cranbrook, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether public transport links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Cranbrook – W103

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (0.59ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	This site will be within walking distance (600m) of a number of key community services associated with/provided as part of the overall Cranbrook development. There is an existing bus route with bus stops within walking distance of this site, and good public transport links will form an essential part of the Cranbrook development, with bus services and stops within walking distance of all residential development. Public transport will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. As such, there is likely to be a significant positive effect on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	New secondary and infant school provision is proposed at Cranbrook. As such, a significant positive effect is likely although this will depend on timely provision of schools (the first primary school is already open) and availability of school places. Because Cranbrook has employment provision within the overall development, and there will be significant employment opportunities near to the new town, there should be opportunities for work-based training and skills development, which would have a further positive effect on this objective. This site option should therefore perform well against skills provision.
4: To improve the population's health	+?	There will be community facilities throughout the Cranbrook development to serve key essential needs; however, it is uncertain whether this will include healthcare facilities. The overall layout of the development is such that most or all residents will be within 600 metres of community services or the public transport network. Open green spaces and footpaths will be an integral part of the overall development with a country park being a core element of the scheme. There are no existing open spaces or healthcare facilities within walking distance. Overall a minor positive but uncertain effect is anticipated for SA objective 4, but this could be significant if community facilities at Cranbrook were to include healthcare provision.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However,

		such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site appears to be adjacent to three dwellings (two accessed from Station Road, and one from the old A30), which may be affected by noise from development at the proposed site. In addition, the site is adjacent to Station Road which carries a reasonably heavy traffic load, and lies close to Exeter Airport (roughly 400m to the south), and comparatively close to the intermodal interchange site. All of these uses could have some adverse noise impacts on new residents at the site. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Overall site management and detailed design considerations will be key to minimising noise impacts.
7: To maintain and improve cultural, social and leisure provision	+?	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development. Such facilities do form part of the overall design solution for the new town at Cranbrook so they should, assuming implemented, be a positive attribute and benefit to the proposed western expansion. In addition, there appears to be a chapel 260m to the west (St Peter's New Life Centre). Overall a minor positive but uncertain effect is anticipated for SA objective 7, but this could be significant with successful delivery of facilities as part of the new settlement at Cranbrook.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of a Grade II listed milestone (120m southeast on the old A30, Fosse Way), development could have potentially significant negative effects on the setting of the historic feature. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (0.59ha), and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the	0?	As the site is not within 1km of any international, national or local designated conservation sites, a

biodiversity of East Devon		negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	This site is within walking distance (600m) to Cranbrook, which is being designed and laid out to ensure ease of access to community facilities and the public transport network. The high quality of bus provision will be complemented by a new train station and the development will have high quality pedestrian and cycle links. Due to its proximity to Cranbrook, a significant positive effect is expected for this site.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site involves development on land that is fairly high quality agricultural land (Grade 3) there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development is out ion place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development. Residents at this site will be within walking distance of facilities (600m) and public transport links at Cranbrook. Overall a positive effect is likely overall in relation to this objective.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is not within a flood risk zone, and the site area is small (0.59ha), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (0.59ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically	++	Cranbrook will see rapid population growth and there can be expected to be a significant increase in the number of economically active people who are seeking employment. There are, however, proposals for a substantial number of new jobs close to Cranbrook, with many being higher paid and skilled and also there

active workforce		will be comparatively easy access to jobs elsewhere, including in the city of Exeter. This site would be within walking distance (600m) to the proposed major employment sites. In addition, residents will be within walking distance of the public transport network. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Cranbrook – W048

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (6.04ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+?	As this site is small and separated from the new community at Cranbrook by the railway line, it is unclear whether services and facilities at Cranbrook would be accessible for new residents (there are proposals for a footbridge crossing to the new railway station but it is not clear if and when this may occur or where access routes to it run). The site is adjacent to an existing supermarket, and there appears to be a chapel (St Peter's New Life Centre) within walking distance (600m) to the south, although it is uncertain whether this is currently in use. As such, a minor positive benefit is identified, but this is currently uncertain.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	New secondary and infant school provision is proposed at the new settlement of Cranbrook; however, although this site is in close proximity to the main Cranbrook development, it is separated by the railway line and it is uncertain whether the new provision will be accessible. A minor negative effect is therefore expected for SA objective 3, but this is uncertain as proposals for a footbridge crossing to the new railway station would lead to positive effects.
4: To improve the population's health	-?	There will be community facilities throughout the Cranbrook development to serve key essential needs, and open green spaces will also be an integral part of the overall development with a country park being a core element of the scheme. However, as this site is separated from Cranbrook by the railway line, it is unclear how accessible these new facilities will be. There are no existing open spaces or healthcare facilities within walking distance. Overall a minor negative but uncertain effect is anticipated for SA objective 4, but this could be positive if a footbridge crossing to the new railway station would improve access. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However,

		such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The site is surrounded by employment and greenfield land, and there are no adjacent dwellings that may be affected by noise from the proposed development. However, the site is adjacent to the Exeter to Waterloo Railway line to the south, as well as being 1km from Exeter Airport. These existing uses could have some adverse noise impacts on new residents at Cranbrook. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+?	Leisure facilities and open green spaces will be an integral part of the overall development at Cranbrook, with a country park being a core element of the scheme. As this site is small and separated from the new community at Cranbrook by the railway line, it is unclear whether these facilities would be accessible for new residents (there are proposals for a footbridge crossing to the new railway station but it is not clear if and when this may occur or where access routes to it run). There appears to be an existing chapel (St Peter's New Life Centre) within walking distance (600m) to the south, although it is uncertain whether this is currently in use. As such, a minor positive benefit is identified for SA objective 7, but this is currently uncertain.
8: To maintain and enhance built and historic assets	-?	There are two Grade II listed buildings, and a Grade II listed milestone within 1km of this site, and development could have potentially negative effects on the setting of these historic features. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (6.04ha), and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is not within 1km of any international, national or local designated conservation sites, a negligible effect on this objective is likely. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even

		result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The site is not currently within walking distance (600m) of the main Cranbrook development, which may encourage residents to use private vehicles to travel to the centre, thereby having a negative effect on this objective. In addition, the site is not within walking distance of a bus that could be used to access services and at Cranbrook and further afield. There are proposals for a footbridge crossing to the new railway station, that would make this site within walking distance of Cranbrook and public transport links, but it is not clear if and when this may occur or where access routes to it run. As such, the overall effect on this SA objective is mixed and uncertain.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	The majority of this site is classified as low quality agricultural land (Grade 4), but the site also involves development on a large area of land that is fairly high quality agricultural land (Grade 3), and potentially a small area (132m ²) of very high quality (Grade 1) agricultural land. Overall, there will be minor negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development is out ion place.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-?	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is not currently within walking distance (600m) of the main Cranbrook development, or any bus stops or railway stations, which suggests a minor negative effect on this objective. However, there are proposals for a footbridge crossing to the new railway station, that would make this site within walking distance of Cranbrook and public transport links, and although it is not clear if and when this may occur, the overall effect on this SA objective is mixed and uncertain.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although this site is small (6.04ha), the majority of the site lies within flood zones 2 and 3; therefore an overall significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity

production and disposal		to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, there is a recycling 'bring site' adjacent to the site, and this site is small (6.04ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance to potential employment opportunities at the main Cranbrook development, this could adversely affect the ability of new residents at this site to easily access the employment opportunities in the area. However, there is potential for a footbridge across the railway to be provided that could be used by new residents to access Cranbrook and the public transport network, which would make the overall effect on this objective minor positive. This is uncertain depending on whether the footbridge is developed.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Pinhoe

Allocated Sites

Pinhoe - Site W113 – Pinn Court Farm Site

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this site is very large (27.34ha) relative to other residential site options in the District, it will provide opportunities for developing a larger number of new homes (up to 362); therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	At this site, there will be a range of community services provided as part of a mixed development. Whilst these will not include the full range of services, they will include meeting places, shop, primary school and other services. There is existing community service provision within walking distance (600m) of the site at Pinhoe (Pinhoe library and post office, and a Scout Hut). Employees within the site would also have convenient access to services provided, which they may make use of during lunch breaks or after work. There are bus stops adjacent to the north of the site, with good bus services and the site will lie adjacent to a proposed park and ride service. In addition, Pinhoe railway station lies just over 600 metres away from the southern site boundary. Public transport will enable residents to reach services and facilities without

		having to rely on the use of private cars and should provide direct links into Exeter city centre. Overall, a significant positive effect is expected on SA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The site is 530m to the north east of an existing primary school (Pinhoe Church of England School), and development proposals at the Pinhoe expansion (opposite the B3181) will include a primary school. As such, a significant positive effect is likely although secondary provision will be further away. In addition, although there will be limited employment provision within the overall development, there will be significant employment opportunities accessible by public transport further afield at strategic sites and at Exeter, where there should be opportunities for work-based training and skills development. However this is uncertain without information about the nature of employment development and associated training opportunities that may come forward.
4: To improve the population's health	++	The site is within walking distance of Pinhoe surgery and a playing field on Station Road (both approximately 590m to the southwest) as well as Broad Clyst footpath 29, which is adjacent to the north. Therefore a significant positive effect is expected on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	A significant negative effect is expected on SA objective 6 as this site is adjacent to the M5 motorway (to the east). Noise considerations will limit scope for development on an eastern strip of the site but noise impacts could affect larger parts of the site as well. Effective design and mitigation measures will be essential at this site. Also during construction there will be development related noise that if not properly managed could have adverse impacts on existing dwellings adjacent to the south at Pinhoe and the B3181. Overall, site management and detailed design considerations will be key to minimising noise impacts.
7: To maintain and improve cultural, social and leisure provision	++	At this site, there will be a range of community services provided as part of a mixed development, which will include meeting places, shop, primary school and other services. There is existing cultural, social and leisure provision within walking distance (600m) of the site at Pinhoe (Pinhoe library, a playing field on Station Road, and a Scout Hut), as well as Broad Clyst footpath 29 adjacent to the north of the site that could be used for recreation. In addition, public transport will enable residents to reach services and facilities without having to rely on the use of private cars and should provide direct links into Exeter city centre. Overall, a significant positive effect is expected on SA objective 7.
8: To maintain and enhance built and historic assets	--?	The site is adjacent to the Grade II listed Pinn Court Farmhouse, and is within 1km of a number of other listed buildings. There may be a potential for direct impacts on the adjacent farmhouse, and indirect impacts on the setting of other historic assets in the area. A significant negative but uncertain effect is therefore expected on built and historic assets. However, detailed impacts cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and

		submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--?	The site is large (27.34ha) and almost entirely on greenfield land which means that there may be a significant negative effect in relation to the wise use of land; however, the site is located away from protected landscapes, and lies alongside the motorway, which suggests some uncertainty in relation to the overall effect.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	The site does not appear to be within 1km of any international, national or local designated conservation sites, and a negligible effect on this objective is likely. However, as this site is adjacent to Exeter City, there may be local wildlife sites designated by the authority that are not taken into account in this appraisal due to unavailable data, and some uncertainty is related to SA objective 11 at this site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site lies on a good quality bus route and a nearby park and ride is being provided. The high quality of bus provision is complemented by Pinhoe train station that is 600m to the southwest and the expectation is for new pedestrian and cycle links to be provided as part of this site. As such, a significant positive effect is expected for encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site involves development on land that is very high quality agricultural land (Grade 1), which covers the majority of the site, there will be significant negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing effective sewage treatment works provision to accommodate demand from new housing and employment development is out on place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents at this site will be within walking distance of facilities and employment opportunities (600m) at the site and at Pinhoe, and existing public transport will provide access to opportunities further afield. Overall a positive effect is likely overall in relation to this objective.

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the site is relatively large in size as this site is (27.34ha). As the site is not within a flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development is proposed on greenfield land, there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land. As this site is large (27.34ha), a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Development of this site will see an increase in the number of economically active people who are seeking employment. There are proposals for some new jobs within walking distance to new residents at this site, and there will be higher paid and skilled employment opportunities further afield accessible by public transport. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site is mixed use (including limited services, facilities and employment), and may act as a stimulus to help deliver major nearby employment sites and opportunities. The site is expected to have a minor positive effect on SA objective 20.

Alternative Sites

Pinhoe – Site W210 – Old Park Farm Site - Northern Part (southern part already has permission)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (18.5ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community	++?	At Pinhoe, notably on land abutting the B3181, there will be a range of community services provided as part of a mixed development. These will include meeting places, shop, primary school and other services.

services		There does not seem to be any existing facilities within walking distance of the site, and therefore any positive effects on this SA objective will depend on successful delivery of the proposed facilities at Pinhoe. As well as local residents, employees within the site would also have convenient access to services provided, which they may make use of during lunch breaks or after work. There are bus stops adjacent to the site on the B3181, and good transport links will form a key part of the Pinhoe development. Public transport will enable residents to reach services and facilities without having to rely on the use of private cars and should provide direct links into Exeter city centre. A significant but uncertain effect is therefore expected on SA objective 2, depending on the delivery of services at the extension to Pinhoe.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	A new infant school is proposed within walking distance at the Pinhoe expansion, which may lead to a positive effect on this SA objective, although this will depend on timely provision of the school and availability of school places, while secondary school provision will be further away. Whilst limited employment development will be secured directly on site there will be a considerable number of jobs at major strategic sites in reasonably close proximity in East Devon's West End and also within the City of Exeter accessible by public transport. Overall a minor positive yet uncertain effect is expected for this SA objective.
4: To improve the population's health	+?	There will be community facilities at the consented urban extension to Pinhoe to serve some needs, but it is currently uncertain whether this would include healthcare facilities or open spaces for recreation. The site is within walking distance of two existing footpaths (Broad Clyst 8 to the north east, and Broad Clyst 29 to the south), which may be used for recreation. Currently, there is expected to be a minor positive effect on this SA objective, but some uncertainty exists as delivery of healthcare facilities and open spaces as part of the Pinhoe extension would lead to significant positive effects.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of dwellings to the south of the site at Parkside Road/Crescent that may be affected by noise from the proposed residential development; therefore there may be a minor negative effect on this objective. In addition, the eastern part of the site is in close proximity to the M5 motorway (100m to the east), and noise impacts could affect new residents at the site. However, effects relating to noise are currently uncertain because the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	At the urban extension to Pinhoe, there will be a range of community services provided as part of a mixed development, which will include meeting places, shop, primary school and other services within walking distance from this site (600m). There are existing footpaths within walking distance the site that could be used for recreation, but there appears to be limited other facilities. Public transport will enable residents to reach services and facilities without having to rely on the use of private cars and should provide direct links

		into Pinhoe and Exeter city centre. Overall, a significant positive effect is expected on SA objective 7, but this is uncertain as it depends on the delivery of cultural, social and leisure provision at the Pinhoe extension.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of a Grade II* listed building (Old Park, 230m south), and a Grade II listed set of Gatepiers (The Bowles, 30m east), development could have potentially significant negative effects on the setting of these features. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (18.5ha) in relation to other options in the District, and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	The site does not appear to be within 1km of any international, national or local designated conservation sites, and a negligible effect on this objective is likely. However, as this site is adjacent to Exeter City, there may be local wildlife sites designated by the authority that are not taken into account in this appraisal due to unavailable data, and some uncertainty is related to SA objective 11 at this site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site lies on a good quality bus route and a nearby park and ride is being provided. Pinhoe train station is moderately close to the site (1.3km to the south), but with the expectation for new pedestrian and cycle links to be provided as part of the site, a significant positive effect is expected for encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site involves development on land that is very high quality agricultural land (Grade 1), which covers the west of the site, there will be significant negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development is out ion place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with

		population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents at this site will be within walking distance of facilities and employment opportunities (600m) provided at the site and the consented urban extension adjacent to the south, and existing public transport will provide access to opportunities further afield. Overall a significant positive but uncertain effect is expected for this objective, depending on the delivery of services at the Pinhoe extension.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, despite this site being relatively small in size (18.5ha) relative to other options in the district. As the site is not within a flood risk zone (apart from a small area in the north of the site in flood zone 2), the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (18.5ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Development of this site will see an increase in the number of economically active people who are seeking employment. There are proposals for some new jobs within walking distance to new residents at this site, and there will be higher paid and skilled employment opportunities further afield accessible by public transport. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	+	Residential development alone is not expected to have a direct effect on encouraging and accommodating investment in East Devon; however this site is mixed use (including limited services, facilities and employment), and may act as a stimulus to help deliver major nearby employment sites and opportunities. The site is expected to have a minor positive effect on SA objective 20.

