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East Devon Local Plan: Submission Version

Sustainability Appraisal Addendum

Prepared by LUC
July 2013

Project Title: SA of East Devon's Local Plan

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1 Introduction

- 1.1 This Sustainability Appraisal Addendum 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 SA Addendum relates to the Submission version of the East Devon Local Plan (July 2013) and builds on the findings of the SA Report that LUC produced in October 2012¹ for the Publication Draft Local Plan. It should therefore be read in conjunction with the October 2012 SA Report.
- 1.3 Note that EDDC and LUC have been pursuing an integrated approach to the SA and SEA of the East Devon Local Plan, in line with Government guidance. Throughout this document, the term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Directive'.

Previous SA work

- 1.4 LUC has been working on behalf of EDDC since 2009 to undertake the SA of firstly the Core Strategy that was originally being produced, and then the new Local Plan². **Table 1** below lists the iterations of both EDDC plans that have been produced and consulted on, as well as the accompanying SA work that was undertaken at each stage.

Table 1: Iterations of the East Devon Core Strategy and Local Plan and Accompanying SA Work

| Date | Plan Iteration | Accompanying SA Work |
|----------------|---|---|
| December 2008 | Core Strategy Issues and Options Paper | Issues and Options SA Report August 2010 (<i>produced by LUC on behalf of EDDC</i>) |
| September 2010 | Core Strategy Preferred Approaches Paper | Preferred Approaches SA Report September 2010 (<i>produced by LUC on behalf of EDDC</i>) |
| December 2011 | Consultation Draft Local Plan | Summary SA note (<i>produced by LUC on behalf of EDDC – this was used by EDDC internally and was not made publicly available</i>) |
| May 2012 | Proposed Submission Draft Local Plan (<i>this document was not made publicly available</i>) | Proposed Submission SA Report June 2012 (<i>produced by LUC on behalf of EDDC – this was used by EDDC internally and was not made publicly available</i>) |
| October 2012 | Publication Draft Local Plan | Publication Draft SA Report November 2012 (<i>produced by LUC on behalf of EDDC</i>) SA/ Addendum for the West End and A3052 Corridor Sites (<i>produced by EDDC and published alongside the Publication Draft Local Plan</i>) |

¹ Available online at <http://www.eastdevon.gov.uk/sustainabilityappraisal>

² 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. It also decided instead to produce a new-style Local Plan instead of the Core Strategy, to set out the long-term spatial vision for the District, and to include the strategic policies and development principles required to deliver that vision over the period up to 2031.

| Date | Plan Iteration | Accompanying SA Work |
|-----------|-----------------------|---|
| July 2013 | Submission Local Plan | This SA Addendum in combination with the SA Report for the Publication Draft Local Plan October 2012 (both produced by LUC on behalf of EDDC) |

- 1.5 The most recent full SA report for the Local Plan is therefore the October 2012 SA Report relating to the Publication Draft Local Plan. It was published on EDDC’s website for consultation alongside that version of the Local Plan and described in detail the approach that has been taken to the SA, including the various iterations of the SA report that have been produced and how the SA process has influenced the development of the Local Plan (and previously the Core Strategy) thus far.
- 1.6 EDDC has now produced the Submission version of the Local Plan, which is very similar to the Publication Draft version, although a number of amendments have been made to some of the policies. The changes that have been made are generally minor and no entirely new policies or site allocations have been 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 have been addressed through the production of this SA Addendum.
- 1.7 This document sets out clearly how the changes that have been made in the Submission version of the Local Plan have affected the SA findings that were presented in the October 2012 SA Report for the Publication Draft Local Plan, including changes to the cumulative effects of the Plan as a whole on each of the SA objectives.

SA Addendum for the West End and A3052 Corridor Sites

- 1.8 As referred to in **Table 1** above, in addition to the SA report that LUC produced on behalf of EDDC for the Publication Draft Local Plan, a further SA Addendum was 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 corridor³, 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 allocated⁴, the SA Addendum sought to ensure that all reasonable alternative options to those sites were also appraised thoroughly and robustly. It also ensured that each of the West End sites were subject to SA individually (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.
- 1.9 One of the purposes of this SA Addendum is therefore to draw together all of the 2012 appraisal work that was carried out in relation to the Publication Draft Local Plan, as well as updating the findings where relevant to reflect the changes that have since been made in the Submission version of the Plan.
- 1.10 **Table 2** below signposts how the requirements of the SEA Directive have been met within the SA documents for the Local Plan.

³ 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.

⁴ 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.

Table 2: Requirements of the SEA Directive and where these have been addressed (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 | October 2012 SA Report for the Publication Draft Local Plan: Chapter 1 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 | October 2012 SA Report for the Publication Draft Local Plan: Chapter 4. |
| c) The environmental characteristics of areas likely to be significantly affected | October 2012 SA Report for the Publication Draft Local Plan: 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. | October 2012 SA Report for the Publication Draft Local Plan: 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 | October 2012 SA Report for the Publication Draft Local Plan: 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) | October 2012 SA Report for the Publication Draft Local Plan: Chapters 5 and 6 and Appendices 3, 4 and 6. October 2012 SA Addendum for the West End Sites. Both of the above updated in this SA Addendum. |
| 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; | October 2012 SA Report for the Publication Draft Local Plan: Chapters 5 and 6. |

| SEA Directive Requirements | Where covered |
|---|--|
| 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; | October 2012 SA Report for the Publication Draft Local Plan: Chapter 4. |
| i) a description of measures envisaged concerning monitoring in accordance with Art. 10; | October 2012 SA Report for the Publication Draft Local Plan: Chapter 7. |
| j) a non-technical summary of the information provided under the above headings | A separate non-technical summary document was produced to accompany the October 2012 SA Report for the Publication Draft Local Plan: |
| 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 the October 2012 SA Report for the Publication Draft Local Plan. |
| 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. |
| <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) | <p>Table 1 in this SA Addendum details the rounds of consultation that were undertaken in relation to the Core Strategy and new Local Plan.</p> <p>Consultation was undertaken in relation to the October 2012 SA Report for the Publication Draft Local Plan and the responses received have been presented and responded to in Appendix 2 of this SA Addendum.</p> |
| <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) | |

| SEA Directive Requirements | Where covered |
|---|--|
| <p>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:</p> <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. |
| <p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p> | To be addressed at a later stage in the SA process. |
| <p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p> | This table demonstrates where the requirements of the SEA Directive have been met. |