Pinhoe – Site W066 – North of Old Park Farm Site

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.22ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++?	At Pinhoe, notably on land abutting the B3181, there will be a range of community services provided as part of a mixed development. These will include meeting places, shop, primary school and other services. There does not seem to be any existing facilities within walking distance of the site, and therefore any positive effects on this SA objective will depend on successful delivery of the proposed facilities at Pinhoe. There are bus stops adjacent to the site on the B3181, and good transport links will form a key part of the Pinhoe development. Public transport will enable residents to reach services and facilities without having to rely on the use of private cars and should provide direct links into Exeter city centre. A significant but uncertain effect is therefore expected on SA objective 2, depending on the delivery of services at the extension to Pinhoe.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	A new infant school is proposed within walking distance at the Pinhoe expansion, which may lead to a positive effect on this SA objective, although this will depend on timely provision of the school and availability of school places, while secondary school provision will be further away. Overall a minor positive yet uncertain effect is expected for this SA objective.
4: To improve the population's health	+?	There will be community facilities at the consented urban extension to Pinhoe to serve some needs, but it is currently uncertain whether this would include healthcare facilities or open spaces for recreation. The site is within walking distance of two existing footpaths (Broad Clyst 8 to the north east, and Broad Clyst 29 adjacent to the south), which may be used for recreation. Currently, there is expected to be a minor positive effect on this SA objective, but some uncertainty exists as delivery of healthcare facilities and open spaces as part of the Pinhoe extension would lead to significant positive effects.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	A significant negative effect is expected on SA objective 6 as this site is adjacent to the M5 motorway (to the east). Noise impacts are likely to affect new residents at the site. Effective design and mitigation measures will be essential at this site. Also during construction there will be development related noise that if not properly managed could have adverse impacts on existing dwellings adjacent to the west at the B3181 and Mosshayne Lane. Overall site management and detailed design considerations will be key to minimising noise impacts.
7: To maintain and improve cultural,	++?	At the urban extension to Pinhoe, there will be a range of community services provided as part of a mixed

social and leisure provision		development, which will include meeting places, shop, primary school and other services within walking distance from this site (600m). There are existing footpaths within walking distance the site that could be used for recreation, but there appears to be limited other facilities. Public transport will enable residents to reach services and facilities without having to rely on the use of private cars and should provide direct links into Pinhoe and Exeter city centre. Overall, a significant positive effect is expected on SA objective 7, but this is uncertain as it depends on the delivery of cultural, social and leisure provision at the Pinhoe extension.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of a Grade II listed building (West Clyst Farmhouse, 210m west), and a Grade II listed set of Gatepiers (The Bowles, 30m northwest), development could have potentially significant negative effects on the setting of these features. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (2.22ha) in relation to other options in the District, and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	The site does not appear to be within 1km of any international, national or local designated conservation sites, and a negligible effect on this objective is likely. However, as this site is adjacent to Exeter City, there may be local wildlife sites designated by the authority that are not taken into account in this appraisal due to unavailable data, and some uncertainty is related to SA objective 11 at this site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++?	The site lies on a good quality bus route and a nearby park and ride is being provided. Pinhoe train station is moderately close to the site (1.4km to the south), but with the expectation for new pedestrian and cycle links to be provided as part of the site, a significant positive effect is expected for encouraging non-car based modes of transport. There is some uncertainty relating to this score as it will depend on the delivery of services at the Pinhoe extension.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site involves development on land that is very high quality agricultural land (Grade 1), which covers the north of the site, there will be significant negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious

		existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development is out ion place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents at this site will be within walking distance of facilities and employment opportunities (600m) provided at the consented urban extension to the west, and existing public transport will provide access to opportunities further afield. Overall a significant positive but uncertain effect is expected for this objective, depending on the delivery of services at the Pinhoe extension.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, despite this site being relatively small in size (2.22ha) relative to other options in the district. As the site is not within a flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.22ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Development of this site will see an increase in the number of economically active people who are seeking employment. There are proposals for some new jobs within walking distance to new residents at this site, and there will be higher paid and skilled employment opportunities further afield accessible by public transport. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development at this site could have a negative effect on the vitality and viability of the towns of East Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate	0	None of the potential residential sites are expected to have a direct effect on encouraging and

both indigenous and inward investment		accommodating investment in East Devon.
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Pinhoe – Site W153 – North of Pinn Court Farm

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.51ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++?	At Pinhoe, notably on land abutting the B3181, there will be a range of community services provided as part of a mixed development. These will include meeting places, shop, primary school and other services. There does not seem to be any existing facilities within walking distance of the site, and therefore any positive effects on this SA objective will depend on successful delivery of the proposed facilities at Pinhoe. There are bus stops adjacent to the site on the B3181, and good transport links will form a key part of the Pinhoe development. Public transport will enable residents to reach services and facilities without having to rely on the use of private cars and should provide direct links into Exeter city centre. A significant but uncertain effect is therefore expected on SA objective 2, depending on the delivery of services at the extension to Pinhoe.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	A new infant school is proposed within walking distance at the Pinhoe expansion, which may lead to a positive effect on this SA objective, although this will depend on timely provision of the school and availability of school places, while secondary school provision will be further away. Overall a minor positive yet uncertain effect is expected for this SA objective.
4: To improve the population's health	+?	There will be community facilities at the consented urban extension to Pinhoe to serve some needs, but it is currently uncertain whether this would include healthcare facilities or open spaces for recreation. The site is within walking distance of two existing footpaths (Broad Clyst 8 to the north east, and Broad Clyst 29 to the south east), which may be used for recreation. Currently, there is expected to be a minor positive effect on this SA objective, but some uncertainty exists as delivery of healthcare facilities and open spaces as part of the Pinhoe extension would lead to significant positive effects.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of dwellings to the west of the site at Parkside Road/Crescent that may be affected by noise from the proposed residential development; therefore there may be a minor negative effect on this objective. In addition, the eastern part of the site is in close proximity to the M5 motorway (330m to the east), and noise impacts could affect new residents at the site. However, effects relating to noise are currently uncertain because the construction impacts will depend on factors such as hours of site operation

		and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++?	At the urban extension to Pinhoe, there will be a range of community services provided as part of a mixed development, which will include meeting places, shop, primary school and other services within walking distance from this site (600m). There are existing footpaths within walking distance the site that could be used for recreation, but there appears to be limited other facilities. Public transport will enable residents to reach services and facilities without having to rely on the use of private cars and should provide direct links into Pinhoe and Exeter city centre. Overall, a significant positive effect is expected on SA objective 7, but this is uncertain as it depends on the delivery of cultural, social and leisure provision at the Pinhoe extension.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of a Grade II listed set of Gatepiers (The Bowles, 120m northeast), and within 1km to five other listed development (2 of which are Grade II* listed), development could have potentially significant negative effects on the setting of these features. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	As the site is small (2.51ha) in relation to other options in the District, and is situated some distance from the nearest AONBs, a positive effect is anticipated in relation to this objective, although, as the site is mainly on greenfield land, the overall effect is expected to be mixed.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	The site does not appear to be within 1km of any international, national or local designated conservation sites, and a negligible effect on this objective is likely. However, as this site is adjacent to Exeter City, there may be local wildlife sites designated by the authority that are not taken into account in this appraisal due to unavailable data, and some uncertainty is related to SA objective 11 at this site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty still exists as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++?	The site lies on a good quality bus route and a nearby park and ride is being provided. Pinhoe train station is moderately close to the site (1.3km to the south), but with the expectation for new pedestrian and cycle links to be provided as part of the site, a significant positive effect is expected for encouraging non-car based modes of transport. There is some uncertainty relating to this score as it will depend on the delivery of services at the Pinhoe extension.

13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site involves development on land that is very high quality agricultural land (Grade 1), which covers the majority of the site, there will be significant negative effects on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing effective sewage treatment works provision to accommodate demand from new housing and employment development is out of place.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated into the development. Effects will also depend on the scale and nature of any employment uses that come forward within the site, which are also partially unknown at this stage. Residents at this site will be within walking distance of facilities and employment opportunities (600m) provided at the consented urban extension to the west, and existing public transport will provide access to opportunities further afield. Overall a significant positive but uncertain effect is expected for this objective, depending on the delivery of services at the Pinhoe extension.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, despite this site being relatively small in size (2.51ha) relative to other options in the district. As the site is not within a flood risk zone, the negative effect is expected to be minor rather than significant.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. Although this site is on mainly greenfield land, which indicates that there will be less opportunity to re-use existing buildings and materials than there might be where development takes place on an entirely brownfield site, new developments may offer good opportunities for incorporating sustainable waste management practices. In addition, this site is small (2.51ha) in relation to other residential site options in the District, therefore a minor rather than a significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	Development of this site will see an increase in the number of economically active people who are seeking employment. There are proposals for some new jobs within walking distance to new residents at this site, and there will be higher paid and skilled employment opportunities further afield accessible by public transport. As such, the overall effect on this objective is likely to be significantly positive.
19: To maintain and enhance the	-	The development at this site could have a negative effect on the vitality and viability of the towns of East

vitality and viability of the Towns of East Devon		Devon as it will focus new development away from those towns, in the West End of the District around Exeter.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Blackhorse

Allocated Sites

At Blackhorse – Site W213 (Western Part)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this site is large (over 60ha), a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+?	This site is within walking distance (600m) of an existing community hall (scout hut) to the west. It is recognised that new community services and facilities would be provided as part of any strategic development to take place at Blackhorse, within the mixed-use development proposed. Therefore, an overall uncertain minor positive effect is likely until more detail is known about the number and range of new services and facilities to be provided.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+/-?	The effects of mixed-use development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. Proximity has been considered in terms of schools and colleges being within walking distance from potential new housing sites, but it is recognised that given the rural nature of East Devon, many sites may not be within walking distance of schools and colleges. While many school students may be driven to school, or possibly even drive themselves, it would be more sustainable if new housing sites were within easy access of public transport options to reach schools. However, it cannot be determined for each site whether there is an appropriate bus service to individual schools or colleges within the District. The effects on lifelong learning cannot be determined because the courses offered at different schools and other community facilities are unknown. This site is not within walking distance of any existing schools or colleges; therefore an uncertain minor negative effect on this objective is likely in relation to education. However, the fact that the site is proposed for mixed-use development, which will also include employment provision, means that there may be new opportunities for work-based training and skills development. While the overall site is large (over 60ha) it is not known how much of the site might be used for employment development. Therefore, an overall mixed and uncertain effect is likely.
4: To improve the population's health	+?	There is a public right of way running through the site (Broad Clyst Footpath 61) and the site is within

		walking distance of other footpaths. The site is not currently within walking distance of any existing open space, or healthcare services and facilities, but new community facilities (which may include open spaces, and doctors' surgeries etc.) will be provided as part of the new mixed-use development proposed at Blackhorse. Therefore, an overall minor positive effect is likely although there is some uncertainty attached.
5: To reduce crime and fear of crime	0	The effects of new housing and employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential site options on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is within approximately 250m of the A30 to the south, and is within 1.5km of Exeter Airport. Therefore, development of the site for residential and employment purposes could mean that new residents and employees are adversely affected by road and aircraft noise. This site also has a small number of sensitive receptors in close proximity, mainly to the south on Blackhorse Lane, which could be affected by increased noise levels in the surrounding area, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Overall, an uncertain minor negative effect is therefore likely on this objective.
7: To maintain and improve cultural, social and leisure provision	+?	There is a public right of way within the site and is within walking distance (600m) of a community hall (scout hut) to the west. It is also recognised that new cultural, social and leisure facilities are likely to be provided as part of the mixed-use development at Blackhorse. Therefore, a minor positive but uncertain effect is expected for this SA objective, but with delivery of new facilities, the positive effect may be significant.
8: To maintain and enhance built and historic assets	-?	This site is within 1km of 10 Grade II listed buildings to the north, south and east, although none are within 250m. Sowton Conservation Area, which includes a number of these listed buildings, is also within 1km to the south. Therefore, development could have potentially minor negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve large-scale development (over 60ha) taking place on greenfield land, a significant negative effect is expected in relation to this objective, even though the site is more than 1km from the nearest AONB.
10: To maintain the local amenity, quality and character of the local	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would involve development on greenfield land. However, the effects of new housing

environment		development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of a town centre. However, the site is within close proximity of bus stops to the south on Blackhorse Lane that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site option involves development on land that is almost all high quality agricultural land (Grade 1) there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing effective sewage treatment works provision to accommodate demand from new housing and employment development. An overall significant negative effect on this SA objective is therefore likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, the site is proposed for mixed-use (housing and employment) development, meaning that high levels of out-commuting by car may be avoided, and there are bus stops to the south of the site on Blackhorse Lane that could be used by new residents to access employment opportunities, services and facilities further afield. Therefore, a significant positive effect is likely on this objective.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones. This site is on greenfield land, and a large area in the north of the site is within flood zones 2 and 3; therefore a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective will be negligible.

17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is large (over 60ha) and is on greenfield land where there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land, it is likely to have a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++?	The provision of new employment land as part of a mixed-use development is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through this and other Local Plan policies. Mixed-use sites such as this will have particularly positive effects as housing and employment land will be allocated alongside one another, making the job opportunities easily accessible for local people. Larger sites will provide particular opportunities for accommodating investment, and therefore are assumed to have a significant positive effect on this objective. As this site is large in size (over 60ha) a significant positive effect is likely, although there is some uncertainty attached as it is not currently clear how much of the site would be used for employment development as opposed to housing and other uses.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development of a significant number of new homes as well as new employment land at this site north of Blackhorse could have a negative effect on the vitality and viability of the towns of East Devon, by focussing new development in the West End around the edge of Exeter.
20: To encourage and accommodate both indigenous and inward investment	++?	All of the sites that could be used for employment development are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. Larger sites will provide particular opportunities for accommodating investment, and therefore are assumed to have a significant positive effect. As this site is large in size (over 60ha) a significant positive effect is likely, although there is some uncertainty attached as it is not currently clear how much of the site would be used for employment development as opposed to housing and other uses.

At Blackhorse – Site W213 (Eastern Part)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this site is large (70ha), a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+?	This site is within walking distance (600m) of a community hall to the west and a place of worship (St Michael and All Angel's Church) to the south east. It is recognised that new community services and facilities would be provided as part of any strategic development to take place at Blackhorse, within the mixed-use development proposed. Therefore, an overall uncertain minor positive effect is likely until more detail is known about the number and range of new services and facilities to be provided.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+/-?	The effects of mixed-use development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there

		being capacity at those schools and colleges to accommodate new pupils. Proximity has been considered in terms of schools and colleges being within walking distance from potential new housing sites, but it is recognised that given the rural nature of East Devon, many sites may not be within walking distance of schools and colleges. While many school students may be driven to school, or possibly even drive themselves, it would be more sustainable if new housing sites were within easy access of public transport options to reach schools. However, it cannot be determined for each site whether there is an appropriate bus service to individual schools or colleges within the District. The effects on lifelong learning cannot be determined because the courses offered at different schools and other community facilities are unknown. This site is not within walking distance of any existing schools or colleges; therefore an uncertain minor negative effect on this objective is likely in relation to education. However, the fact that the site is proposed for mixed-use development, which will also include employment provision, means that there may be new opportunities for work-based training and skills development. While the overall site is large (70ha) it is not known how much of the site might be used for employment development. Therefore, an overall mixed and uncertain effect is likely.
4: To improve the population's health	+?	The site is within walking distance of existing open space to the south east (Ship Lane Allotments, St Michaels Hill Green, Waterslade Lane Football Ground and Clyst Honiton playing field). There are also public rights of way to the north and south of the site as well as within the boundaries of the site itself. While the site is not currently within walking distance of any existing healthcare services and facilities, new community facilities (which may include doctors' surgeries etc.) will be provided as part of the new mixed-use development proposed at Blackhorse. Therefore, an overall minor positive effect is likely although there is some uncertainty attached.
5: To reduce crime and fear of crime	0	The effects of new housing and employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential site options on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	This site is within approximately 250m of the A30 to the south as well as to Exeter Airport. Therefore, development of the site for residential and employment purposes could mean that new residents and employees are adversely affected by road and aircraft noise. This site also has a small number of sensitive receptors in close proximity, including a small number of buildings in the centre of the site itself, which could be affected by increased noise levels in the surrounding area, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Overall, an uncertain minor negative effect is therefore likely on this objective.
7: To maintain and improve cultural, social and leisure provision	++	The site is within walking distance of existing open space to the south east (Ship Lane Allotments, St Michaels Hill Green, Waterslade Lane Football Ground and Clyst Honiton playing field). There are also public rights of way to the north and south of the site as well as within the boundaries of the site itself and

		the site is within walking distance (600m) of a community hall to the west and a place of worship (St Michael and All Angel's Church) to the south east. It is also recognised that new cultural, social and leisure facilities are likely to be provided as part of the mixed-use development at Blackhorse. Therefore, a significant positive effect on this SA objective is likely.
8: To maintain and enhance built and historic assets	-?	This site is within 1km of a small number of listed buildings to the north, south and south east, although none are within 250m. Sowton Conservation Area, which includes a number of listed buildings, is also within 1km to the south. Therefore, development could have potentially minor negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve large-scale development taking place on greenfield land, a significant negative effect is expected in relation to this objective, even though the site is more than 1km from the nearest AONB.
10: To maintain the local amenity, quality and character of the local environment	-?	Mixed-use development on this site could have adverse impacts on the character of the local environment as development would involve development on greenfield land. However, the effects of new development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the development and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for mixed-uses. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of a town centre. However, the site is within close proximity of four bus stops to the south that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site option involves development on land that is mainly high quality agricultural land (Grade 1, with a strip of Grade 3 in the eastern part of the site) there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing and employment development. An overall significant negative effect on this SA objective is therefore likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing and employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with

		population growth), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. However, the site is proposed for mixed-use (housing and employment) development, meaning that high levels of out-commuting by car may be avoided, and there are four bus stops to the south of the site that could be used by new residents to access employment opportunities, services and facilities further afield. Therefore, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	--	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones. This site is on greenfield land, and large areas in the north and east of the site are within flood zones 2 and 3; therefore a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential and employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new buildings will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new development on efficient energy consumption will not be determined by the location of new development; therefore the effect of all of the proposed residential and employment sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is large (70ha) and is on greenfield land where there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land, it is likely to have a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++?	The provision of new employment land as part of a mixed-use development is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through this and other Local Plan policies. Mixed-use sites such as this will have particularly positive effects as housing and employment land will be allocated alongside one another, making the job opportunities easily accessible for local people. Larger sites will provide particular opportunities for accommodating investment, and therefore are assumed to have a significant positive effect on this objective. As this site is large in size (70ha) a significant positive effect is likely, although there is some uncertainty attached as it is not currently clear how much of the site would be used for employment development as opposed to housing and other uses.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development of a significant number of new homes as well as new employment land at this site north of Blackhorse could have a negative effect on the vitality and viability of the towns of East Devon, by focussing new development in the West End around the edge of Exeter.
20: To encourage and accommodate	++?	All of the sites that could be used for employment development are expected to have positive effects on

both indigenous and inward investment		this objective, as they will provide sites for businesses to locate within East Devon. Larger sites will provide particular opportunities for accommodating investment, and therefore are assumed to have a significant positive effect. As this site is large in size (70ha) a significant positive effect is likely, although there is some uncertainty attached as it is not currently clear how much of the site would be used for employment development as opposed to housing and other uses.
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Alternative Sites