SA Method

- 1.11 The October 2012 SA Report for the Publication Draft Local Plan describes in detail the methodology that has been used throughout the SA of the East Devon Core Strategy and Local Plan, with SA matrices and clear colour coded scores being used to present the findings.
- 1.12 As no entirely new policies or site options have been introduced into the Submission version of the Local Plan, additional SA matrices did not need to be produced. Given the generally minor changes that have been made to the policies that have been amended, the most appropriate way to address these changes was considered to be through the production of a table listing each policy in the Local Plan and clearly stating whether each one has been amended since the Publication Draft Local Plan. The table then goes on to clearly set out the implications of those changes for the SA findings and whether the findings have changed since those set out in the October 2012 SA Report.
- 1.13 Some additional SA work has also been undertaken in relation to the West End sites. As described above, that appraisal work was undertaken by EDDC in October 2012. However, the appraisal method used was not exactly the same as the methodology that had been used by LUC for the SA of other site options in the Local Plan, e.g. using exactly the same assumptions. Therefore the appraisal matrices for the West End sites have been revised and some amendments made to ensure that the scores applied are consistent with the other site-based SA work that has been carried out (see **Appendix 1** of this Addendum). The assumptions that were used for the SA of the market town site options (see Appendix 5 in the full October 2012 SA report) were used for the revised appraisal of the West End sites.
- 1.14 Finally, consideration was given to the cumulative effects of the Submission version of the Local Plan on each of the SA objectives, and the cumulative effects assessment that was included in the October 2012 SA Report has been updated to reflect the Submission version of the Local Plan.

Publication Draft Local Plan Consultation Responses relating to SA

- 1.15 **Appendix 2** in this Addendum lists the responses that were received in relation to the SA during the consultation on the Publication Draft Local Plan. Each comment is listed, and a response to each comment is provided.

Updated SA Findings for the Submission version of the Local Plan

- 1.16 **Table 3** overleaf sets out the Submission version changes that have been made to the Local Plan since the Publication Draft stage and describes the implications of each of those changes for the SA findings from the October 2012 SA Report. The SA scores for the Local Plan strategic policies were summarised in Table 5.1 of the October 2012 SA Report, while the SA scores for the development management policies were summarised in Table 5.2. Where changes have been made to the SA scores, this is shown in the **bold** text in the final column.
- 1.17 For ease of reference, the policy name in the first column is that used in the Publication Draft version of the Local Plan – in a small number of cases the policy name has been changed in the Submission version and this is noted in the third column where relevant.

Table 3 Updated SA Findings for the Submission Local Plan

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|--|
| Strategic Policies | | |
| Strategy 1: Overall Strategy for Development in East Devon | No | N/A |
| Strategy 2: Scale and Distribution of Residential Development in East Devon | Yes | Minor changes/updates to housing figures have been made (e.g. to update the number of houses that now have planning permission) but the changes in housing numbers (and employment land allocations referred to in the supporting text) are not significant enough to warrant any changes to the SA scores. |
| Strategy 3: Sustainable Development | No | N/A |
| Strategy 4: Balanced Communities | No | N/A |
| Strategy 5: Environment | Yes | The policy now refers to the 'conservation and enhancement of natural <u>historic</u> and built environmental assets', meaning that the uncertainty attached to the potential positive effect on SA objective 8 for Strategy 5 is removed . The requirement for new development to ensure potential adverse impacts on the Exe Estuary and East Devon Pebblebed Heaths European wildlife sites are appropriately mitigated contributes further to the already significant positive effect on SA objective 11. |
| Strategy 5B: Sustainable Transport | No | N/A |
| Strategy 6: Development within Built-up Area Boundaries | Yes | The policy wording has been extended to recognise that neighbourhood plans could potentially choose to amend built-up area boundaries and to identify their own criteria for development outside of the boundary. However, any resulting sustainability effects would be dependent on the location and nature of any such amendments and additional criteria, and would be subject to SEA as part of the relevant neighbourhood plan as appropriate. Therefore no effect on the SA findings. |
| Strategy 7: Development in the Countryside | No | N/A |
| Strategy 8: Development in Green Wedges | No | N/A |
| Strategy 9: Major Development at East Devon's West End | No | N/A |
| Strategy 10: Green Infrastructure in East Devon's West End | Yes | Mostly minor wording changes with no effect on SA findings. Additional criteria requiring the Clyst Valley regional park to 'conserve and enhance heritage assets 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' means that the potential minor positive effect on SA objective 8 for Strategy 10 is now likely to be significant . |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|--|
| Strategy 11: Integrated Transport and Infrastructure Provision at East Devon's West End | No | N/A |
| Strategy 12: Development at Cranbrook | Yes | Minor wording addition referring to education provision and the provision of services and facilities at Cranbrook contributes further to the already significant positive effects identified on SA objectives 2 and 3. |
| Strategy 13: Major Development of Land North of Blackhorse/Redhayes | Yes | The additional wording in the policy referring to the provision of employment land onsite as part of the overall development means that the previously identified negligible effect on SA objective 20 for Strategy 13 is now likely to be minor positive. The previously mixed effect on SA objective 18 is now also likely to be minor positive as the potential minor negative effect related to the fact that no employment land was to be provided at the site, which may have caused residents to travel elsewhere (e.g. into Exeter city) for jobs. |
| Strategy 14: Development of an Urban Extension at Pinhoe | No | N/A |
| Strategy 15: Intermodal Interchange | No | N/A |
| Strategy 16: Exeter Science Park | No | N/A |
| Strategy 17: Future Development at Exeter International Airport | No | N/A |
| Strategy 19: Skypark Business Park | No | N/A |
| Strategy 20: Development at Axminster | Yes | Minor amendment to wording comprising a clarification about the fact that the employment allocation at the site north and east of the town is included in the overall employment allocation for Axminster. No effect on SA findings. |
| Strategy 21: Budleigh Salterton | No | N/A |
| Strategy 22: Development at Exmouth | Yes | The additional wording referring to contributions to and improvement of walking and cycling routes in the town means that the potential minor positive effects which form part of the likely mixed overall effects identified for Strategy 22 on SA objectives 2 (access to services), 4 (health), 12 (sustainable transport) and 14 (greenhouse gas emissions) are even more likely. The additional policy wording is not likely to affect any of these objectives to the extent that a significant positive effect is considered appropriate, as the provision of sustainable/active transport links is not a primary purpose or significant element of the policy. The additional wording in criterion 6 referring to the protection of the Pebblebed Heaths in particular does not change the overall uncertain significant negative effect on SA objective 9 (biodiversity) as the |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|--|------------------------------|--|
| | | <p>general references to protecting surrounding wildlife sites were taken into account in the SA score already.</p> <p>One new criterion states that 'Suitable Alternative Natural Green Space (or SANGS) will be essential in Exmouth to mitigate adverse impacts that would otherwise arise from development at the Exe Estuary and Pebblebed Heath sites. Enhancement and extension of the Valley Parks in the town will be one significant option for SANGS provision' – again, although this mitigation is recognised, the potential for overall significant negative effects on SA objective 9 (biodiversity) remains, as the implementation of this mitigation will not be certain until planning applications come forward.</p> <p>Other minor amendments comprise clarifications in relation to how the amount of employment land is calculated, which do not affect the SA findings.</p> |
| Strategy 23: Development at Honiton | Yes | <p>The additional references in the policy to providing improved cycle links from any development on the western side of the town and Ottery Moor Lane to the town centre and town facilities and amenities, means that the potential minor positive effects (part of mixed overall effects) identified for Strategy 23 on SA objectives 4 (health), 12 (sustainable transport) and 14 (greenhouse gas emissions) are strengthened. The additional policy wording is not likely to affect any of these objectives to the extent that a significant positive effect is considered appropriate as the provision of sustainable/active transport links is not a primary purpose or significant element of the policy.</p> |
| Strategy 24: Development at Ottery St Mary | Yes | <p>The changes to this policy comprise very minor amendments to wording and a very slight increase in the amount of employment land to be provided (from 2ha to 2.2ha), and there is no effect on the SA findings.</p> |
| Strategy 25: Development at Seaton | Yes | <p>The additional policy wording stating that Seaton will be promoted as "Natural Seaton" and that the provision of high quality, overnight accommodation within the town will be encouraged, means that the already significant positive effects identified for Strategy 25 on SA objectives 18 (employment) and 20 (inward investment) will be strengthened further as the policy now goes even further towards encouraging the local tourism sector.</p> |
| Strategy 26: Development at Sidmouth | Yes | <p>Most of the amendments to policy wording comprise minor clarifications (such as the addition of site codes) which have no effect on the SA findings. The newly added requirement for the proposed employment site to contribute a section towards the Sidmouth to</p> |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|--|
| | | <p>Sidbury cycle route means that the already potentially minor positive effects identified for Strategy 26 on SA objectives 4 (health), 12 (sustainable transport) and 14 (greenhouse gas emissions) are further strengthened. The additional policy wording is not likely to affect any of these objectives to the extent that a significant positive effect is considered appropriate as the provision of sustainable/active transport links is not a primary purpose or significant element of the policy. In addition, the requirement for the provision of car parking which is accessible to local bus routes and services could add to both the minor positive and minor negative elements of the overall mixed effects on SA objectives 12 (sustainable transport) and 14 (greenhouse gas emissions) – this is because the wording could encourage both car use and sustainable transport use.</p> <p>The wording of the additional criterion relating to the conservation of the environment means that the already significant positive effect (part of an overall mixed effect) identified on SA objective 8 (heritage) is further strengthened, and the minor positive effect of Strategy 26 on SA objective 9 (landscape) will become significantly positive. Although this criterion could provide some additional mitigation, the potential for a minor negative effect on SA objective 11 (biodiversity) remains.</p> <p>The boundary of one of the sites that has been allocated in this policy for residential development (Sidmouth Site ED02 (Parts A and B): Current Council Offices, Knowle) has been slightly amended. Based on the assumptions that have been used for the SA of individual development site options, the boundary changes have not resulted in changes to any of the SA scores for this site (presented in Appendix 7 of the October 2012 SA Report). An area in the north of the site which included part of Knowle Park recreation ground is no longer within the site itself, although an area of the park is still present in the centre of the site therefore the relevant SA scores remain unchanged.</p> |
| Strategy 27: Development at the Small Towns and Larger Villages | Yes | <p>The amendments include some very minor changes to policy wording that have no effect on the SA findings. The additional text referring to the protection of the countryside and landscape character means that the previously uncertain effect identified for Strategy 27 on SA objective 9 (landscape) is now potentially minor positive although some uncertainty remains until the exact location and design of development is known. The previously uncertain minor negative effect identified on SA objective 10 (local</p> |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|--|
| | | character) is now mixed (minor positive and minor negative) but still with some uncertainty attached , again until the specific details of development proposals are known. The potential minor negative part of this overall score relates to potential noise and amenity impacts, and so remains unchanged. |
| Strategy 28: Sustaining and Diversifying Rural Enterprises | No | N/A |
| Strategy 29: Promoting Opportunities for Young People | Yes | Only one word has been changed in the policy and there is no effect on the SA findings. |
| Strategy 30: Inward Investment, Communication Links and Local Procurement | Yes | One word in the title of the policy has been changed, from 'procurement' to 'benefits' although this has no effect on the SA findings. The revised and more detailed policy wording means that the previously uncertain minor positive effect identified for Strategy 30 on SA objective 3 (education) is now minor positive with no uncertainty , as the policy now makes specific reference to the provision of training opportunities. The already significant positive effects on SA objectives 18 (employment) and 20 (inward investment) are further strengthened by the more detailed policy wording which refers to helping people who are disadvantaged in the labour market and increasing opportunities for local businesses. |
| Strategy 31: Future Job and Employment Land Provision | Yes | One additional word has been added to the policy, which does not affect the SA findings. |
| Strategy 32: Resisting Loss of Employment, Retail and Community Uses | No | N/A |
| Strategy 33: Promotion of Tourism in East Devon | No | N/A |
| Strategy 34: District Wide Affordable Housing Provision Targets | Yes | A minor change to the policy wording has been made, and the policy also now includes more flexibility by stating that in periods of depressed markets an alternative negotiated mix of affordable housing to reflect viability considerations and help deliver schemes will be acceptable. This will not affect the already significant positive effect identified for Strategy 34 in relation to SA objective 1 (housing) as by being more flexible in its approach, the Council will help to ensure that housing overall continues to be supplied to meet local need. This will not reduce the overall level of provision of affordable housing as the flexibility would apply to schemes that would otherwise be unviable, which would not proceed (with the associated affordable housing) anyway. |
| Strategy 35: Mixed Market and Affordable Housing | Yes | The changes comprise minor changes to policy wording and the SA |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|--|
| Outside Built-up Area Boundaries | | findings are not affected. |
| Strategy 36: Lifetime Homes and Care/Extra Care Homes | Yes | The changes comprise minor changes to policy wording and the SA findings are not affected. |
| Strategy 37: Community Safety | No | N/A |
| Strategy 38: Sustainable Design and Construction | Yes | An additional criterion has been added to the policy, requiring developers to demonstrate how biodiversity improvements are to be incorporated into new developments. Therefore, the previously negligible effect identified for Strategy 38 on SA objective 11 (biodiversity) is now likely to be minor positive. |
| Strategy 39: Renewable and Low Carbon Energy Projects | Yes | The policy wording has been revised to be more detailed but the broad meaning is unchanged. The policy now makes specific reference to landscape character although this was taken into account already in the SA as it was assumed to be covered under 'features of environmental sensitivity'. Therefore the SA findings remain unchanged. |
| Strategy 40: Decentralised Energy Networks | No | N/A |
| Strategy 41: Allowable Solutions | No | N/A |
| Strategy 42: Green Infrastructure Provision and Strategy | Yes | The additional wording which refers to promoting the conservation and enjoyment of the natural and historic environment means that the previously negligible score identified for Strategy 42 on SA objective 8 (heritage assets) is now likely to be minor positive. |
| Strategy 43: Open Space Standards | Yes | The changes to this policy comprise minor clarifications and do not affect the SA findings. |