At Blackhorse – Site W086

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this site is small (1.4ha), a minor positive effect is likely.
2: To ensure that all groups of the population have access to community services	-?	This site is more than 600m from any existing services and facilities, although it is recognised that new services and facilities are to be provided as part of the new mixed-use development at Blackhorse. The site is within walking distance of two bus stops to the east; therefore an overall minor negative effect on this objective is likely although there is some uncertainty attached in relation to the provision of new facilities until the details of what is to be provided is known.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effects of housing development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. Proximity has been considered in terms of schools and colleges being within walking distance from potential new housing sites, but it is recognised that given the rural nature of East Devon, many sites may not be within walking distance of schools and colleges. While many school students may be driven to school, or possibly even drive themselves, it would be more sustainable if new housing sites were within easy access of public transport options to reach schools. However, it cannot be determined for each site whether there is an appropriate bus service to individual schools or colleges within the District. The effects on lifelong learning cannot be determined because the courses offered at different schools and other community facilities are unknown. This site is not within walking distance of any existing schools or colleges; therefore an uncertain minor negative effect on this objective is likely.
4: To improve the population's health	-?	The site is not within walking distance of existing open space that is suitable for recreation, or any public footpaths or cycle routes. The site is also not within walking distance (600m) of any health services or facilities. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. Overall, a minor negative effect on this SA objective is likely although there is some uncertainty attached as it is not currently known whether new healthcare facilities or open space will be provided as part of the mixed use development proposed at Blackhorse just to the north of this site option.

5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	This site is within very close proximity of the A30 to the south, as well as Exeter Airport. Therefore, development of the site for residential purposes could mean that new residents are adversely affected by road and aircraft noise. There are a number of sensitive receptors (which appear to be mainly houses) adjacent to the north and eastern boundaries of the site, as well as a small number within the site itself, which could be affected by increased noise levels in the surrounding area, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Noise and safety considerations from aircraft may be such concern that they could affectively rule out residential development options at this site. If development were in principle acceptable effective design and mitigation measures would be essential at this site. An uncertain significant negative effect on this objective is therefore likely overall.
7: To maintain and improve cultural, social and leisure provision	-?	This site is not located within walking distance of any existing cultural, social and leisure facilities; therefore a negative effect is likely. However, there is some uncertainty attached, depending on the potential for open space and green infrastructure (as well as other cultural and social facilities) to be provided within the new mixed use development at Blackhorse just to the north of this site option, which is unknown at this stage.
8: To maintain and enhance built and historic assets	-?	This site is within 500m of Sowton Conservation Area as well as a number of listed buildings, most of which are located in the Conservation Area; therefore development could have potentially minor negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	As this site would involve small-scale development taking place on greenfield land, a minor negative effect is expected in relation to this objective, even though the site is more than 1km from the nearest AONB.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential

		negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of a town centre. However, the site is within close proximity of two bus stops to the east that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site option involves development on land that is high quality agricultural land (Grade 1) there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing. An overall significant negative effect on this SA objective is therefore likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is directly adjacent to the mixed use (including employment) site allocation north of Blackhorse in the emerging new Local Plan and there are two bus stops to the east of the site that could be used by new residents to access employment opportunities, services and facilities further afield. Therefore, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones. This site is on greenfield land, although it is outside of flood zones 2 and 3; therefore a minor negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective will be negligible (0).
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new residential development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is small (1.4ha) and is on greenfield land where there may be fewer opportunities for using existing

		buildings and materials than there would be on brownfield land, it is likely to have a minor negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is directly adjacent to the mixed use (including employment) site allocation north of Blackhorse in the emerging new Local Plan, this could positively affect the ability of new residents at this site to easily access the new employment opportunities in that area and a significant positive effect on this SA objective is likely.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development of a significant number of new homes at this site north of Blackhorse could have a negative effect on the vitality and viability of the towns of East Devon, by focussing new development in the West End around the edge of Exeter.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon; therefore the score for all sites will be negligible (0).

At Blackhorse – Site W214

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this site is large (19.4ha), and could accommodate a significant number of new homes, a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance of a church (St Michael's Church) and a community hall, both of which are located approximately 425m to the south of the site. At the new development at Blackhorse, there will be a range of community services provided as part of a mixed development; however these will not be immediately accessible from this site because of the presence of the A30 and motorway and restrictions to some degree on pedestrian/cycle accessibility. A minor positive effect on this SA objective is therefore likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effects of housing development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. Proximity has been considered in terms of schools and colleges being within walking distance from potential new housing sites, but it is recognised that given the rural nature of East Devon, many sites may not be within walking distance of schools and colleges. While many school students may be driven to school, or possibly even drive themselves, it would be more sustainable if new housing sites were within easy access of public transport options to reach schools. However, it cannot be determined for each site whether there is an appropriate bus service to individual schools or colleges within the District. The effects on lifelong learning cannot be determined because the courses offered at different schools and other community facilities are unknown. This site is not within walking distance of any existing schools or colleges; therefore an uncertain minor negative effect on this objective is likely.

4: To improve the population's health	-?	The site is not within walking distance of existing open space that is suitable for recreation, or any public footpaths or cycle routes. The site is also not within walking distance (600m) of any health services or facilities. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. Overall, a minor negative effect on this SA objective is likely although there is some uncertainty attached as it is not currently known whether new healthcare facilities or open space will be provided as part of the mixed use development proposed at Blackhorse just to the north of this site option.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible (0).
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	This site is directly adjacent to the A30 which runs along the northern boundary of the site. Therefore, development of the site for residential purposes could mean that new residents are adversely affected by road noise. There are a small number of sensitive receptors (which appear to be houses) adjacent to the southern boundary of the site which could be affected by increased noise levels in the surrounding area, both during development and in the longer-term as a result of increased vehicle traffic. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques. Noise/safety considerations from aircraft at Exeter Airport are understood to be such that they may effectively rule out residential development options at this site or large parts of it. If development were in principle acceptable effective design and mitigation measures would be essential at this site. An uncertain significant negative effect on this objective is therefore likely overall.
7: To maintain and improve cultural, social and leisure provision	+	This site is within walking distance of a church (St Michael's Church) and a community hall, both of which are located approximately 425m to the south of the site. A minor positive effect on this SA objective is therefore likely.
8: To maintain and enhance built and historic assets	--?	This site is within 125m of Sowton Conservation Area as well as a number of listed buildings, most of which are located in the Conservation Area; therefore development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve large-scale development taking place on greenfield land, a significant negative effect is expected in relation to this objective, even though the site is more than 1km from the nearest AONB.
10: To maintain the local amenity, quality and character of the local	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would involve development on greenfield land. However, the effects of new housing

environment		development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity designation, a negligible effect on biodiversity is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of a town centre. However, the site is within close proximity of numerous bus stops to the north and east that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site option involves development on land that is high quality agricultural land (Grade 1) there will be a significant negative effect on preserving soil quality. In terms of air quality, the site is not within an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that may be compounded by development. Water quality will depend, in the longer term, on securing affective sewage treatment works provision to accommodate demand from new housing. An overall significant negative effect on this SA objective is therefore likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the site is within walking distance (approximately 300m) of the mixed use (including employment) site allocation north of Blackhorse in the emerging new Local Plan and numerous bus stops to the north and east of the site that could be used by new residents to access employment opportunities, services and facilities further afield. Therefore, a significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones. This site is on greenfield land, although it is outside of flood zones 2 and 3; therefore a minor negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective will be negligible (0).

17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new residential development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices. As this proposed development site is large (19.4ha) and is on greenfield land where there may be fewer opportunities for using existing buildings and materials than there would be on brownfield land, it is likely to have a significant negative effect on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is within walking distance (approximately 300m) of the mixed use (including employment) site allocation north of Blackhorse in the emerging new Local Plan, this could positively affect the ability of new residents at this site to easily access the new employment opportunities in that area and a significant positive effect on this SA objective is likely.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	The development of a significant number of new homes at this site north of Blackhorse could have a negative effect on the vitality and viability of the towns of East Devon, by focussing new development in the West End around the edge of Exeter.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon; therefore the score for all sites will be negligible (0).

Exeter Airport

Allocated Site

Employment Land Allocation at Exeter Airport Business Park

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	The allocation of additional employment land at Exeter Airport Business Park is not considered likely to have an effect on this objective.
2: To ensure that all groups of the population have access to community services	0	The allocation of additional employment land at Exeter Airport Business Park is not considered likely to have an effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	The provision of 5ha of additional employment land to expand the Exeter Airport Business Park is likely to have a positive effect on this objective through the provision of new employment opportunities for local residents and thereby increasing the likelihood of there being opportunities for work-based training and skills development.

4: To improve the population's health	-	The increased noise pollution associated with this allocation may have an adverse impact on local people's health.
5: To reduce crime and fear of crime	0	The allocation of additional employment land at Exeter Airport Business Park is not considered likely to have an effect on this objective. It is possible that increased levels of employment in the area resulting from development, and thus greater prosperity, may lead to reduced crime levels, although this is an indirect effect and cannot be assumed.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	It is possible that the extension of the Exeter Airport Business Park may result in an increase in vehicle traffic in the surrounding area, therefore causing an increase in noise disturbance for local people. A major factor affecting this will be the provision of sustainable transport links to and from the site, which is at present uncertain.
7: To maintain and improve cultural, social and leisure provision	0	The allocation is not considered likely to have an effect on this objective.
8: To maintain and enhance built and historic assets	-?	The extension to the business park is located within approximately 600m of listed buildings, meaning that it may have an adverse impact on their setting.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/-	The 5ha extension to the business park is more than 250m from the nearest AONB, meaning that the new development would be steered away from those sensitive locations. However, the site is on greenfield land, which could have a minor negative effect on the character of the local landscape. Overall, a mixed effect is therefore likely.
10: To maintain the local amenity, quality and character of the local environment	-?	Expanding Exeter Airport Business Park and the level of activity in and immediately around the site may have a detrimental effect on local amenity as a result of increased vehicle traffic. As the site is on greenfield land, local character may also be adversely affected.
11: To conserve and enhance the biodiversity of East Devon	0?	The 5ha of land to be allocated for the business park extension is more than 1km from any designated biodiversity or geodiversity sites, therefore a negligible effect on this objective is likely. However, there is some uncertainty at this stage as the new development could offer opportunities for biodiversity enhancements.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	The expansion site will be within fairly close of high quality public transport links, although it is currently uncertain how they will be accessed. The site is located away from the main urban areas of East Devon, therefore an overall mixed and currently uncertain effect is likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	The expansion site is located on Grade 3 agricultural land; therefore may have a minor negative effect on this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	The expansion site is located within 600m of both proposed residential development and public transport links; therefore a significant positive effect on this SA objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	The expansion site is located on greenfield land, although it is outside of flood zones 2 and 3; therefore an overall minor negative effect on this SA objective is likely.
16: To ensure energy consumption is as efficient as possible	0	All new development will inevitably involve an increase in energy consumption but development built around sustainable transport options and green design approaches should result in far lower emission levels and greater energy efficiency than that which will typically be seen in conventional development and within the existing building stock of East Devon. The effects of new employment-related development on efficient

		energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where employment development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials. This site is small (5ha) but is on greenfield land; therefore an overall minor negative effect on this SA objective is likely.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development proposed through other Local Plan policies. As this is a small site in relation to other employment site options in the District, the positive effect is expected to be minor rather than significant.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	Expanding Exeter Airport Business Park may have a negative impact on the viability of the towns of East Devon, particularly those to the east of the District, as the development may contribute towards economic activity being increasingly focused in the western part of the District, meaning that residents may be more attracted to live and work in that area where better opportunities for easily accessible jobs are likely to be available.
20: To encourage and accommodate both indigenous and inward investment	+	All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. As this is a small site relative to other options in the District, it will provide fewer opportunities for accommodating investment, and therefore is likely to have a minor rather than a significant positive effect.

Budleigh Salterton - Sites previously allocated but that now have planning permission

Budleigh Salterton Site C096: Land north-east of Deepways adjoining B3178 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.41ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	The site is within walking distance (600m) of two community services (St. John's Church and a village hall) to the west of the site. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are six bus stops within walking distance to the west, south and east of the site that could be used by new residents to access community services within Budleigh Salterton town centre and further afield; therefore there is likely to be an overall minor positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (St Peter's Church School which is located approximately 290m to the south); therefore, a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance of any healthcare facilities; however there are 10 areas of open space within walking distance that could be used for active outdoor recreation, including Deepways Play area and Shortwood Close allotments, both of which are located within 100m of the site. In addition, while the site is not within walking distance of any public footpaths or bridleways, it is within close proximity of the Buzzard Cycle Route which runs parallel to the south western boundary of the site, within approximately 200m. As such, an overall a minor positive effect is expected in

		relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	As the site is not within close proximity of the strategic road network, new residents are not expected to experience adverse noise impacts from vehicle traffic. However, because the site is adjacent to some existing residential development to the south west, the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within very close proximity of 10 existing open spaces that can be used for recreation, including Deepways Play area and Shortwood Close allotments, both of which are located within 100m of the site, and is within walking distance (600m) of a village hall (on the B3178) and St. John's Church (on Dalditch Lane), a significant positive effect is likely.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings and the Budleigh Salterton Conservation Area, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore

		currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place within the East Devon AONB, a significant negative effect is expected in relation to landscape character. In addition, while the site is relatively small, it is on greenfield land which means that a further minor negative effect would be expected in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain minor negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of a RIGS (Dark Lane and two County Wildlife Sites (Knowle and West Down Gold Course), East Devon Heath SPA, East Devon Pebblebed Heaths SAC (which includes East Devon Pebblebed Heaths SSSI), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within close proximity of Budleigh Salterton town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of numerous bus stops to the south that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective is mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 1) agricultural land, which is currently undeveloped, there will be a significant negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems

		that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, there are numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities, services and facilities within the town centre and further afield. Therefore, an overall minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site

		is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is relatively small (1.41ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking distance of numerous bus stops to the south of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (1.41ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Budleigh Salterton Site C056: Allotments and Adjoining Land (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.4ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a

		significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	The site is within walking distance (600m) of St. Peter's Church, two community halls (Gospel Hall and Town Hall), Budleigh Salterton Health Centre and a library, all of which are to the south of the site. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are a large number of bus stops within walking distance, most of which are to the south, east and west of the site, that could be used by new residents to access community services within Budleigh Salterton town centre and further afield; therefore there is likely to be an overall significant positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (St Peter's Church School which is located approximately 420m to the west); therefore, a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	++?	The site is within walking distance of Budleigh Salterton Health Centre and there are a number of areas of open space within walking distance that could be used for active outdoor recreation, including Greenway Lane allotments which are located within the southern part of the site itself. It is not clear whether the development of housing at this site could result in the loss of those allotments or whether they will be retained or relocated; therefore there are uncertainties attached the effects on this objective. There are also a number of other nearby open spaces including the Green Park to the south west, a disused railway line to the south and Budleigh Salterton FC football pitches to the west. In addition, the Buzzard Cycle Route is within walking distance to the south of the site and there are a number of public footpaths within close proximity to the south. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health. As such, an overall a significant positive effect is expected in relation to encouraging healthy lifestyles, although there is some uncertainty attached.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites

		which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	As the site is not within close proximity of the strategic road network, new residents are not expected to experience adverse noise impacts from vehicle traffic. However, because the site is adjacent to some existing residential development to the east and west, as well as what appears to be commercial development to the south, the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within very close proximity of a number of existing areas of open spaces that can be used for recreation, including the Green Park to the south west, and is within walking distance (600m) of two community halls and a library, an overall significant positive effect is likely.
8: To maintain and enhance built and historic assets	-?	As the site is within 1km of a number of listed buildings to the north and south and the Budleigh Salterton Conservation Area, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place within the East Devon AONB, a significant negative effect is expected in relation to landscape character. In addition, while the site is relatively small, it is on greenfield land which means that a further negative effect would be expected in relation to the wise use of land.

<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Residential development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain minor negative effect is likely.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>As the site is within 1km of a RIGS (Dark Lane) and two County Wildlife Sites (Knowle and Otter Meadows), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The site is not within close proximity of Budleigh Salterton town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of numerous bus stops (mainly to the south, east and west) that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective is mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>-</p>	<p>As this site would involve housing development on what is in part fairly high quality agricultural land (the northern part of the site is classed as grade 3 while the southern part is classed as urban land), which is currently undeveloped, there will be a minor negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall minor negative effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable</p>

		energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, there numerous bus stops within walking distance (mainly to the south, east and west of the site) that could be used by new residents to access employment opportunities, services and facilities within the town centre and further afield. Therefore, an overall minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is relatively small (2.4ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site

		allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking distance of numerous bus stops that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (2.4ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Budleigh Salterton - Alternative Sites

Budleigh Salterton Site C022 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (7.75ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	0	This site is within walking distance (600m) of only one key community service (St. Johns Church on Dalditch Lane to the north east (although there is also a village hall on the B3178 which is just over 600m from the site). Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are numerous bus stops within walking distance to the west and east of the site

		that could be used by new residents to access community services within Budleigh Salterton town centre and further afield. As such, a negligible effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is St Peter's Church School which is located approximately 1.1km to the east. Therefore, a minor negative effect is likely, although there are uncertainties attached, in relation to whether there will be capacity at those schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any health services or facilities; however the site is adjacent to a cycle route (national cycle route no.2) to the north and Budleigh Salterton footpath no.2 runs through the middle of the site, with further footpaths being located within walking distance to the south. In addition, the John Hudson Way (amenity space) is within 125m to the west of the site and can be used for recreation by residents. Therefore, an overall minor positive effect is likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the east and a farm to the west and there are a number of existing buildings (at least some of which appear to be residential properties) within the site itself; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive

		receptors, both during development and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, as this site is adjacent to an existing cycle route and a number of public footpaths are within walking distance (including one within the site itself) as well as a golf course to the south. In addition, the site is within 600m of John Hudson Way (public open space) and St. John's Church; therefore a significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of two listed buildings (both to the north east) as well as being within 1km of a number of other listed buildings and Budleigh Salterton Conservation Area (approximately 815m to the south east), development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently identified in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place on primarily greenfield land within the East Devon AONB, a significant negative effect is expected in relation to this objective. In addition, as the site is primarily on greenfield land, this would add further to the negative effect likely.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application

		stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	Knowle Hill Embankment County Wildlife Site buffers the north western corner of the site, while the northern tip of West Down Golf Course County Wildlife Site runs adjacent to the boundary of the site, in the south western corner. In addition, Knowle County Wildlife Site lies approximately 230m to the east, and the site is within approximately 565m of East Devon Heaths SPA and East Devon Pebblebed Heaths SAC to the north. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although the site is not within walking distance (600m) of Budleigh Salterton town centre, there are six bus stops within walking distance to the west and east of the site that could be used by new residents; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 2) agricultural land, most of which is currently undeveloped, there will be a significant negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning

		<p>applications come forward. Although the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, there are six bus stops within walking distance to the west and east of the site that could be used by new residents to access employment opportunities, services and facilities further afield; therefore an overall minor positive effect on this objective is likely.</p>
15: To ensure that there is no increase in the risk of flooding	-	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, having a negative effect on this SA objective. The likely negative effect will be minor rather than significant because the site is small (7.75ha) in relation to other potential residential site options in the District and because it lies outside of flood zones 2, 3a and 3b.</p>
16: To ensure energy consumption is as efficient as possible	0	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As the site is small in relation to other potential residential site options in the District (7.75.ha), a minor rather than a significant negative effect is expected in relation to this objective.</p>
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect</p>

		the ability of new residents at this site to easily access the new employment opportunities in those areas. However, there are six bus stops within walking distance to the west and east of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective may be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment locations.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing provision in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (7.75ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Budleigh Salterton Site C046 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a very small site (0.31ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of two key community services (St. Johns Church on Dalditch Lane and a village hall on the B3178), both of which are located to the south west of the site. Good public transport links would be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are five bus stops within walking distance to the (one to the south west and four to the south east of the site) that could be used by new residents to access community services within Budleigh Salterton town centre and further afield. As such, a positive effect on this objective is likely.

<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>+?</p>	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (St Peter's Church School, approximately 350m to the south east); therefore, a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.</p>
<p>4: To improve the population's health</p>	<p>+</p>	<p>The site is not within walking distance (600m) of any healthcare facilities; however the site is within walking distance of a cycle route (the Buzzard Route, approximately 100m to the south west) and seven areas of accessible open spaces which should help to encourage healthy lifestyles – Shotwood Close Allotments are adjacent to the southern boundary of the site, while Deepways play area, Knowle playground football pitch, Greenway Lane playing field, St Peter's School playing field, Budleigh Salterton football pitch and Norman's Crescent play area are all within walking distance to the south and east. As such, there is likely to be a minor positive effect on encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.</p>
<p>6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution</p>	<p>-?</p>	<p>The site is not adjacent to any strategic roads or railway lines that may otherwise have exposed new residents to noise pollution from vehicle traffic or rail movements. However, the site is adjacent to existing residential development to the south and there is a building within the site itself (although the nature of this is unknown); therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective is likely. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of</p>

		construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of cultural, social and leisure facilities) within the new development, which is unknown at this stage. However, this site is within close proximity of a cycle route (The Buzzard Route, approximately 100m to the south west), St. John's Church and a village hall, as well as seven areas of open space that can be used for recreation – Shotwood Close Allotments, Deepways play area, Knowle playground football pitch, Greenway Lane playing field, St Peter's School playing field, Budleigh Salterton football pitch and Norman's Crescent play area. As such, a significant positive effect is likely.
8: To maintain and enhance built and historic assets	-?	As this site is within 1km of a number of listed buildings (the closest of which is 450m from the site) and is within approximately 700m of Budleigh Salterton Conservation Area to the south, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site lies within the East Devon AONB, a significant negative effect is likely in relation to landscape character. In addition, residential development here would involve building on primarily greenfield land, albeit on a small scale. This would contribute further to the negative effect on this objective, in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	This site is within 1km of two County Wildlife Sites (Knowle and West Down Golf Course, both of which lie to the south west) and is approximately 500m to the north of

		Dark Lane RIGs. In addition, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC (which include East Devon Pebblebed Heaths SSSI) are both within approximately 950m of the site at the closest point. As such, there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	Although the site is not within walking distance (600m) of Budleigh Salterton town centre, there are several bus stops within walking distance to the south of the site that could be used by new residents to access the town centre and other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on high quality (grade 1) agricultural land, most of which is currently undeveloped, there will be a significant negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, there are several bus stops within walking distance to south of the site that could be used by new residents to access employment opportunities, services and facilities; therefore an overall minor positive effect on this

		objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on primarily greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk, having a negative effect on this SA objective. The likely negative effect will be minor rather than significant because the site is small (0.31ha) in relation to other potential residential site options in the District and because it lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on primarily greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. However, this site is small (0.31ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are several bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment locations.

19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is small (0.31ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Budleigh Salterton Site C054 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a large site (17.22ha) relative to other options in the District, it will provide opportunities for developing a greater number of new homes, and therefore a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	++	This site is within walking distance (600m) of seven community services – two religious establishments (St. John's Church and a further unidentified religious establishment), four community halls (a village hall, scout hut, the Town Hall and the Gospel Hall) and a library. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are 17 bus stops within walking distance of the site that could be used by new residents to access community services within Budleigh Salterton town centre and further afield. As such, an overall significant positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (St Peter's Church School, which lies within 70m to the north east of the site); therefore, a minor

		positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities, although it is noted that Budleigh Salterton Health Centre is within 620m. However, there are a number of public rights of way within close proximity including Budleigh Salterton Footpaths no. 8 approximately 275m to the south, no. 2 approximately 430m to the west, no. 50 approximately 350m to the east, no. 52 approximately 435m to the east, no. 40 approximately 560m to the east, no. 36 approximately 320m to the south east and no. 49 approximately 460m to the south east. Furthermore the site is immediately adjacent to a cycle route (The Buzzard Route) which runs adjacent to the north eastern boundary and is within 600m of 10 areas of open space that can be used for active outdoor recreation, including Knowle playground football pitch which is immediately adjacent to the north of the site, and the Green which is a large park and recreation ground to the south east. As such, an overall minor positive effect on encouraging healthy lifestyles is likely. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	This site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise from vehicle traffic and rail movements. However, the site is surrounded by existing residential development; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic. As such, a significant negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.

7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, this site is within 600m of 10 open spaces that can be used for leisure, including Knowle playground football pitch which is immediately adjacent to the north of the site and the Green which is a large park and recreation ground to the south east, and there are also two religious establishments (St. John's Church and a further unidentified religious establishment), four community halls (a village hall, scout hut, the Town Hall and the Gospel Hall) and a library within walking distance. As such, a significant positive effect on this objective is likely.
8: To maintain and enhance built and historic assets	--?	As this site is within 250m of Budleigh Salterton Conservation Area, which lies approximately 100m to the south east, as well as three listed buildings (and is within 1km of a large number of others), development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place entirely within the East Devon AONB, a significant negative effect is expected in relation to landscape character. In addition, the site is large and is on greenfield land; therefore there would be a further significant negative effect in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	As the site is adjacent to Dark Lane Rigs, is within 250m of Knowle County Wildlife Site and within 1km of three other County Wildlife Sites (Knowle Hill Embankment, The Floors and West Down Golf Course) as well as Budleigh Salterton Cliffs SSSI, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC (which includes East Devon

		<p>Pebblebed Heaths SSSI) there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for adverse effects, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).</p>
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-?	<p>Although the site is not within walking distance (600m) of Budleigh Salterton town centre, there are 17 bus stops within walking distance around the site that could be used by new residents to access the town centre as well as other destinations further afield; therefore the overall effect on this objective is expected to be mixed.</p>
13: To maintain and enhance the environment in terms of air, soil and water quality	--	<p>As this site would involve housing development on land which is predominantly classed as high quality grade 1 agricultural land (aside from the far eastern and western strips of the site which are classed as urban land), which is currently undeveloped, there will be a significant negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.</p>
14: To contribute towards a reduction in local emissions of greenhouse gases	+	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within close proximity of any employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, there are 17 bus stops within walking distance of the site that could be used by new residents to access employment opportunities, services and facilities; therefore an overall minor positive effect on this objective is likely.</p>

15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. Furthermore, this site is relatively large (17.22ha); therefore a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within walking distance (600m) of any of the employment site allocations in the emerging new Local Plan, this could potentially adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are 17 bus stops within walking distance of the site that could be used by new residents to access employment opportunities elsewhere. Therefore, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of	++	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by

East Devon		boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively large (17.22ha) in comparison with other housing site options, the potential positive effect is considered to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Budleigh Salterton Site C096 (residential development)

Note that this appraisal refers to the site boundary shown on the map of alternative sites. The appraisal for site C096 above refers to the revised site boundary as it has now been allocated on the proposals map in the Local Plan.

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (4.85ha) relative to other options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	The site is within walking distance (600m) of two community services (St. John's Church and a village hall) to the west of the site. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are six bus stops within walking distance to the west, south and east of the site that could be used by new residents to access community services within Budleigh Salterton town centre and further afield; therefore there is likely to be an overall minor positive effect on this objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is within walking distance (600m) of one school (St Peter's Church School which is located approximately 275m to the south); therefore, a minor positive effect is

		likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance of any healthcare facilities; however there are 10 areas of open space within walking distance that could be used for active outdoor recreation, including Deepways Play area, Shortwood Close allotments and Greenway Lane Playing field, all of which are located within 100m of the site. In addition, while the site is not within walking distance of any public footpaths or bridleways, it is within close proximity of the Buzzard Cycle Route which runs parallel to the south western boundary of the site, within approximately 200m. As such, an overall a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	As the site is not within close proximity of the strategic road network, new residents are not expected to experience adverse noise impacts from vehicle traffic. However, because the site is adjacent to some existing residential development to the south, the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within very close proximity of 10 existing open spaces that can be used for recreation, including Deepways Play area, Shortwood Close allotments and

		Greenway Lane Playing field, all of which are located within 100m of the site, and is within walking distance (600m) of a village hall (on the B3178) and St. John's Church (on Dalditch Lane), a significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the site is within approximately 200m of two listed buildings and is within 1km of a number of other listed buildings and the Budleigh Salterton Conservation Area, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment and could only be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place within the East Devon AONB, a significant negative effect is expected in relation to landscape character. In addition, while the site is relatively small, it is on greenfield land which means that a further minor negative effect would be expected in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on the site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, a potential but uncertain minor negative effect is likely.
11: To conserve and enhance the biodiversity of East Devon	-?	As the site is within 1km of a RIGS (Dark Lane), two County Wildlife Sites (Knowle and West Down Gold Course), East Devon Heath SPA, East Devon Pebblebed Heaths SAC (which includes East Devon Pebblebed Heaths SSSI), there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).

<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The site is not within close proximity of Budleigh Salterton town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of numerous bus stops to the south of the site that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective is mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--</p>	<p>As this site would involve housing development on high quality (grade 1) agricultural land, which is currently undeveloped, there will be a significant negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within close proximity of any of the potential employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, there numerous bus stops within walking distance to the south of the site that could be used by new residents to access employment opportunities, services and facilities within the town centre and further afield. Therefore, an overall minor positive effect on this objective is likely.</p>
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>-</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2 and 3.</p>

<p>16: To ensure energy consumption is as efficient as possible</p>	<p>0</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>-</p>	<p>All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is relatively small (4.85ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.</p>
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>+?</p>	<p>While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the potential employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking distance of numerous bus stops to the south of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.</p>
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>+</p>	<p>All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (4.85ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.</p>

20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.
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Budleigh Salterton Site C301 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (4.34ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	The site is within 200m of two community services (St. John's Church and a village hall) to the south of the site. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are six bus stops within walking distance to the south and east of the site that could be used by new residents to access community services within Budleigh Salterton town centre and further afield; therefore an overall minor positive effect on this objective is likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. However, likely effects also depend on the proximity of the sites to existing education facilities, and this site is within walking distance (600m) of one school (St Peter's Church School, approximately 510m to the south east); therefore, a minor positive effect is likely, although there are uncertainties attached in relation to whether there will be capacity at such existing schools to accommodate new pupils and whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities; however the site is within approximately 550m of Budleigh Salterton footpath no. 2 to the south west and is adjacent to a cycle routes (national cycle route no.2 which leads to the Buzzard Route) which runs from the north of the site down its eastern boundary. In addition, seven open spaces lie within 600m to the south of the site (including the Knowle playground football pitch which is within 100m of the site) which can be used for active outdoor recreation by residents. Therefore, an overall minor positive effect is

		likely in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, the site is adjacent to existing residential development to the south and west of the site; therefore the development of new housing at the site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic. As such, a minor negative effect on this objective may occur. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are to some extent uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as this site is within walking distance of St. John's Church and a village hall to the south of the site as well as seven open spaces (including the Knowle playground football pitch which is located within 100m of the site, a significant positive effect is likely.
8: To maintain and enhance built and historic assets	--?	As the site is approximately 170m from four listed buildings and is within 1km of a number of other listed buildings and Budleigh Salterton Conservation Area, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. A potential but uncertain significant negative effect is therefore currently expected in relation to this objective.

<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>--</p>	<p>As this site would involve development taking place within the East Devon AONB, a significant negative effect is expected in relation to landscape character. In addition, as this site is on greenfield land, a further minor negative effect is likely in relation to the wise use of land.</p>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>-?</p>	<p>Residential development on this site could have adverse impacts on the character of the local environment as development would take place on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>-?</p>	<p>As the site is within 1km of one RIGS (Dark Lane), three County Wildlife Sites (Knowle, Knowle Hill Embankment and West Down Gold Course), East Devon Heath SPA, East Devon Pebblebed Heaths SAC (which includes East Devon Pebblebed Heaths SSSI) there is potential for residential development at this site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a minor negative effect on this objective is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects. The potential for any of the site allocations in the Local Plan to affect European sites such as the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC is being considered further through a separate Habitats Regulations Assessment (HRA).</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The site is not within walking distance (600m) of Budleigh Salterton town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of six bus stops to the south and east of the site that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective is mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>--</p>	<p>As this site would involve housing development on predominantly high quality (grade 1) agricultural land (although a small amount of the site is on grade 3 agricultural land), which is currently undeveloped, there will be a significant negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that</p>

		might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, there are numerous bus stops within walking distance of the site that could be used by new residents to access employment opportunities, services and facilities further afield. Therefore, a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use

		existing buildings and materials than there might be on an entirely brownfield site. However, this site is relatively small (4.34ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, the effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking distance of six bus stops to the south and east of the site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (4.34ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Budleigh Salterton Site C306 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (1.67ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.