| Strategy 44: Undeveloped Coast and Coastal Preservation Area | Yes | The boundary of coastal preservation area has changed slightly; however this does not affect the SA scores for this policy. |
| Strategy 45: Coastal Erosion | Yes | The changes comprise minor changes to policy wording and the SA findings are not affected. |
| Strategy 46: Landscape Conservation and Enhancement and AONBs | Yes | The additional detail that has been added to the policy wording strengthens the already significant positive effect identified for Strategy 46 on SA objective 9 (landscape). |
| Strategy 47: Nature Conservation and Geology | Yes | The additional wording that has been added to the policy reinforces further the already significant positive effect on SA objective 11 (biodiversity). |
| Strategy 48: Local Distinctiveness in the Built Environment | Yes | The change comprises a minor change to policy wording and the SA findings are not affected. |
| Strategy 49: The Built Heritage and Building Conservation | Yes | Policy name has changed to 'the Historic Environment' – this has not affected SA findings. The more detailed policy wording further strengthens the already significant positive effects identified for Strategy 49 on SA objectives 8 (historic environment) and 10 (local |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|--|------------------------------|--|
| | | character) and the newly added reference to historic landscape character means that the previously negligible effect on SA objective 9 (landscape character) is now minor positive. |
| Strategy 50: Infrastructure Delivery | Yes | The changes comprise minor changes to policy wording to reflect the fact that the previously planned Infrastructure Delivery Plan has now been produced and consulted on. The SA findings are not affected. |
| Development Management Policies | | |
| Design Standards | | |
| D1: Design and Local Distinctiveness | Yes | The newly added text regarding measures to secure management of waste in accordance with the waste hierarchy means that the previously negligible effect identified for policy D1 on SA objective 17 (waste reduction) is now minor positive. |
| D2: Landscape Requirements | No | N/A |
| D3: Trees and Development Sites | Yes | The additional detail in the policy wording in relation to avoiding the loss of trees and hedgerows reinforces the already minor positive effect identified for policy D3 on SA objective 9 (biodiversity); however the positive effect is not likely to be significant due to the fact that the policy still refers to the possibility of planning permission being granted which would result in the loss of trees, if the need for and benefits of the development in that location clearly outweigh the loss. |
| D4: Applications for Display of Advertisements | No | N/A |
| D5: Advertisements within Areas of Special Control of Advertisements and Advance Advertisement Signs | No | N/A |
| D6: Locations without Access to Natural Gas | No | N/A |
| D7: Agricultural Buildings and Development | No | N/A |
| D8: Re-use of Rural Buildings Outside of Settlements | Yes | The changes comprise minor changes to policy wording and the SA findings are not affected. The additional wording about requiring a heritage survey and heritage statement where appropriate strengthens the already minor positive effect identified for policy D8 on SA objective 8 (historic assets) but does not increase the overall effect to significant positive as the additional policy wording relating to the protection of the historic environment is not such that it makes addressing the issue a primary purpose or significant element of this policy. |
| The Natural and Built Environment | | |
| EN1: Land of Local Amenity Importance | No | N/A |
| EN2: The Valley Parks in Exmouth | Yes | The previously negligible effect for policy EN2 on SA objective 11 (biodiversity) is increased to minor positive as the policy now specifies that the improvement of the Valley Parks will form part |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|--|
| | | of the mitigation measures for relieving visitor pressure and adverse impacts on the Exe Estuary and the Pebblebed Heaths. |
| EN3: Land at the Byes in Sidmouth | No | N/A |
| EN4: Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites | No | N/A |
| EN5: Wildlife Habitats and Features | No | N/A |
| EN6: Nationally and Locally Important Archaeological Sites | No | N/A |
| EN7: Proposals Affecting Sites which may potentially be of Archaeological Importance | Yes | The revised and additional policy wording strengthens the already significant positive effect identified for policy EN7 on SA objective 8 (historic assets). |
| EN8: Extension, Alteration or Change of Use of Buildings of Special Architectural and Historic Interest | Yes | The policy has been amended to now refer to the criteria in policy EN9, but the overall meaning of the policy has not changed and the SA findings are not affected. |
| EN9: Demolition of a Listed Building | Yes | The policy title has changed to 'Development Affecting a Designated Heritage Asset or Loss of a Building or Structure that makes a Positive Contribution to a Conservation Area', but this does not in itself affect the SA findings. The amendments that have been made to the wording of the policy do not affect the SA scores - they add more detail but do not change the overall meaning of the policy. The wording continues to indicate that heritage assets will be allowed to be demolished in certain circumstances, which means that the overall already significant positive effect identified for policy EN9 on SA objective 8 (heritage assets) remains uncertain. Previously the policy focused only on listed buildings, and although it now addresses a wider range of heritage assets, the scores remain the same, as all heritage assets are covered by SA objective 8. |
| EN10: Preservation and Enhancement of Conservation Areas | Yes | The additional text which refers to favourable consideration being given to proposals for new development within conservation areas or within the setting of heritage assets that enhance or better reveal the significance of the asset, means that the previously minor positive effect identified for policy EN10 on SA objective 8 (historic assets) is now likely to be significantly positive. |
| EN11: Demolition of Unlisted Buildings in Conservation Areas | Yes | The policy wording has been revised and simplified but the overall meaning of the policy has not changed and the SA scores are unaffected. |
| EN12: Development Affecting Parks and Gardens of Special Historic Interest | Yes | The wording of the policy has been amended and it now states that <u>development affecting parks and gardens of special historic interest will be considered against Policy EN9</u> . As the wording in policy EN9 |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|---|
| | | (as it appears in the Submission version of the Plan) address the points previously covered within policy EN12, the SA scores remain unchanged. |
| EN13: Development on High Quality Agricultural Land | No | N/A |
| EN14: Control of Pollution | No | N/A |
| EN15: Environmental Impacts, Nuisance and Detriment to Health | No | N/A |
| EN16: Contaminated Land | Yes | The change comprises a minor change to policy wording and the SA findings are not affected. |
| EN17: Notifiable Installations | No | N/A |
| EN18: Maintenance of Water Quality and Quantity | No | N/A |
| EN19: Adequacy of Foul Sewers and Adequacy of Sewage Treatment System | No | N/A |
| EN20: Private Sewage Treatment Works | Yes | The change comprises a minor change to policy wording and the SA findings are not affected. |
| EN21: River and Coastal Flooding | No | N/A |
| EN22: Surface Run-off Implications of New Development | No | N/A |
| EN23: Coastal Erosion and Surface Water Run-off | No | N/A |
| EN24: Coastal Defence Schemes | Yes | The change comprises a minor change to policy wording and the SA findings are not affected. |
| EN25: Development Affected by Coastal Change | No | N/A |
| <i>New residential Development</i> | | |
| H1: Residential Land Allocation | Yes | Additional information has been provided in the form of a clarification stating that one of the site options was subject to a resolution to grant planning permission in 2013. The SA findings are not affected. |
| H2: Range and Mix of New Housing Development | No | N/A |
| H3: Conversion of Existing Dwellings and Other Buildings to Flats | No | N/A |
| H4: Dwellings for Persons Employed in Agriculture or Forestry | Yes | The name of policy has been changed to cover all rural businesses (not just agriculture or forestry), and policy wording amended to reflect this throughout. Other changes are very minor amendments to policy wording, and overall there is no effect on the SA findings. |
| H5: Occupancy Conditions on Agricultural/Forestry Dwellings | Yes | The name of policy has been changed to cover all rural workers' dwellings (not just agriculture or forestry), although this does not in itself affect the SA scores. The defined 'reasonable period of time' for which a property must be marketed before planning constraints can be relaxed has increased slightly although not to the extent that the already minor negative effect identified for policy H5 on SA objective 1 (housing) would increase to significantly negative. |
| H6: Replacement of Existing Dwellings in the | No | N/A |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|--|------------------------------|--|
| Countryside | | |
| H7: Sites for Gypsies and Travellers | Yes | The additional policy wording means that a minor positive effect is now expected for policy H7 in relation to SA objective 12 (sustainable transport) as the policy now relates accessibility (to schools) directly to public transport, which may indirectly help to encourage use of buses etc. This score was previously negligible. The also previously negligible effect identified on SA objective 3 (education and skills) is also now likely to become minor positive as a result of the additional policy wording requiring sites to be accessible to schools. The already uncertain minor positive effect identified on SA objective 9 (landscape character) remains uncertain as the policy now specifies that no <u>significant</u> adverse impacts will be permitted, which could imply that some minor adverse impacts could be allowed. |
| Employment, Economic Development, Retail and Tourism | | |
| E1: Provision of Employment Land | Yes | The only change to this policy is an amended site code for one of the site allocations – this is simply to reflect the most recent coding system used by EDDC and the boundary of the site has not changed. Therefore the SA scores are not affected. |
| E2: Employment Generating Development in Built-up Areas | No | N/A |
| E3: Safeguarding Employment Land and Premises | Yes | The previously uncertain minor positive effects identified for policy E3 on SA objectives 2 (services and facilities) and 7 (culture, social and leisure provision) are no longer uncertain as the policy now specifies that community uses are covered by this policy. The potential but uncertain positive effects on SA objectives 3 (education) and 4 (health) are also no longer uncertain as the policy specifies that it covers public and community uses that provide employment which includes schools, health centres etc. |
| E4: Rural Diversification | Yes | The additional policy wording requiring no adverse visual impact upon the surrounding countryside reinforces the already positive effects identified for policy E4 on the landscape (SA objective 9) and local character (SA objective 10). The newly added reference to the protection of the historic environment means that the previously negligible effect on SA objective 8 (historic environment) is now minor positive. |
| E5: Small Scale Economic Development in Rural Areas | No | N/A |
| E6: New Employment Provision in Association with Residential Development | Yes | Policy deleted; therefore the SA findings for policy E6 no longer apply. The only significant effect that had been identified for this |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|---|------------------------------|--|
| | | policy, and which would no longer occur due to its deletion, was a significant positive effect on SA objective 18: employment, as the policy required the provision of small employment workspace where development of 10 residential units or more are permitted in or adjoining a rural settlement. No significant negative effects had been identified for this policy, so its deletion does not avoid any significant negative effects from occurring. |
| E7: Extensions to Existing Employment Sites | Yes | The extension of the policy wording to now provide protection for all environmental interests reinforces the already positive effects identified for policy E7 on most of the environmental SA objectives, and means that the previously negligible effects on SA objectives 6 (noise), 13 (air, soil and water) and 15 (flood risk) are now also likely to be minor positive. |
| E8: Agricultural Development and Succession Housing | Yes | The minor changes that have been made to the wording of this policy do not affect the SA scores. |
| E9: Town Centre Shopping Areas | No | N/A |
| E10: Primary Shopping Frontages | No | N/A |
| E11: Large Stores and Retail Related Uses in Area Centres | Yes | The newly added requirement for extensions to existing retail areas to be acceptable in respect of other Plan Policies such as for design and access, reinforces the already minor positive effect identified for policy E11 on SA objective 10 (amenity and local environment). |
| E12: Neighbourhood Centres and Shops | No | N/A |
| E13: Use of Upper Floors in Shopping Developments | No | N/A |
| E14: Change of Use of Village Shops or Services | No | N/A |
| E15: Retail Development in Rural Areas outside Built-up Area Boundaries | No | N/A |
| E16: Proposals for Holiday or Overnight Accommodation and Associated Facilities | No | N/A |
| E17: Principal Holiday Accommodation Areas | No | N/A |
| E18: Loss of Holiday Accommodation | No | N/A |
| E19: Holiday Accommodation Parks | No | N/A |
| E20: Provision of Visitor Attractions | No | N/A |
| Recreation and Community Facilities | | |
| RC1: Retention of Land for Sport and Recreation | No | N/A |
| RC2: Open Space, Sports Facilities and Parks | Yes | The addition of the word 'allotments' to the policy reinforces the already significant positive effect identified for policy RC2 on SA objective 7 (cultural, social and leisure facilities). |
| RC3: Allotments | No | N/A |
| RC4: Recreation Facilities in the Countryside and on the Coast | No | N/A |

| Local Plan Policy | Has the policy been amended? | Implications of the Local Plan amendments for the SA scores set out in the October 2012 SA Report (see Tables 5.1 and 5.2) |
|--|-------------------------------------|---|
| RC5: Community Buildings | No | N/A |
| RC6: Local Community Facilities | No | N/A |
| RC7: Shared Community Facilities | No | N/A |
| <i>Transportation and Communications</i> | | |
| TC1: Telecommunications | Yes | One minor amendment to the policy wording has been made to correct a typo. There is no effect on the SA findings. |
| TC2: Accessibility of New Development | No | N/A |
| TC3: Traffic Management Schemes | No | N/A |
| TC4: Footpaths, Bridleways and Cycleways | No | N/A |
| TC5: Safeguarding Disused Railway Lines | No | N/A |
| TC6: Park and Ride and Park and Share/Change | No | N/A |
| TC7: Adequacy of Road Network and Site Access | No | N/A |
| TC8: Safeguarding of Land Required for Highway and Access Improvements | No | N/A |
| TC9: Parking Provision in New Development | Yes | One minor amendment to the policy wording has been made to ensure that the terminology used regarding development size is consistent with that used elsewhere in the Local Plan. There is no effect on the SA findings. |
| TC10: Rear Servicing of Shops/Commercial Development | No | N/A |
| TC11: Roadside Service Facilities | No | N/A |
| TC12: Aerodrome Safeguarded Areas and Public Safety Zones | No | N/A |
| <i>Neighbourhood Planning</i> | | |
| NP1: Neighbourhood Planning Policy | No | N/A |