<p>2: To ensure that all groups of the population have access to community services</p>	<p>++</p>	<p>This site is within walking distance (600m) of three key community services (St. Johns Church on Dalditch Lane, a Scout hut on Halse Hill Lane and a village hall on the B3178), all of which are located to the west of the site. Good public transport links would also be beneficial in relation to this objective as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are seven bus stops within walking distance of the site that could be used by new residents to access community services within Budleigh Salterton town centre and further afield. As such, a significant positive effect on this objective is likely.</p>
<p>3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>-?</p>	<p>The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is St Peter's Church School which is located approximately 680m to the east. Therefore, a minor negative effect is likely, although there are uncertainties attached, in relation to whether new education facilities would be provided as part of the development of this site.</p>
<p>4: To improve the population's health</p>	<p>+</p>	<p>While this site is not located within walking distance (600m) of any healthcare facilities, it is located within walking distance of four areas of open space that can be used for active outdoor recreation including the John Hudson Way 600m to the west, Knowle Playground Football Pitch 250m to the north east, Deepways play area 575m to the north east and Shortwood Close Allotments 590m to the north east. Furthermore, Budleigh Salterton footpath no.2 is within 70m of the site to the west whilst the National Cycle Route no. 2 is approximately 420m to the north and the Buzzard Cycle Route is approximately 500m to the east. Therefore, an overall minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.</p>
<p>5: To reduce crime and fear of crime</p>	<p>0</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential</p>

		sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, as the site is adjacent to existing residential development to the south and east, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic, which may lead to a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, the site is located within walking distance (600m) of four areas of open space that can be used for leisure and recreation including the John Hudson Way 600m to the west, Knowle Playground Football Pitch 250m to the north east, Deepways play area 575m to the north east and Shortwood Close Allotments 590m to the north east. In addition, it is within walking distance of St. Johns Church, a Scout Hut and a village hall; therefore an overall significant positive effect is expected as new residents will benefit from these facilities.
8: To maintain and enhance built and historic assets	--?	As the site is within 250m of four listed buildings including one to the south which is immediately adjacent, and is within 1km of a number of other listed buildings and the Budleigh Salterton Conservation Area, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place within the East Devon AONB, a significant negative effect is expected in relation to landscape character. In addition, the site is on greenfield land; therefore a further minor negative effect is likely in relation to the wise use of land.
10: To maintain the local amenity,	-?	Residential development on this site could have adverse impacts on the character of

<p>quality and character of the local environment</p>		<p>the local environment as development would take place on primarily greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.</p>
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>--?</p>	<p>Knowle County Wildlife Site buffers the southern boundary of the site, while the site is also within 600m of Dark Lane RIGS, West Down Golf Course County Wildlife Site and Knowle Hill Embankment County Wildlife Site. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.</p>
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>+/-</p>	<p>The site is not within close proximity of Budleigh Salterton town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of seven bus stops located around the site that could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective is mixed.</p>
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>0</p>	<p>As this site would not involve housing development on high quality agricultural land (the site is classified as urban), there will be a negligible effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall negligible effect on this objective is likely.</p>
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>+?</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and</p>

		construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while this site is not within close proximity of any of the employment site allocations in the emerging new Local Plan or the Budleigh Salterton town centre, it is within walking distance (600m) of numerous bus stops. As such, a minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than significant because the site lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is relatively small (1.67ha); therefore a minor rather than a significant negative effect is expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As this site is not within walking distance (600m) of any of the employment site allocations included in the emerging new Local Plan, this could potentially adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as the site is within walking

		distance of numerous bus stops located around site that could be used by new residents to access employment opportunities elsewhere, the overall effect on this objective is expected to be a minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging new Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is very small (1.13ha) in comparison with other housing site options in the District, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Budleigh Salterton Site C309 (residential development)

SA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. As this is a smaller site (2.89ha) relative to other residential site options in the District, it will provide opportunities for developing a smaller number of new homes, and therefore a minor rather than a significant positive effect is likely.
2: To ensure that all groups of the population have access to community services	+	This site is within walking distance (600m) of two key community services (a Scout hut on Halse Hill Lane and an unidentified religious establishment on Little Knowle). Good public transport links would also be beneficial as they would enable residents to reach services and facilities that are further away without having to rely on the use of private cars. There are six bus stops within walking distance to the north and east of the site that could be used by new residents to access community services within Budleigh Salterton town centre and further afield; therefore an overall minor positive effect is likely in relation to access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of	-?	The effect on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are

the local population and meet local employment needs		provided as part of the new housing development, which is unknown at this stage. Likely effects also depend on the proximity of sites to existing education facilities, and this site is not within walking distance (600m) of any existing schools or colleges – the nearest school is St Peter's Church School which is located approximately 770m to the north east. Therefore, a minor negative effect is likely, although there are uncertainties attached in relation to whether new education facilities would be provided as part of the development of this site.
4: To improve the population's health	+	The site is not within walking distance (600m) of any healthcare facilities. However, the site buffers the Budleigh Salterton footpath no.6 and is within 600m of Budleigh Salterton footpaths no. 2, 3, 4, 7, 10, 11, 13, and 16. Furthermore, the site is within 600m of Jubilee Park to the south east of the site, which can be used for active outdoor recreation. Therefore, a minor positive effect is expected in relation to encouraging healthy lifestyles. The site is not within or adjacent to an Air Quality Management Area (AQMA), which may otherwise have had a negative impact on resident's health.
5: To reduce crime and fear of crime	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is not adjacent to any strategic roads or railway lines that could otherwise have had an adverse effect on new residents as a result of noise. However, as the site is adjacent to existing residential development to the north and east, the development of new housing at this site could result in increased noise levels affecting those existing sensitive receptors, both during construction and in the longer-term as a result of increased vehicle traffic, which may lead to a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	The effects of the potential housing sites on this SA objective are uncertain as they will depend in part on the provision of cultural, social and leisure facilities within the new development, which is unknown at this stage. However, as the site is within walking distance (600m) of a Scout hut on Halse Hill Lane and a religious establishment on

		Little Knowle, as well as Jubilee Park which can be used for leisure and recreation, a significant positive effect is expected.
8: To maintain and enhance built and historic assets	--?	As this site is within 175m of Budleigh Salterton Conservation Area and is within 1km of numerous listed buildings, development here could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	As this site would involve development taking place within the East Devon AONB, a significant negative effect is expected in relation to landscape character. In addition, the site is on greenfield land; therefore a further minor negative effect is likely in relation to the wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Development on this site could have adverse impacts on the character of the local environment as it would involve development on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	As the site lies within West Down Golf Course County Wildlife Site, is within 250m of Knowle County Wildlife Site and is within 600m of Dark Lane RIGS, The Floors County Wildlife Site and Budleigh Salterton Cliffs SSSI, there is potential for development at this potential residential site to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance) and a significant negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance of Budleigh Salterton town centre, which may encourage residents to use private vehicles to access the associated services and facilities, thereby having a potentially negative effect on this objective. However, the site is within walking distance (600m) of six bus stops located around the site that

		could be used by new residents to access services and facilities in the town centre and further afield; therefore the overall effect on this objective is mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	As this site would involve housing development on greenfield land, some of which is of high quality agricultural land (grade 2) (the remainder of the site is classed as urban land), there will be a significant negative effect on preserving soil quality. The site is not within or adjacent to an Air Quality Management Area (AQMA), indicating that there are no serious existing local air quality problems that might be compounded by development here. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, an overall significant negative effect on this objective is likely.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, while the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan or Budleigh Salterton town centre, it is within walking distance (600m) of numerous bus stops. As such, an overall minor positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As such, a minor negative effect on this SA objective is considered likely. The likely negative effect will be minor rather than positive because the site lies outside of flood zones 2 and 3.
16: To ensure energy consumption is as efficient as possible	0	While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing

		development; therefore the effect of all of the proposed residential sites on this SA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. However, this site is relatively small (2.89ha); therefore a minor rather than a significant negative effect is expected on this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could affect this objective by increasing the number of economically active people in the District who are seeking employment, this effect could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. As the site is not within close proximity of any of the employment site allocations in the emerging new Local Plan, this could adversely affect the ability of new residents at this site to easily access the new employment opportunities in those areas. However, as there are numerous bus stops to the north and east of the site that could be used by new residents to access employment opportunities at those sites and elsewhere, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	+	All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is relatively small (2.89ha) in comparison with other housing site options, the potential positive effect is considered to be minor rather than significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon.

Appendix 8

SA Matrices for the Options subject to SA in relation to the April 2015 Proposed Changes

Table A8.1: SA of options for distributing the additional residential development required

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	++	++	--	<p>The provision of around 4,000 extra homes (in addition to the 15,000 already provided for in the Local Plan as submitted) is likely to have a significant positive effect on ensuring that everybody has the opportunity to live in a decent home, regardless of the spatial distribution of the additional homes, as it will ensure that the overall housing figure for East Devon reflects the objectively assessed housing needs of the district. Even if the 4,000 additional homes are all or almost all located at the West End (Option A), approximately 50% of the 15,000 homes already provided for would still be distributed at the towns and villages across the rest of East Devon, meaning that new homes would still be provided in all parts of the district. It is also assumed that all housing developments would incorporate at least 25% affordable housing in accordance with Strategy 34 in the submitted Local Plan. Therefore, a significant positive effect on this SA objective is likely under Options A, B and C.</p> <p>Under Option D a significant negative effect is likely as the objectively assessed housing needs of East Devon District (within the context of overall SHMA provision and requirements and final SHMA conclusions) would not be met and there is likely to be a significant housing shortage in the district over the Local Plan period.</p>
2: To ensure that all groups of the population have access to community services	++?	+?	-?	0	<p>Locating all or almost all of the additional housing at the West End (Option A) would mean that its residents would be located within reasonable proximity of the services and facilities that are concentrated more heavily in that area. A significant positive effect is therefore likely. However, there is some uncertainty attached as it will be necessary to ensure that the services required to support the higher level of housing provision in that area are provided to avoid existing</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					<p>services, or those planned on the basis of the lower housing figure, becoming overloaded.</p> <p>Under option B, a minor positive effect is likely as some of the additional housing would still be located at the West End where levels of access to services are likely to be good. The rest of the housing would be distributed elsewhere in East Devon and effects on accessibility would depend largely on whether the housing is at the main towns or in more rural areas. The potential minor positive effect is therefore uncertain.</p> <p>For the same reason, the likely effects of Option C are uncertain as effects will depend largely on where outside of the West End the housing is provided in relation to existing services and facilities. However, a potential minor negative effect is identified as the additional housing would not be located near to the concentration of services and facilities that are located within and near to the West End. Again, it will be necessary to ensure that an appropriate level of community services and facilities are provided to support the additional housing planned, and to avoid services and facilities in the towns and rural areas becoming overloaded.</p> <p>Option D would not have a direct effect on access to community services.</p>
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	?	?	?	0	<p>The effects of the options for distributing the additional 4,000 homes within East Devon on education will depend largely on the proximity of housing developments to existing schools and whether there is capacity at those schools to accommodate the increased demand. Capacity issues have not been assessed through this work. Uncertain effects are therefore identified for Options A, B and C.</p> <p>Option D would not have a direct effect on education.</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
4: To improve the population's health	+++?	+?	-?	0	<p>The two options that involve focussing development at the West End (Options A and B) could have a positive effect on health as a result of more people being able to walk and cycle to work and for other journeys, as the housing would be closer to the main concentration of jobs, services and facilities in the district. The potential positive effect is significant where all or almost all of the additional housing would be delivered in the West End (Option A). Conversely, focussing development mainly outside of the West End could have a minor negative effect as people are more likely to use cars rather than walking and cycling as average journeys may be longer.</p> <p>The effects of the options for distributing the additional 4,000 homes within East Devon on health will also depend on the proximity of housing developments to existing healthcare facilities such as doctors' surgeries and whether there is capacity at those facilities to accommodate the increased demand, which cannot be determined at this stage. Uncertain effects are therefore identified for Options A, B and C. However, it is noted that very few of the rural villages in East Devon have healthcare facilities such as doctors' surgeries.</p> <p>Option D would not have a direct effect on health.</p>
5: To reduce crime and fear of crime	0	0	0	0	None of the options are likely to have a direct effect on crime and fear of crime.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	-?	-?	0	It is possible that Options A, B and C would have a negative effect on this objective as the development of an additional 4,000 new homes may result in an increase in noise levels, particularly during the construction phase. The potential negative effect may be significant under Option A as the development would be all or almost all focussed in the West End where there are likely to be more sensitive receptors within close proximity due to the denser development in that area. However, the potential negative effects are uncertain for all three options