Summary of Changes

- 1.18 **Table 4** below summarises the changes that have been made to the SA scores for each SA objective as a result of the policy amendments since the Publication Draft version of the Local Plan. It can be seen from the final column of Table 4 that the changes to the Submission version of the Local Plan have 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 are now expected to be significant.
- 1.19 Potential but uncertain positive effects in relation to SA objectives 2 (access to services), 3 (education) and 4 (health) have become 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) are now likely to be minor positive.

Table 4 Summary of Changes to SA Scores for the Submission Local Plan

| SA objective | Policy | Previous Score | Updated Score |
|--|-------------------------|----------------|---------------|
| 1. To ensure everybody has the opportunity to live in a decent home. | <i>No changes made.</i> | | |
| 2. To ensure that all groups of the population have access to community services. | E3 | +? | + |
| 3. To provide for education, skills and lifelong learning | Strategy 30 | +? | + |
| | H7 | 0 | + |
| | E3 | +? | + |
| 4. To improve the population's health | E3 | +? | + |
| 5. To reduce crime and fear of crime. | <i>No changes made.</i> | | |
| 6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution. | E7 | 0 | + |
| 7. To maintain and improve cultural, social and leisure provision. | E3 | +? | + |
| 8. To maintain and enhance built and historic assets. | Strategy 5 | +? | + |
| | Strategy 10 | + | ++ |
| | Strategy 42 | 0 | + |
| | EN10 | + | ++ |
| | E4 | 0 | + |
| 9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon. | Strategy 26 | + | ++ |
| | Strategy 27 | ? | +? |
| | Strategy 49 | 0 | + |
| 10. To maintain the local amenity, quality and character of the local environment. | Strategy 27 | -? | +/-? |
| 11. To conserve and enhance the biodiversity of East Devon. | Strategy 38 | 0 | + |
| | EN2 | 0 | + |
| 12. To promote and encourage non-car based modes of transport and reduce journey lengths. | H7 | 0 | + |
| 13. To maintain and enhance the environment in terms of air, soil and water quality. | E7 | 0 | + |
| 14. To contribute towards a reduction in local emissions of greenhouse gases. | <i>No changes made.</i> | | |
| 15. To ensure that there is no increase in the risk of flooding. | E7 | 0 | + |
| 16. To ensure energy consumption is as efficient as possible. | <i>No changes made.</i> | | |
| 17. To promote wise use of waste resources whilst reducing waste production and disposal. | D1 | 0 | + |

| SA objective | Policy | Previous Score | Updated Score |
|--|-------------------------|----------------|---------------|
| 18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce. | Strategy 13 | +/- | + |
| 19. To maintain and enhance the vitality and viability of the Towns of East Devon. | <i>No changes made.</i> | | |
| 20. To encourage and accommodate both indigenous and inward investment. | Strategy 13 | 0 | + |
| 21. To promote and encourage non-car based modes of transport and reduce journey lengths. | <i>No changes made.</i> | | |
| 22. To maintain and enhance the environment in terms of air, soil and water quality. | <i>No changes made.</i> | | |