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					<p>and would depend on the exact location of the development and on the presence of sensitive receptors, as well as the use of good practice construction techniques.</p> <p>Option D would have a negligible effect as it would not result in additional development that could otherwise affect noise levels.</p>
7: To maintain and improve cultural, social and leisure provision	++?	+?	-?	0	<p>Locating all or almost all of the additional housing at the West End (Option A) would mean that its residents would be located within reasonable proximity of the cultural, social and leisure facilities that are concentrated more heavily in that area. A significant positive effect is therefore likely. However, there is some uncertainty attached as it will be necessary to ensure that the facilities required to support the higher level of housing provision in that area are provided to avoid existing facilities, or those planned on the basis of the lower housing figure, becoming overloaded.</p> <p>Under option B, a minor positive effect is likely as some of the additional housing would still be located at the West End where levels of access to cultural, social and leisure facilities are likely to be good. The rest of the housing would be distributed elsewhere in East Devon and effects would depend largely on whether the housing is at the main towns or in more rural areas where access to cultural, social and leisure facilities may be more limited. The potential minor positive effect is therefore uncertain.</p> <p>For the same reason, the likely effects of Option C are uncertain as effects will depend largely on where outside of the West End the housing is provided in relation to existing cultural, social and leisure facilities. However, a potential minor negative effect is identified as the additional housing would not be located near to the concentration of facilities that are located within and near to the West End. Again, it will be necessary to ensure that an appropriate level of</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					<p>cultural, social and leisure facilities are provided to support the additional housing planned, and to avoid facilities in the towns and rural areas becoming overloaded.</p> <p>Option D would not have a direct effect on cultural, social and leisure provision.</p>
8: To maintain and enhance built and historic assets	?	?	?	0	<p>The development of an extra 4,000 homes, in addition to the 15,000 that are already included in the submitted Local Plan, could enhance the overall quality of the built environment, as new buildings and sites are likely to be developed to a high standard. However, such large-scale development also has the potential to compromise the quality and setting of historic assets such as listed buildings, although this will be determined by the specific location of the additional housing to be developed in relation to such assets; something that is not yet known. As such, the potential effects of Options A, B and C are currently uncertain.</p> <p>Option D would have a negligible effect as it would not result in additional housing development that could otherwise affect the built and historic environment.</p>
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	?	?	?	0	<p>The development of an extra 4,000 homes, in addition to the 15,000 that are already included in the submitted Local Plan, could affect the landscape character of the District; however effects will depend to a large extent on factors such as the topography of the land and the screening potential at individual development sites which is unknown at present. In addition, the effect of the options on the wise use of land will depend largely on the extent to which previously developed brownfield sites are used for the additional housing development, which is also unknown at this time. As such, the potential effects of Options A, B and C are all currently uncertain. However, it is noted that there is a very limited supply of previously developed land in East Devon and that, regardless of the spatial distribution strategy followed, development is likely to</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					<p>be predominantly on greenfield sites.</p> <p>Option D would have a negligible effect as it would not result in additional development that could otherwise affect the landscape or the wise use of land.</p>
10: To maintain the local amenity, quality and character of the local environment	-?	-?	-?	0	<p>The development of an additional 4,000 homes in East Devon could have an adverse effect on local amenity as the extra population growth (on top of that already likely to occur from Strategy 1 in the Local Plan as submitted) may result in effects such as increased vehicle traffic. However, such effects will depend on factors such as the scale and precise location of each development site and the availability of public transport links to help mitigate any such increases in traffic. A potential but uncertain minor negative effect is therefore likely for Options A, B and C.</p> <p>Option D would have a negligible effect as it would not result in additional development that could otherwise affect local amenity and environmental character.</p>
11: To conserve and enhance the biodiversity of East Devon	?	?	?	0	<p>The effects of the development of an additional 4,000 homes on biodiversity will depend largely on the specific location of the additional residential development and whether development sites overlap with sites of biodiversity value. The likely effects of Options A, B and C on this SA objective are therefore uncertain.</p> <p>Option D would have a negligible effect as additional development which could affect biodiversity would not occur.</p>
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	+	-	--	<p>Focussing all or almost all of the additional housing development at the West End would mean that there are likely to be good opportunities for people to make use of sustainable transport links rather than relying on private car use. Under Option A, the overall proportion of the new housing to be provided at the</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					<p>West End would increase and a significant positive effect is likely.</p> <p>Under Option B, development would be evenly spread between the West End and other parts of the district where access to sustainable transport links is likely to be more limited and journey times may be longer to access the jobs, services and facilities which are mainly focussed in the West End. A minor rather than significant positive effect is therefore likely for that option.</p> <p>Under Option C, a minor negative effect may occur as most of the additional housing (and therefore a higher proportion of the total housing provision) would be located outside of the West End where there are likely to be fewer opportunities to walk or cycle and where public transport links are likely to be more limited. As a large amount of the district's existing and future jobs are to be focussed in the West End there may be higher levels of commuting by car, and those that commute in to Exeter city are likely to have longer journeys.</p> <p>If the additional housing need isn't met (Option D) there is likely to be a significant negative effect as people who work in East Devon may be unable to live close to their place of work and journeys are likely to be longer and more likely to be undertaken by car.</p>
13: To maintain and enhance the environment in terms of air, soil and water quality	-?	-?	--?	-	<p>The development of an additional 4,000 homes could have a negative effect on soil quality; however this will depend on the specific location of the additional residential development and the extent to which it is on previously developed land, which is uncertain at this stage. However, it is noted that there is a very limited supply of previously developed land in East Devon and that, regardless of the spatial distribution strategy followed, development is likely to be predominantly on greenfield sites. In addition, soil sealing and compaction is likely to become an issue during both the construction phase and once developments are built, with potential impacts on water infiltration and quality.</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					<p>The extent to which development may impact on water quality will depend on currently unknown factors such as the capacity for local sewage treatment works to cope with the additional demand from an extra 4,000 new homes on top of the 15,000 included in the submitted Local Plan; however additional runoff from hard surfacing is likely to have a negative impact to some degree. An increase in air pollution is also likely to result from higher levels of traffic in and around the district, particularly where housing is focussed outside of the West End where journeys to work are likely to be longer for many people. Therefore, potential but uncertain negative effects are identified for Options A, B and C and the effect could be significant for Option C.</p> <p>Under Option D, while additional housing development which could affect air, soil and water would not take place, there may be still be an increase in air pollution as people who work in East Devon may be unable to live close to their place of work and journeys are likely to be longer and more likely to be undertaken by car. A minor negative effect is therefore likely.</p>
14: To contribute towards a reduction in local emissions of greenhouse gases	++	+	-	--	<p>Focussing all or almost all of the additional housing development at the West End (Option A) would mean that there are likely to be good opportunities for people to make use of sustainable transport links rather than relying on private car use, thereby reducing greenhouse gas emissions. Under that option, the overall proportion of the new housing to be provided at the West End would increase and a significant positive effect is likely.</p> <p>Under Option B development would be evenly spread between the West End and other parts of the district where access to sustainable transport links is likely to be more limited and journey times may be longer to access the jobs, services and facilities which are mainly focussed in the West End. A minor rather than significant positive effect is therefore likely.</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					<p>Under Option C, a minor negative effect may occur as most of the additional housing (and therefore a higher proportion of the total housing provision) would be located outside of the West End and is likely to offer fewer opportunities to walk or cycle and may be less well connected by public transport. As the majority of jobs are focussed in the West End there may be higher levels of commuting, with the associated greenhouse gas emissions, and those that commute in to Exeter are likely to have longer journeys.</p> <p>If the additional housing need isn't met (Option D) there is likely to be a significant negative effect as people are more likely to end up living and working further apart and journeys are likely to be longer resulting in increased greenhouse gas emissions from transport. While a lower overall amount of housing development might result in lower greenhouse gas emissions from development within East Devon, the additional housing demand will still need to be met somewhere and there may be more pressure for development (with the associated greenhouse gas emissions) in neighbouring districts.</p>
15: To ensure that there is no increase in the risk of flooding	?	?	?	0	<p>The development of 4,000 additional homes within East Devon may increase the flood risk if the area of impermeable land is significantly increased; however if the majority of the additional development takes place on previously developed land this may not be an issue. This cannot be assessed until the specific location of additional housing developments is known. However, it is noted that there is a very limited supply of previously developed land in East Devon and that, regardless of the spatial distribution strategy followed, development is likely to be predominantly on greenfield sites. In addition, there may be opportunities for the additional new development to incorporate flood prevention measures such as SUDS, to help reduce localised flooding. As such, the likely effects on this objective are at present uncertain for Options A, B and C and will depend on the specific design and location of the additional housing development. Option D</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					would have a negligible effect as additional development, which could affect flood risk, would not occur.
16: To ensure energy consumption is as efficient as possible	+/-	+/-	+/-	0	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. However, it is noted that there is an existing combined heat and power plant serving Cranbrook which could provide specific opportunities in terms of its potential expansion or nearby development. Although the development of 4,000 additional homes will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that Strategy 33 in the submitted Local Plan endorses renewable energy generation across the district. As such, the likely effects are mixed for Options A, B and C. Option D would have a negligible effect as additional development, which could affect energy efficiency, would not occur.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+/-	+/-	+/-	0	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of the additional housing development; instead it will be determined by waste management practices within the development. It can be assumed that additional housing development will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely for Options A, B and C. Option D would have a negligible effect as additional development, which could affect levels of waste generation and waste management practices, would not occur.
18: To maintain sustainable growth of	++	+	-	--	Focussing the additional housing development all or almost all in the West End (under Option A) would mean that residents would have convenient access to

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
employment for East Devon, to match levels of jobs with the economically active workforce					<p>the substantial number of job opportunities that are to be focussed in that area, as well as in Exeter City. A significant positive effect is therefore likely in relation to Option A, and a minor positive effect is likely in relation to Option B. Concentrating most development outside of the West End (Option C) could have a minor negative effect on this SA objective as people are likely to have more limited access to employment opportunities, particularly people without a car.</p> <p>Not meeting the additional housing requirement (Option D) could have a significant negative effect on matching levels of jobs with the economically active workforce as the limited housing supply could mean that people move away from East Devon, potentially resulting in a reduced local workforce.</p>
19: To maintain and enhance the vitality and viability of the Towns of East Devon	-	+?	++?	-	<p>Under Option A, a smaller proportion of the total housing development in East Devon would take place at the seven main towns, which could have a negative effect on the vitality and viability of the towns by drawing more activity out to the West End. Residents in this area are more likely to use Exeter as their local centre for services, shopping etc. which may have a negative effect on the vitality and viability of the small towns elsewhere in the District.</p> <p>The likely effects of Options B and C will depend to some extent on how much of the development outside of the West End takes place at the seven main towns as opposed to the rural areas. However, even where housing is in the rural areas residents may be more likely to make use of the towns for services, facilities and shopping which would increase their viability and vitality. Therefore, both options are likely to have positive effects and the effect may be significant where most of the additional housing is outside of the West End (Option C).</p> <p>Option D would have a minor negative effect on this SA objective as the potential positive effects of additional housing development and the associated</p>

SA objectives	Option A: All or almost all concentrated at the West End	Option B: Evenly spread across West End and elsewhere	Option C: Concentrated mainly outside of the West End	Option D: Not plan to meet additional housing requirements	Justification
					population growth within and near to the seven towns would not occur.
20: To encourage and accommodate both indigenous and inward investment	0	0	0	0	None of the options are likely to have a direct effect on this SA objective.

Table A8.2: SA of options for distributing development at the villages

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
1: To ensure everybody has the opportunity to live in a decent home	+/-?	+?/-?	--	+	+?	<p>These options relate to the distribution of housing at the villages rather than the overall amount of housing to be provided within the district; therefore none of the options would affect whether the required level of housing in East Devon is delivered. Instead, the options will influence the ability of people in different parts of the district to access the new housing by determining its geographical location.</p> <p>Option A involves retaining the villages' Built-up Area Boundaries (BUABs) and housing development would be set at an additional 5% growth at each village. This approach is inflexible and doesn't allow for specific local needs at particular to be addressed when determining the allocations. While the housing numbers set out in Strategy 27 reflect the current total housing figure for the district, it is noted that they may be amended to reflect a higher overall housing allocation, depending on the approach taken to distributing any additional housing. As the option would spread housing development across a large number of villages, it would ensure that new housing (which is assumed to include affordable housing in line with other Local Plan policies) would be available to people in a wide range of locations. A mixed effect is therefore expected on this SA objective for Option A overall.</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>Option B involves retaining the villages' BUABs but not allocating specific housing numbers. This means that, while development is likely to be distributed broadly across the district, there would be less certainty about the delivery of housing in rural areas to meet local needs. The option would not plan positively for development and allocations would not be set out to explicitly meet the District's housing requirement. As such, a potential but uncertain minor positive and a potential but uncertain minor negative effect are both identified for Option B (mixed effects overall).</p> <p>Option C would remove BUABs from all settlements identified in Strategy 27 resulting in nil or limited housing development at the villages. As a result, development would be focussed in the main towns of the District and rural housing needs are less likely to be met. In particular, there may not be opportunities to deliver affordable housing in rural areas where prices are often highest. As such, a significant negative effect is likely in relation to Option C.</p> <p>Under Option D, villages would be assessed using specific criteria establish to determine whether they should retain their BUAB. This would allow for development at the some of the villages and would ensure that housing is located in the most appropriate locations, although smaller villages with fewer services and facilities or less good public transport links may not receive any or as much new</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>housing. An overall minor positive effect is therefore likely.</p> <p>Under Option E, housing would be delivered in rural areas although it is likely to be heavily focussed in smaller number of key villages and would not be as geographically dispersed as under other options. A minor rather than significant positive effect is therefore likely.</p>
<p>2: To ensure that all groups of the population have access to community services</p>	+/-	+/-	++/-	++	+	<p>These options will affect access to services by influencing where new housing is located and therefore how easily residents will be able to reach services and facilities.</p> <p>Option A involves spreading housing fairly evenly between the villages, meaning that existing services and facilities at each village are less likely to over-burdened as the level of housing development at each village will be fairly small. However, although all of the villages named in Strategy 27 have a reasonable range of community services, this approach of a blanket 5% additional housing growth at each village does not tailor the level of development to the level of community services available to support a growing population. Ease of access to services and facilities from each village is also not taken into consideration. As such, the option may result in an inappropriate scale of development coming forward at some villages. As such a mixed effect is expected on this SA objective for Option A (minor positive and significant negative).</p> <p>Option B is also likely to result in a spread of development between</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>the villages, meaning that services and facilities are unlikely to become over-burdened. It is more flexible and does not allocate specific levels of housing at each village, which might allow for factors such as access to services to steer development to the most appropriate locations. However, as development would not be positively planned for, inappropriate levels of windfall housing development may occur at some villages that do not have suitable access to community services to support population growth. A mixed effect is therefore expected on this SA objective for Option B (minor positive and minor negative).</p> <p>Option C would limit rural development and therefore direct housing development to the main towns of the District where there tend to be a wider range of services and facilities in close proximity. Services at these locations may be more able to accommodate population growth without becoming overloaded as they are likely to be of a larger size. People without cars are more likely to be able reach services and facilities on foot and a significant positive effect is therefore likely. However, directing development away from the villages could mean that small rural services become unviable through a lack of population growth in the area, particularly if young families are unable to access affordable rural housing. Opportunities to increase the viability of rural services and transport links would also be lost, resulting in a minor negative effect and a mixed effect overall.</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>Option D involves assessing the villages named in Strategy 27, considering the services and facilities available there, to establish whether they should retain their BUAB and thus whether housing development would be suitable at each location. This should result in development being focussed where an appropriate range of community services is accessible and therefore a significant positive effect is expected on this SA objective.</p> <p>Option E would focus development in a small number of key villages. These villages are likely to be selected on the basis of accessibility to services, among other factors, and the larger proportion of population growth in those villages could stimulate the provision of new services and facilities. However, the potential benefits of development at other villages, such as supporting small rural services and potentially stimulating the provision of new ones, would not occur. An overall minor rather than significant positive effect on this SA objective is therefore likely.</p>
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+/-?	+/-?	+/-	+	+	<p>These options will affect education by influencing where new housing is located and therefore how easily residents will be able to reach schools and colleges.</p> <p>Option A involves spreading housing fairly evenly between the villages meaning that existing schools at each village are less likely to over-burdened as the level of housing development at each village</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>will be fairly small. Population growth in the smaller villages may help to support small village primary schools and maintain their viability, so existing and new residents do not have to travel further afield. However, the approach of a blanket 5% additional housing growth at each village does not tailor the level of development to local circumstances, taking factors such as school capacity and distances into consideration. As such the inflexible nature of a 5% additional housing growth level at each location may result in an inappropriate level of development coming forward at some villages. As such a mixed effect is expected on this SA objective for Option A. The potential minor negative effect is uncertain as it would depend on whether additional school places are provided as part of any new housing development.</p> <p>Option B is also likely to result in a spread of development between the villages, meaning that individual schools are unlikely to become over-burdened. It is more flexible and does not allocate specific levels of housing at each village, which might allow for factors such as access to school places to steer development to the most appropriate locations. However, as development would not be positively planned for, inappropriate levels of windfall housing development may occur at some villages that do not have suitable access to schools to support population growth. A mixed effect is therefore expected on this SA objective for Option B (minor positive and minor negative). The potential minor negative effect is</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>uncertain as it would depend on whether additional school places are provided as part of any new housing development.</p> <p>Option C would limit rural development and therefore direct housing development to the main towns of the District where schools and colleges are more likely to be in close proximity. Schools and colleges at these locations may be more able to accommodate population growth without becoming overloaded as they are likely to be of a larger size. However, directing development away from the villages could mean that small rural schools become unviable through a lack of population growth in the area, particularly if young families are unable to access affordable rural housing. Opportunities to increase the viability of rural schools would also be lost, resulting in a minor negative effect and a mixed effect overall.</p> <p>Option D involves assessing the villages named in Strategy 27, considering the services and facilities (taken to include schools) available there, to establish whether they should retain their BUAB and thus whether housing development would be suitable at each location. This should result in development being focussed where an appropriate range of community services, including schools, is accessible and therefore a positive effect is expected on this SA objective.</p> <p>Option E would focus development in a small number of key villages.</p>

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						<p>These villages are likely to be selected on the basis of accessibility to schools, among other factors, and the larger proportion of population growth in those villages could stimulate the provision of new schools/school places. However, the potential benefits of development at other villages, such as supporting small rural schools, would not occur. An overall minor positive effect on this SA objective is therefore likely.</p>
4: To improve the population's health	-	-?	+	+/-	+/-	<p>The options for housing development at the villages can affect health in terms of both access to healthcare facilities and the extent to which people will be able to walk and cycle for day-to-day journeys.</p> <p>Option A would result in a geographical spread of development across the District, meaning that any existing healthcare facilities at individual villages are less likely to be overburdened. However, the small level of population growth at each village means that housing development is less likely to stimulate the provision of new facilities, and the location of housing at smaller villages in particular means that access to doctor's surgeries etc. may be difficult, particularly for those without a car. In addition, day to day journeys are less likely to be able to be undertaken on foot or by bicycle as journeys are likely to be longer as jobs, services and facilities are generally less easily accessible in the smaller villages. An overall minor negative effect on this SA objective is therefore likely.</p> <p>Option B would also result in a spread of development between the</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>villages although without allocating specific levels of housing there is less certainty about how the development would be spread and how this may impact on capacity at healthcare facilities. As with option A, housing development would take place at villages of varying sizes and at smaller villages in particular, levels of access to healthcare facilities may be poor and opportunities to walk and cycle for day to day journeys may be limited. A minor negative effect is therefore expected on this SA objective although there is some uncertainty, depending on the eventual spread of housing development between the villages.</p> <p>Option C would limit rural housing development and steer development instead to the main towns of the District where people are likely to have a wider range of healthcare facilities within closer proximity, and where opportunities to walk or cycle to reach jobs, services and facilities may be better. However, it is noted that potential opportunities to support rural healthcare facilities such as doctor's surgeries would be lost. An overall minor rather than significant positive effect is therefore likely</p> <p>Option D involves assessing the villages named in Strategy 27, considering the services and facilities (taken to include healthcare facilities) available there, to establish whether they should retain their BUAB and thus whether housing development would be suitable at each location. This should result in development being focussed</p>

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						<p>where an appropriate range of community services, including healthcare facilities, is accessible and therefore a positive effect is expected on this SA objective. However, development would still be taking place in rural areas, where opportunities to walk and cycle may be limited; therefore the overall effect is likely to be mixed.</p> <p>Option E would focus development in a small number of key villages. These villages are likely to be selected on the basis of accessibility to facilities such as doctor's surgeries, among other factors, and the larger proportion of population growth in those villages could stimulate the provision of new healthcare facilities. However, development would still be taking place in rural areas, where opportunities to walk and cycle may be limited; therefore the overall effect is likely to be mixed.</p>
5: To reduce crime and fear of crime	0	0	0	0	0	None of the options are likely to have a direct effect on crime and fear of crime.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	-?	--?	-?	-?	It is possible that all of the options would have a negative effect on this objective as the development of housing in the District may result in an increase in noise levels, particularly during the construction phase. The potential negative effect may be significant under Option C as the development is likely to be mostly focussed in the main towns of East Devon where there are more sensitive receptors within close proximity. However, the potential negative effects are uncertain for all five options and would depend on the