Revised Site Appraisals for the West End Site Options

- 1.20 The development site allocations at each location in the West End are shown on the proposals maps and are made in the following strategic policies:
- Cranbrook – Strategy 12
 - Pinhoe – Strategy 14
 - At Blackhorse – Strategy 13
 - Exeter Airport Business Park – Strategy 18
- 1.21 As described earlier in this SA Addendum, SA work was carried out in-house by EDDC in October 2012 in relation to the West End site options in the Publication Draft Local Plan, after LUC had completed the October 2012 SA Report to accompany that version of the Plan. However, the West End site options were not appraised using exactly the same methodology as for the other market town site options in the Plan. The SA assumptions (that had also been used for the appraisal of the market town site options) were not as closely adhered to in all cases. Therefore, the appraisal matrices for the West End site options have now been revised to ensure that the SA assumptions are applied consistently, in line with the other site-based appraisals for the market town development site options. As a result, a number of the SA scores have been changed, and the revised SA matrices for the West End site options can be found in **Appendix 1** of this SA Addendum. This section summarises the findings of the revised SA of the West End site options.
- 1.22 Note that the October 2012 SA Report already included an appraisal of the overarching development proposals for the West End, as strategic policies 12-19 (which address development in the West End) were subject to SA. However, those appraisals related to the entire content of the policies and not just the specific site allocations made within them. The additional SA work completed by EDDC (and now revised by LUC) ensures consistency by subjecting the individual site options (as well as all reasonable alternative options) to SA, in line with the assumptions that were used for the appraisal of individual site options for the market towns. Therefore, some differences can be identified between the appraisal matrices for the individual West End site options (reported on in the October 2012 SA Addendum and updated in **Appendix 1** of this SA Addendum) and the appraisal matrices for the overarching strategic policies within which the sites are allocated (reported on in the October 2012 full SA Report and as updated in Table 3 of this Addendum). Assumptions used for the revised SA of West End Site Options
- 1.23 In order to ensure consistency in the appraisals of sites, detailed assumptions about potential sustainability impacts were developed and applied during the appraisal. These were originally developed and use for the appraisal of development site options in the market towns. The assumptions that were used for the appraisal of residential and employment sites can be found in Appendix 5 of the October 2012 SA Report. For mixed-use sites, both sets of assumptions were taken into account as relevant. The same approach has been used for the appraisal of the West End site options – the SA matrices originally presented in the October 2012 SA Addendum have been revised to ensure that the assumptions have been adhered to.

- 1.24 Many of the assumptions are based on 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 taken to define walking distance. There is no formal definition of walking distance that can be applied, and while it is recognised that walkable distances can vary considerably based on different people's abilities and perceptions, 600m is considered to be an appropriate standard distance to apply for the appraisal.
- 1.25 Many of the assumptions depend on information about the proximity of services and facilities. The appraisal of site options for the strategic development sites in the West End have been undertaken on the assumption that a substantial range of services and facilities will be provided as part of the overall development. Therefore, sites that are not currently within close proximity of existing services and facilities have not been scored down on that basis although uncertainty has been used to highlight where there is currently a lack of information about the exact number and range of services and facilities that will be provided.
- 1.26 In line with the requirements of the SEA Directive, as well as the West End sites that have been allocated in the Local Plan, all of the reasonable alternative sites considered for allocation at each location have also been subject to appraisal. An audit trail is presented in the October 2012 SA Addendum, showing why the allocated sites were selected and which alternative sites were discounted by EDDC and why⁵.
- 1.27 It should be noted that the potential sustainability effects of each site option 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 6 of the full SA Report.

Summary of Revised SA Findings for the West End Site Options

- 1.28 **Table 5** overleaf presents the revised SA scores for the West End site options.

⁵ The audit trail is presented as a table following paragraph 4.6 of the October 2012 SA Addendum.

Table 5 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 | + |

Cranbrook

- 1.29 Nine site options have been considered for development at the new settlement at Cranbrook. Three of these options are allocated in Strategy 12 of the Submission Local Plan, and six were considered by EDDC as reasonable alternative options.
- 1.30 One option (W144) which is allocated in the Local Plan, proposes to increase the number of homes provided on the Cranbrook site, which already has planning permission (increasing the number of new homes from the 2,900 already consented to 3,500 – an increase of 600 homes). While site that already have planning permission has not been subject to SA, 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.
- 1.31 The other two allocated site options are options for expanding the Cranbrook site, to provide an additional 750 homes (to the west) and 1,750 homes (to the east). There are likely to be significant positive effects for all three allocated options 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. As 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, significant positive effects are also likely for the SA objectives that relate to sustainable transport, greenhouse gas emissions, and employment. However, as the employment sites are 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.
- 1.32 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 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).
- 1.33 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.
- 1.34 As all the allocated and alternative options for Cranbrook are all located some distance from nature conservation and landscape designations, no negative effects are expected on any such designated sites. However, as the alternative site options are all located on greenfield land, minor negative effects are expected on the local environment, 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.

Pinhoe

- 1.35 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 SA⁶. The second allocated option is for up to 362 homes at the Pinn Court Farm site (W113), which will comprise mixed use development.
- 1.36 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

⁶ 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 of the full October 2012 SA Report.

and 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.

- 1.37 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.
- 1.38 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.
- 1.39 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 the local environment 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

- 1.40 Four development site options were considered for Blackhorse, one of which (W213) has been allocated in Strategy 13 of the Local Plan. The allocated site and two of the alternative options (W213 (East) and W214) will have a significant positive effect on housing provision, due to the large size of the sites, while one of the alternatives (W086) is smaller so would have a minor positive effect. However, the large size of those three alternative site options means that significant 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.
- 1.41 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. The allocated site option and one of the reasonable alternatives (W213 (East)) will have significant positive effects on encouraging inward investment as they include employment land provision, while the other alternative options are both for housing only so would have a negligible effect on that SA objective.