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						precise location of the development and on the presence of sensitive receptors.
7: To maintain and improve cultural, social and leisure provision	+/-	+/-	++/-	++	+	<p>These options will affect access to cultural, social and leisure facilities by influencing where new housing is located and therefore how easily residents will be able to reach such facilities.</p> <p>Option A involves spreading housing fairly evenly between the villages, meaning that existing cultural, social and leisure facilities at each village are less likely to over-burdened as the level of housing development at each village will be fairly small. However, although all of the villages named in Strategy 27 have a reasonable range of community services, this approach of a blanket 5% additional housing growth at each village does not tailor the level of development to the level of cultural, social and leisure facilities available to support a growing population. Ease of access to such facilities from each village is also not taken into consideration. As such, the option may result in an inappropriate scale of development coming forward at some villages. As such a mixed effect is expected on this SA objective for Option A (minor positive and significant negative).</p> <p>Option B is also likely to result in a spread of development between the villages, meaning that cultural, social and leisure facilities are unlikely to become over-burdened. It is more flexible and does not</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>allocate specific levels of housing at each village, which might allow for factors such as access to cultural, social and leisure facilities to steer development to the most appropriate locations. However, as development would not be positively planned for, inappropriate levels of windfall housing development may occur at some villages that do not have suitable access to cultural, social and leisure facilities to support population growth. A mixed effect is therefore expected on this SA objective for Option B (minor positive and minor negative).</p> <p>Option C would limit rural development and therefore direct housing development to the main towns of the District where there tend to be a wider range of cultural, social and leisure facilities in close proximity. Facilities at these locations may be more able to accommodate population growth without becoming overloaded as they are likely to be of a larger size. People without cars are more likely to be able reach cultural, social and leisure facilities on foot and a significant positive effect is therefore likely. However, directing development away from the villages could mean that small rural facilities become unviable through a lack of population growth in the area, particularly if young families are unable to access affordable rural housing. Opportunities to increase the viability of rural facilities would also be lost, resulting in a minor negative effect and a mixed effect overall.</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>Option D involves assessing the villages named in Strategy 27, considering the services and facilities available there, to establish whether they should retain their BUAB and thus whether housing development would be suitable at each location. This should result in development being focussed where an appropriate range of cultural, social and leisure facilities is accessible and therefore a significant positive effect is expected on this SA objective.</p> <p>Option E would focus development in a small number of key villages. These villages are likely to be selected on the basis of accessibility to cultural, social and leisure facilities, among other factors, and the larger proportion of population growth in those villages could stimulate the provision of new facilities. However, the potential benefits of development at other villages, such as supporting small rural facilities and potentially stimulating the provision of new ones, would not occur. An overall minor rather than significant positive effect on this SA objective is therefore likely.</p>
8: To maintain and enhance built and historic assets	?	?	?	?	?	<p>The impacts of development of new housing, under any of the options for the distribution of development between the villages, could offer potential scope to enhance the quality of the built environment if development is undertaken to a high standard and where sensitive to the landscape, heritage and environmental setting. However, new development also has the potential to compromise the quality and setting of historic assets such as listed</p>

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						buildings and conservation areas (of which there are 33 in the District). Such effects will be determined by the specific location of housing development in relation to heritage assets; something that is not yet known. As such, the likely effects of all options are currently uncertain.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	?	?	?	?	?	The options for distributing housing development at the villages could affect the landscape character of the District; however such effects will depend to a large extent on factors such as the topography of the land and the screening potential at individual development sites which is unknown at present. In addition, the effect of the options on the wise use of land will depend largely on the extent to which previously developed brownfield sites are used, which is also unknown at this time. However, it is noted that there is a very limited supply of previously developed land in East Devon and that, regardless of the spatial distribution strategy followed, development is likely to be predominantly on greenfield sites. As such, the potential effects of all of the options are currently uncertain.
10: To maintain the local amenity, quality and character of the local environment	?	?	?	?	?	The development of housing at the villages could have an adverse effect on local amenity as the increase in population may result in effects such as increased vehicle traffic. However, the effects on this objective will depend on factors such as the scale and precise location of each development site and the availability of public

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						transport links to help mitigate any such increases in traffic, rather than the overall distribution of housing between the villages. As such, an uncertain is identified for all options.
11: To conserve and enhance the biodiversity of East Devon	?	?	?	?	?	The effects of the options for distributing housing development at the villages will depend largely on the specific location of residential development sites and whether these overlap with sites of biodiversity importance. The likely effects of all identified options on this SA objective are therefore uncertain.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	--	--	++	-/+?	-/+?	The options that involve housing development at the villages (A, B, D and E) are likely to mean that levels of car use are higher, particularly where development would be spread across the district including at smaller villages. Significant negative effects are therefore likely for Options A and B. Under Options D and E, housing development would be focussed at the villages that are considered to be most suitable to accommodate new development – the assessment of suitability is likely to consider accessibility issues and sustainable transport links. As housing would be focussed in a small number of key villages under Option E, the higher proportion of population growth may stimulate the provision of new bus links. Mixed effects are therefore likely overall for Options D and E although there is some uncertainty depending on which villages development is focussed at and their distance from the main towns

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						<p>and the West End.</p> <p>Under Option C, rural housing development would be limited and housing would instead be focussed at the towns where journeys are likely to be shorter and there are more likely to be opportunities to walk, cycle or use buses. A significant positive effect is therefore likely.</p>
13: To maintain and enhance the environment in terms of air, soil and water quality	-?	-?	+?	-/+?	-/+?	<p>The development of housing in the District could have a negative impact on soil quality in the area; however this will depend on the specific location of the residential development sites and whether they are on previously developed land, rather than the overall distribution of the housing. The extent to which development may impact on water quality will depend on currently unknown factors such as the capacity for local sewage treatment works to cope with the additional demand.</p> <p>An increase in air pollution is also likely to result from an increase in traffic in and around the district, particularly where development takes place at the smaller villages – a potential negative effect is therefore identified for Options A and B. Under Option C, development would be steered away from the rural areas and towards the main towns of East Devon where sustainable transport links are likely to be better and journey times shorter. Therefore, a minor positive effect is likely for that option.</p>

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						Under Options D and E, development would still be focussed at villages where levels of car use are likely to be higher; however focussing more development at a smaller number of villages may result in the provision of new sustainable transport links such as bus services. Mixed effects are therefore likely overall for those two options although there is some uncertainty depending on which villages development is focussed at and how far they are from the West End and main towns.
14: To contribute towards a reduction in local emissions of greenhouse gases	-	-	+	-/+?	-/+?	<p>While new housing development in any location will inevitably result in an increase in greenhouse gas emissions, the options for distributing housing development between the villages will affect this SA objective by influencing the likely extent of car use by new residents and the associated vehicular emissions.</p> <p>An increase in greenhouse gas emissions from traffic is particularly likely where development takes place at the smaller villages – a likely negative effect is therefore identified for Options A and B. Under Option C, development would be steered away from the rural areas and towards the main towns of East Devon where sustainable transport links are likely to be better and levels of car use (and associated emissions) lower. Therefore, a minor positive effect is likely for that option.</p> <p>Under Options D and E, development would still be focussed at villages where levels of car use are likely to be higher; however</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						focussing more development at a smaller number of villages may result in the provision of new sustainable transport links such as bus services. Mixed effects are therefore likely overall for those two options although there is some uncertainty depending on which villages development is focussed at and how far they are from the West End and main towns.
15: To ensure that there is no increase in the risk of flooding	?	?	?	?	?	The effects of the options for distributing housing development at the villages will depend largely on the specific location of residential development sites in relation to areas of high flood risk. The likely effects of all identified options on this SA objective are therefore uncertain.
16: To ensure energy consumption is as efficient as possible	0	0	0	0	0	The efficient consumption of energy will depend largely on the levels of energy production and consumption within new development, rather than on its spatial location. Therefore, none of the options for distributing housing development between the villages will have a direct effect on this SA objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	0	0	0	0	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the distribution of housing development between the villages; instead it will be determined by waste management practices within the development.

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	-	-	+	+/-	+/-	<p>Option A would result in a wide geographic spread of development across the district, including at some villages which are located quite far away from the main job opportunities in the West End. Similarly, option B is likely to result in development at smaller villages in more rural locations, where people without cars may have more limited access to jobs. Both options could therefore have a negative effect on this SA objective.</p> <p>Option C involves removing BUABs from all of the villages identified in Strategy 27 and allowing for only limited rural development, which would effectively focus housing development in the main towns and in the West End of the District. This would result in residents having more convenient access to the substantial number of job opportunities that are to be focussed in that area, as well as in Exeter City to the west of East Devon. A positive effect is therefore likely in relation to Option C.</p> <p>Options D and E would involve assessing villages individually and establishing whether their BUABs should be retained or if they can be considered to key villages which are capable of accommodating substantial levels of residential development. As such, although these options would direct this development away from the main towns of the District where employment opportunities may be mainly focussed, villages could be assessed individually in terms of employment provision and proximity to other employment centres as</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						well public transport links to decide whether this portion of the District's development should be located at these settlements. As such a mixed (minor positive and minor negative) effect is expected for Option D and Option E on this SA objective.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	+/-	+/-	?	?	<p>The options for housing development at the villages will affect this SA objective by influencing the number of people living in the villages around the towns of East Devon, and therefore the number of people who are likely to make use of those towns for shops, services and facilities, thus influencing their vitality and viability.</p> <p>Under Option A, the retention of the villages' BUABs and housing allocations as set out in Strategy 27 would result in a broad geographical spread of housing development across the district due to the blanket 5% additional housing growth level proposed within each of the identified villages. This broad geographical spread of development would increase the population in all parts of the district and therefore around all of East Devon's towns, meaning that there are more people making use of services, facilities and shopping there, thus boosting their viability and vitality. As such a significant positive effect is expected on this SA objective.</p> <p>Option B would involve retaining the villages' BUABs; however no allocation for housing at each village would be made. This could mean that development is not spread between the villages, with some receiving much more or less new housing. Therefore, the</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
						<p>towns near to villages where more housing development takes place may benefit disproportionately, at the expense of others in terms of maintaining their vitality and viability. As such a mixed effect is expected on this SA objective.</p> <p>As Option C would remove BUABs from all of the settlements as identified in Strategy 27, resulting in significant restrictions on rural development, it is likely that development would instead be focussed in the towns and the West End of East Devon. While the provision of development in the towns would help to increase the vitality and viability of these settlements, development in the West End would mean that residents are more likely to use Exeter as their local centre for services, shopping etc. This may have a negative effect on the vitality and viability of the small towns elsewhere in the District. Similarly, restricting housing development at the villages would reduce the population of the rural areas around the towns that may make use of them for services and facilities. As such a mixed effect is expected on this SA objective overall.</p> <p>Option D and Option E involve focussing residential development at villages which are considered to be more suitable to accommodate development. The effects of these options on this SA objective are largely uncertain and will depend on the proximity of the villages where development is focussed to the towns of East Devon, and how much residents are therefore likely to make use of the towns.</p>

SA objectives	Option A: Retain BUABs and housing numbers set out in Strategy 27	Option B: Retain settlement BUABs in Strategy 27 but do not allocate housing	Option C: Remove BUAB from all the settlements in Strategy 27 and have nil or limited rural development	Option D: Assess settlements in Strategy 27 using specified criteria establishing whether they should retain their BUAB	Option E: Look to key villages to accommodate substantial levels of residential development	Justification
20: To encourage and accommodate both indigenous and inward investment	0	0	0	0	0	None of the options for housing development at the villages are likely to have a direct effect on indigenous and inward investment in the District and thus therefore a negligible effect on this SA objective is expected.

Table A8.3: SA of options for provision for Gypsies and Travellers

SA objectives	Option A: To not make land allocations	Option B: Make provision on larger scale housing allocations sites	Option C: Make provision as part of smaller scale housing sites	Option D: Allocate dedicated sites for Gypsies and Travellers	Justification
1: To ensure everybody has the opportunity to live in a decent home	--	++	++	++	<p>Under Option A a significant negative effect is likely on this SA objective given that the identified need for Gypsy and Traveller sites would not be met and the approach would lead to a shortage of suitable accommodation for these groups in East Devon. The allocation of sites for Gypsies and Travellers as part of either larger or smaller scale residential sites (Options B and C) or as dedicated Gypsy and Traveller sites (Option D) would all have a significant positive effect on this SA objective as these options would all help to meet the identified need.</p>
2: To ensure that all groups of the population have access to community services	-?	++?	+?	?	<p>Not making land allocations for Gypsies and Travellers in East Devon (Option A) may result in the formation of unauthorised camps in the District as the identified need for Gypsy and Traveller sites in the district would not have been met. Such camps are likely to be less well-located in terms of access to services and facilities in comparison to a planned, authorised site which would have been subject to SA. A minor negative effect is therefore possible on this SA objective for Option A although this is uncertain depending on whether such unauthorised camps are in fact formed and where they might be located in relation to services and facilities.</p> <p>Making provision for Gypsy and Traveller sites at larger scale housing/mixed use sites (Option B) is expected to have a significant positive effect on this SA objective as it is likely that larger residential sites will incorporate services and facilities which residents of the Gypsy and Traveller sites would therefore have easy access to. The</p>

SA objectives	Option A: To not make land allocations	Option B: Make provision on larger scale housing allocations sites	Option C: Make provision as part of smaller scale housing sites	Option D: Allocate dedicated sites for Gypsies and Travellers	Justification
					<p>potential significant positive effect on this SA objective for Option B is currently uncertain until the exact location for the Gypsy and Traveller sites and their proximity to services and facilities is known.</p> <p>Option C would involve locating Gypsy and Traveller accommodation at smaller scale housing sites. While it is expected that these site allocations would have been made in areas which have good access to community services (which Gypsies and Travellers would also be able to reach), it is less likely that smaller residential sites would themselves incorporate a range of services and facilities. A potential minor positive effect is therefore identified for this SA objective from Option C although this is again uncertain until the exact location of the Gypsy and Traveller sites, and their proximity to services and facilities, is known.</p> <p>The likely effect on this SA objective of allocating dedicated sites for Gypsies and Travellers (Option D) is uncertain and will depend on the proximity of those sites to existing community services and facilities that residents can make use of. Although developing separate sites specifically dedicated to Gypsy and Traveller accommodation would mean that the new sites are not integrated with existing housing sites, which may include services and facilities, Gypsy and Traveller sites may still be situated in close proximity to other existing community services which residents can make use of.</p>
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-?	++?	+?	?	Not making land allocations for Gypsies and Travellers in East Devon (Option A) may result in the formation of informal unauthorised camps in the District. These camps may be less well-located in terms of access to schools and colleges in comparison to planned, authorised sites that have been subject to SA, therefore there may be a minor

SA objectives	Option A: To not make land allocations	Option B: Make provision on larger scale housing allocations sites	Option C: Make provision as part of smaller scale housing sites	Option D: Allocate dedicated sites for Gypsies and Travellers	Justification
					<p>negative effect on this SA objective. This potential effect is currently uncertain depending on whether such unauthorised camps would in fact be formed, and on the location of any such camps in relation to exiting education facilities.</p> <p>Making provision for Gypsies and Travellers at larger scale housing/mixed use land allocations (Option B) could have a significant positive effect on this SA objective as it is considered likely that larger sites will incorporate education facilities as well as being located within close proximity of other education facilities. Gypsies and Travellers who are located at these sites would therefore have ease of access to these facilities. The potential significant positive effect on this SA objective recorded for Option B is currently uncertain given that the exact location of the Gypsy and Traveller sites is not yet known. Additionally access to the education system will be dependent upon the availability of school places at each location.</p> <p>Option C would involve locating Gypsy and Traveller accommodation at smaller scale housing allocation sites. While it is less likely that smaller sites would incorporate schools that Gypsy and Traveller residents would also be able to access, it is expected that these residential allocations would have been made in areas which have good access to schools. A potential minor positive effect on this SA objective is therefore recorded for this option although this is currently uncertain given that the exact location of the Gypsy and Traveller sites to be provided, and their proximity to schools, is not known. Additionally access to the education system will be dependent upon the availability of school places at each location.</p>

SA objectives	Option A: To not make land allocations	Option B: Make provision on larger scale housing allocations sites	Option C: Make provision as part of smaller scale housing sites	Option D: Allocate dedicated sites for Gypsies and Travellers	Justification
					<p>The likely effect on this SA objective of allocating dedicated sites for Gypsies and Travellers (Option D) is uncertain and will depend on the proximity of those sites to existing schools that residents can make use of, and whether those schools have capacity. Although developing separate sites specifically dedicated to Gypsy and Traveller accommodation would mean that the new sites are not integrated with existing housing sites, which may include schools, Gypsy and Traveller sites may still be situated in close proximity to other schools which residents can make use of.</p>
4: To improve the population's health	-?	++?	+?	?	<p>Not making land allocations for Gypsies and Travellers in East Devon (Option A) may result in the formation of informal unauthorised camps in the District. These camps may be less well-located in terms of access to healthcare facilities in comparison to planned, authorised sites which would have been subject to SA; therefore there may be a minor negative effect on this SA objective for Option A. The negative effect is currently uncertain depending on whether such unauthorised camps would in fact be formed, and on their location in relation to healthcare facilities.</p> <p>Allocating sites for Gypsies and Travellers at larger scale housing/mixed use land allocations (Option B) could have a significant positive effect on this SA objective as it is likely that larger residential sites might incorporate healthcare facilities that Gypsy and Traveller residents would therefore have easy access to. There may also be more opportunities for Gypsy and Traveller residents to undertake day-to-day journeys on foot or by bicycle (which would have health benefits) as larger sites are likely to incorporate services, facilities and/or employment opportunities within the sites. The potential significant positive effect on this SA objective recorded for Option B is</p>

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					<p>currently uncertain until the exact location of the Gypsy and Traveller sites is known.</p> <p>Option C would involve locating Gypsy and Traveller accommodation at smaller scale housing allocation sites. While it is less likely that smaller sites would incorporate healthcare facilities that Gypsy and Traveller residents would also be able to access, it is expected that these residential allocations would have been made in areas which have good access to doctors' surgeries etc. A potential minor positive effect on this SA objective is therefore recorded for this option although this is currently uncertain given that the exact location of the Gypsy and Traveller sites to be provided, and their proximity to healthcare facilities, is not known.</p> <p>The likely effect on this SA objective of allocating dedicated sites for Gypsies and Travellers (Option D) is uncertain and will depend on the proximity of those sites to existing healthcare facilities that residents can make use of. Although developing separate sites specifically dedicated to Gypsy and Traveller accommodation would mean that the new sites are not integrated with existing housing sites, which may include healthcare facilities, Gypsy and Traveller sites may still be situated in close proximity to other healthcare facilities which residents can make use of. The extent to which residents are able to walk and cycle will also depend largely on the locations of the Gypsy and Travellers sites which are not yet known.</p>
5: To reduce crime and fear of crime	0	0	0	0	None of the options for Gypsy and Traveller sites are likely to have a direct effect on crime and fear of crime.
6: To reduce noise levels	0	-?	-?	?	Option A would not result in the development of Gypsy and Traveller

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and minimise exposure of people to unacceptable levels of noise pollution					<p>sites, which might otherwise have an effect on noise pollution in East Devon. Therefore, a negligible effect is expected on this SA objective.</p> <p>Options B and C would involve making provision for Gypsy and Traveller accommodation within larger and smaller-scale housing sites. Developing Gypsy and Traveller sites within those residential areas may result in noise pollution during construction; therefore there may be a minor negative effect, although this is uncertain depending on whether the Gypsy and Traveller sites are developed at the same time or after the other residential development, i.e. once other residents are already living there.</p> <p>The effect of developing dedicated sites for Gypsies and Travellers on this SA objective is uncertain given that it is unknown at this stage if these allocations will be in close proximity to existing housing or other sensitive receptors.</p>
7: To maintain and improve cultural, social and leisure provision	0	+?	+?	?	<p>Not making land allocations for Gypsies and Travellers in East Devon (Option A) may result in the formation of unauthorised camps in the District as the identified need for Gypsy and Traveller sites in the district would not have been met. Such camps are likely to be less well-located in terms of access to cultural, social and leisure facilities in comparison to a planned, authorised site which would have been subject to SA. A minor negative effect is therefore possible on this SA objective for Option A although this is uncertain depending on whether such unauthorised camps are in fact formed and where they might be located in relation to cultural, social and leisure facilities.</p> <p>Making provision for Gypsy and Traveller sites at larger scale housing/mixed use sites (Option B) is expected to have a significant</p>

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					<p>positive effect on this SA objective as it is likely that larger residential sites will incorporate cultural, social and leisure facilities which residents of the Gypsy and Traveller sites would therefore have easy access to. The potential significant positive effect on this SA objective for Option B is currently uncertain until the exact location for the Gypsy and Traveller sites and their proximity to cultural, social and leisure facilities is known.</p> <p>Option C would involve locating Gypsy and Traveller accommodation at smaller scale housing sites. While it is expected that these site allocations would have been made in areas which have good access to cultural, social and leisure facilities (which Gypsies and Travellers would also be able to reach), it is less likely that smaller residential sites would themselves incorporate a range of cultural, social and leisure facilities. A potential minor positive effect is therefore identified for this SA objective from Option C although this is again uncertain until the exact location of the Gypsy and Traveller sites, and their proximity to cultural, social and leisure facilities, is known.</p> <p>The likely effect on this SA objective of allocating dedicated sites for Gypsies and Travellers (Option D) is uncertain and will depend on the proximity of those sites to existing cultural, social and leisure facilities that residents can make use of. Although developing separate sites specifically dedicated to Gypsy and Traveller accommodation would mean that the new sites are not integrated with existing housing sites, which may include cultural, social and leisure facilities, Gypsy and Traveller sites may still be situated in close proximity to other existing cultural, social and leisure facilities which residents can make use of.</p>

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8: To maintain and enhance built and historic assets	-?	?	?	?	<p>Not making land allocations for Gypsies and Travellers in East Devon (Option A) may result in the formation of informal unauthorised camps in the District as the identified need for accommodation would not be met. Such camps may be less well-located in terms of their proximity to and potential effects on historic assets (i.e. conservation areas or listed buildings), and may be less well integrated into the appearance of the built environment in comparison to formally allocated authorised sites which would have been through the SA process. The establishment of any such unauthorised camps in inappropriate locations may adversely impact upon historic assets and the wider built environment which would have a negative effect on this SA objective, although this is currently uncertain as it is not known if these camps would in fact be formed and where they would be located.</p> <p>The development of sites for Gypsies and Travellers within either large or small-scale residential sites, or as stand-alone sites specifically dedicated to accommodating Gypsies and Travellers, also has the potential to compromise the quality and setting of historic assets such as listed buildings and conservation areas as well as the wider built environment. However the impact of such development on this SA objective will be determined by the specific location of housing development in relation to such assets; something that is not yet known. As such, the potential effects of Options B, C and D are all currently uncertain.</p>
9: To promote the conservation and wise use of land and protect and	-?	?	?	?	<p>Not making land allocations for Gypsies and Travellers in East Devon (Option A) may result in the formation of informal unauthorised camps in the District. These camps may be located be on greenfield land or</p>

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enhance the landscape character of East Devon					could adversely impact upon the landscape character of East Devon depending on their location, which could have a minor negative effect on this SA objective although this is currently uncertain as it is not known if these camps would in fact be formed or whether they would be located in relation to East Devon's most sensitive landscapes (such as the East Devon AONB). The development of sites for Gypsies and Travellers within large or small-scale residential sites or as stand-alone sites specifically dedicated to accommodating Gypsies and Travellers also has the potential to affect the landscape character of the District; however such effects will depend to a large extent on factors such as the topography of the land and the screening potential at individual development sites which is unknown at present. In addition, the effect of the options on the wise use of land will depend largely on the extent to which previously developed brownfield sites are used for the development associated with accommodation for Gypsies and Travellers, which is also unknown at this time. However, it is noted that there is a very limited supply of previously developed land in East Devon and that, regardless of the spatial distribution strategy followed, development is likely to be predominantly on greenfield sites. As such, the potential effects of Options B, C and D are all currently uncertain.
10: To maintain the local amenity, quality and character of the local environment	-?	+/-?	+/-?	+/-?	Not making site allocations for Gypsies and Travellers in East Devon (Option A) may result in the formation of informal unauthorised camps in the District. These camps may have more negative impacts on amenity within the District in comparison to planned, authorised sites which would have been through the SA process with consideration given to issues such as additional traffic generation and the design and appearance of the sites. As such a minor negative effect may

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					<p>occur on this SA objective for Option A although this is currently uncertain as it is not known at this stage if these camps would be formed and where they would be located.</p> <p>The allocation of sites for Gypsies and Travellers within large or smaller-scale residential sites or as stand-alone sites specifically dedicated to accommodating Gypsies and Travellers has the potential to adversely affect local amenity and character as the increase in population may result in effects such as increased vehicle traffic. However, the effects on this objective will depend on factors such as the scale and precise location of the sites as well as the availability of public transport links to help mitigate any such increases in traffic. At the same time, well-located sites may help to improve the quality and character of the surrounding area, and co-locating Gypsy and Traveller sites with other residential development may help to reduce the impacts of traffic generation (as mixed-use sites may include shops, services and facilities that can be accessed on foot). As such, potential mixed (both positive and negative) uncertain effects are therefore identified for Options B, C and D.</p>
11: To conserve and enhance the biodiversity of East Devon	0	?	?	?	<p>As Option A would not result in the development of Gypsy and Traveller sites in East Devon a negligible effect is expected on this SA objective for this option.</p> <p>The development of sites for Gypsies and Travellers either within larger or smaller-scale residential sites or as stand-alone sites specifically dedicated to accommodating Gypsies and Travellers has the potential to affect biodiversity in the area. The effects of the development on biodiversity will however depend largely on the specific location of residential development sites and whether these</p>

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					overlap with sites of biodiversity importance, as well as on the design of sites and whether they incorporate biodiversity enhancements such as green infrastructure. The likely effects of Options A, B and C on this SA objective are therefore uncertain at this stage.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	++?	+?	-?	<p>Option A would not result in any allocation of land for Gypsy and Traveller sites in East Devon and as such a negligible effect is expected on this SA objective.</p> <p>Allocating sites for Gypsies and Travellers within either large or smaller-scale housing sites (Options B and C) is likely to result in sites being well-located in terms of access to services and facilities, schools and job opportunities as well as sustainable transport links such as bus routes as these factors would have been considered in the allocation of residential site options. This ease of access may encourage and enable residents to walk or cycle for more journeys instead of travelling by car, and to use sustainable modes of transport. Gypsy and traveller allocations which are integrated with existing larger residential sites (Option B) are likely to have particularly good access to services, jobs and schools nearby as well as to be well-connected via sustainable transport as the design of larger sites may incorporate such features. A potential significant positive effect is therefore likely for Option B and a potential minor positive effect for Option C. In both cases the potential positive effects are uncertain as the exact location of these land allocations and their proximity to services, facilities and public transport links is unknown at this stage.</p> <p>Option D would involve developing stand-alone sites which would be dedicated to Gypsies and Travellers. Given that these sites would be</p>

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					<p>separate from existing residential/mixed use sites they are less likely to be located in very close proximity to existing services and transport links. Although these factors would be expected to be considered during the allocation of Gypsy and Traveller sites, the overall smaller population of the site would mean that new provision is less likely to be viable. Therefore, this option is likely to result in a greater increase in car journeys and a potential minor negative effect is therefore identified, although this is uncertain depending on the location of the sites allocated and their proximity to existing services and transport links.</p>
13: To maintain and enhance the environment in terms of air, soil and water quality	0	-?	-?	-?	<p>As additional development which could affect air, soil and water would not take place under Option A, a negligible effect on this SA objective is expected for this option.</p> <p>The development of Gypsies and Traveller sites in East Devon alongside residential sites (Options B and C) or individually (Option D) could have a negative impact on soil quality; however this will depend on the specific location of the development and the extent to which it is on previously developed land, which is uncertain at this stage. However, it is noted that there is a very limited supply of previously developed land in East Devon and that, regardless of the spatial distribution strategy followed, development is likely to be predominantly on greenfield sites. In addition, soil sealing and compaction is likely to become an issue during both the construction phase and once developments are built, with potential impacts on water infiltration and quality. The extent to which development may impact on water quality will depend on currently unknown factors such as the capacity for local sewage treatment works to cope with the</p>

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					<p>additional demand; however additional runoff from hard surfacing is likely to have a negative impact to some degree. An increase in air pollution is also likely to result from an increase in traffic in and around the District, although it is noted that this may be less of an issue at Gypsy and Traveller sites which are located within residential site allocations due to the increased potential for services to be provided within walking distance and the provision of public transport links. Overall potential uncertain minor negative effects are identified for Options B, C and D.</p>
14: To contribute towards a reduction in local emissions of greenhouse gases	0	++?	+?	-?	<p>Option A would not result in the development of sites for Gypsies and Travellers in East Devon; therefore a negligible effect on this SA objective is likely.</p> <p>Allocating Gypsy and Traveller sites within either large or smaller-scale housing sites (Options B and C) means that sites are likely to be in close proximity to existing services as well as public transport links, (it is assumed that these factors would have been considered during the allocation of the housing sites). This may result in a reduction in the number of car journeys being made by residents at these sites which in turn should contribute to a reduction in local emissions of greenhouse gases. As such a positive effect is expected on this SA objective for Option B and Option C. Given that larger housing sites are more likely to include provided public transport links and other services a significant positive effect is noted on this SA objective for Option B. The positive effect is uncertain in both instances as uncertain as the specific location of these sites in relation to existing services and public transport links is unknown.</p>

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					Option D would involve allocating dedicated sites for Gypsies and Travellers. Given that these sites would be separate from existing residential/mixed use allocations it is expected that they would be less likely to be located in close proximity to existing services and transport links. As such an increase in car journeys may therefore result under this option which could have a minor negative effect on this SA objective. This is uncertain, however, depending on the location of the sites.
15: To ensure that there is no increase in the risk of flooding	0	?	?	?	<p>Option A would have a negligible effect on this SA objective as additional development required to provide accommodation for Gypsies and Travellers, which could affect the risk of flooding East Devon, would not occur.</p> <p>The development of sites for Gypsies and Travellers in East Devon may increase the flood risk if the area of impermeable land is significantly increased; however if the majority of the additional development takes place on previously developed land this may not be an issue. However, it is noted that there is a very limited supply of previously developed land in East Devon and that, regardless of the spatial distribution strategy followed, development is likely to be predominantly on greenfield sites. In addition, there may be opportunities for the new development to incorporate flood prevention measures such as SUDS, to help reduce localised flooding as well as to locate sites outside of areas which are at high risk of flooding. As such, the likely effects on this objective are at present uncertain for Options B, C and D and will depend on the specific design and location of the Gypsy and Traveller sites.</p>
16: To ensure energy	0	+/-	+/-	+/-	The efficient consumption of energy will depend largely on the levels

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consumption is as efficient as possible					of energy production and consumption within new development, rather than on its spatial location. Although the development of sites for Gypsies and Travellers in East Devon will inevitably lead to higher energy consumption overall, there may also be good opportunities for incorporating renewable energy production into new developments, particularly considering that Strategy 33 in the submitted Local Plan endorses renewable energy generation across the district. In particular, Option B and Option C which involve allocating sites for Gypsies and Travellers at larger and smaller residential/mixed use sites may present some such opportunities for district heating etc. As such, the likely effects are mixed for Options B, C, and D. Option A would have a negligible effect as additional development would not occur given that it would not result in land allocations for Gypsies and Travellers.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	+/-	+/-	+/-	The wise use of waste resources and the reduction of waste production and disposal will not be affected by the spatial location of Gypsy and Traveller sites; instead it will be determined by waste management practices within any resulting development. It can be assumed development required to accommodate Gypsies and Travellers will result in increased waste production, although new development may provide good opportunities for establishing more sustainable waste management practices and the re-use of materials. As such, mixed effects are likely for Options B, C and D. Option A would have a negligible effect as additional development, which could affect levels of waste generation and waste management practices, would not occur.
18: To maintain sustainable growth of employment for East Devon, to match levels	0	+++?	+?	?	Option A would not result in any allocation of land for Gypsies and Travellers and therefore a negligible effect is recorded for this SA objective.

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of jobs with the economically active workforce					<p>Allocating sites for Gypsies and Travellers at larger scale housing/mixed use land allocations (Option B) could have a significant positive effect on this SA objective as it is likely that larger residential sites might incorporate employment opportunities that Gypsy and Traveller residents would therefore have easy access to. The potential significant positive effect on this SA objective recorded for Option B is currently uncertain until the exact location of the Gypsy and Traveller sites, and their proximity to employment developments, is known.</p> <p>Option C would involve locating Gypsy and Traveller accommodation at smaller scale housing allocation sites. While it is less likely that smaller sites would incorporate employment opportunities that Gypsy and Traveller residents would also be able to access, it is expected that these residential allocations would have been made in areas which have good access to jobs. A potential minor positive effect on this SA objective is therefore recorded for this option although this is currently uncertain given that the exact location of the Gypsy and Traveller sites to be provided, and their proximity to employment opportunities, is not known.</p> <p>The likely effect on this SA objective of allocating dedicated sites for Gypsies and Travellers (Option D) is uncertain and will depend on the proximity of those sites to employment opportunities that residents can access. Although developing separate sites specifically dedicated to Gypsy and Traveller accommodation would mean that the new sites are not integrated with existing housing sites, which may include employment opportunities, Gypsy and Traveller sites may still be situated in close proximity to other existing employment sites which</p>

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					residents can access.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	0	?	?	?	<p>Option A would not result in any allocation for Gypsy and Traveller sites in East Devon. As such it is expected to have a negligible effect on this SA objective.</p> <p>The likely effects of Options B, C and D on this objective will depend on whether the sites allocated (either as part of residential schemes or as stand-alone sites) are located at or near to the seven main towns of the District. As this is not yet known, the likely effects of all three options are currently uncertain.</p>
20: To encourage and accommodate both indigenous and inward investment	0	0	0	0	None of the options are likely to have a direct effect on indigenous and inward investment in the District and therefore a negligible effect on this SA objective is likely.