- 1.42 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

- 1.43 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 (Submission version). No reasonable alternative site options were proposed as explained in the October 2012 SA Addendum.
- 1.44 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.
- 1.45 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).

Cumulative Effects

- 1.46 **Tables 6 and 7** overleaf summarise all of the SA scores for the strategic and development management policies in the Submission version of the Local Plan. These tables update Tables 5.1 and 5.2 in the October 2012 SA Report to reflect the amended scores (described above in Table 4) due to the changes made to East Devon Local Plan since the Publication Draft version of the Plan.

Table 7 Summary of SA Scores for the Development Management Policies in the Submission Local Plan

| Development Management Policies | 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 |
| D1: Design and local distinctiveness | +/- | 0 | 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 | -? |
| D5: Advertisements within Areas of Special Control of Advertisements and Advance Advertisement Signs | 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 |
| EN1: Land of local amenity importance | -? | +? | -? | -? | 0 | 0 | 0 | 0 | ++ | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -? | 0 | 0 |
| EN2: The Valley Parks, 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 | 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: Extension, alteration or change of use of buildings of special architectural and historic interest | -? | -? | -? | -? | 0 | 0 | -? | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -? | 0 | 0 |
| EN9: Demolition of a listed building | -? | -? | -? | -? | 0 | 0 | -? | 0 | ++? | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | -? | 0 | 0 |
| EN10: Preservation and enhancement of conservation areas | -? | -? | -? | -? | 0 | 0 | -? | 0 | ++ | ++ | ++ | + | 0 | 0 | 0 | 0 | 0 | -? | 0 | 0 |
| EN11: Demolition of unlisted buildings | -? | -? | -? | -? | 0 | 0 | -? | 0 | + | ++ | ++ | + | 0 | 0 | 0 | 0 | 0 | -? | 0 | 0 |
| EN12: Development affecting parks and gardens of special historic interest | -? | -? | -? | -? | 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 |
| EN15: Environmental Impacts, Nuisance and Detriment to Health | -? | -? | -? | ++ | 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 |
| EN20: Private sewage treatments works | -? | ? | ? | + | 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 |
| EN23: Coastal erosion and surface water runoff | -? | -? | -? | -? | 0 | 0 | -? | 0 | + | + | + | 0 | + | 0 | + | 0 | 0 | -? | 0 | 0 |
| EN24: Coastal defence schemes | 0 | 0 | 0 | 0 | 0 | 0 | 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 |
| H1: Residential land allocation | ++ | 0 | 0 | 0 | 0 | 0 | 0 | + | +? | 0 | +? | +? | 0 | 0 | 0 | 0 | 0 | +? | 0 | 0 |
| 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 | 0 |
| H4: Dwellings for persons employed in agriculture or forestry | +/- | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | +? | +? | 0 | +? | 0 | +? | 0 | 0 | 0 | 0 | 0 |
| H5: Occupancy conditions on agricultural/forestry 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 | 0 |
| H7: Sites for gypsies and travellers | +? | +? | + | +? | 0 | 0 | 0 | 0 | + | +? | +? | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| E1: Provision of employment land | 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 |
| E3: Safeguarding employment land and premises | -? | + | + | + | 0 | 0 | + | + | 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 |
| E6: New employment provision in association with residential | Policy deleted in Submission version of the Plan | | | | | | | | | | | | | | | | | | | |
| E7: Extensions to existing employment sites | -? | +? | +? | +? | 0 | 0 | +? | + | + | + | + | + | + | + | + | + | 0 | ++ | + | + |
| E8: Agricultural development and succession housing | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | +? | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | 0 | 0 |
| E9: Town centre 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 area 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 built up area boundaries | 0 | - | 0 | 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: Amenities/ 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 | | | | | | | | | | | | | | | | | | | | |
| E16: Proposals for holiday or overnight accommodation and associated facilities | 0 | + | ? | 0 | 0 | 0 | + | ? | 0 | + | 0 | + | + | + | 0 | - | ? | + | + | + |
| E17: Principal holiday accommodation areas | - | ? | - | - | ? | 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 | + | + | + |
| E19: Holiday accommodation parks | 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 | |
| RC2: 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 | |
| RC4: Recreation facilities in the countryside and on the coast | 0 | 0 | 0 | + | 0 | 0 | + | + | + | + | + | + | + | + | - | - | + | + | + | |
| RC5: Community buildings | 0 | + | + | + | 0 | 0 | + | + | - | - | 0 | 0 | - | 0 | - | - | + | + | - | |
| RC6: Local community facilities | 0 | + | + | + | 0 | 0 | + | + | + | + | + | + | + | + | 0 | 0 | 0 | 0 | 0 | |
| RC7: Shared community facilities | 0 | + | + | + | 0 | + | + | + | + | + | + | + | + | + | + | + | + | + | + | |
| TC1: Telecommunications | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | + | + | + | + | + | 0 | 0 | 0 | 0 | 0 | |
| TC2: Accessibility of new development | 0 | 0 | 0 | + | 0 | + | + | + | + | + | + | + | + | + | 0 | 0 | + | + | + | |
| TC3: Traffic management schemes | 0 | 0 | 0 | + | 0 | + | + | + | + | + | + | + | + | + | 0 | 0 | + | + | + | |
| TC4: Footpaths, bridleways and cycleways | 0 | 0 | 0 | + | 0 | + | + | + | + | + | + | + | + | + | 0 | 0 | + | + | + | |
| TC5: Safeguarding disused railway | 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 | + | + | + | |
| TC7: Adequacy of road network and site access | 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 | |
| TC10: Rear servicing of shopping/commercial development | 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 | |
| TC12: Aerodrome Safeguarded Areas and Public Safety Zone | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | |
| NP1: Neighbourhood Planning Policy | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | |

1.48 As already described, changes have been made to at least one policy's score for most of the 20 objectives in the SA framework due to the revisions to policies in the Submission version Local Plan. Therefore, consideration has been given to the revised cumulative effects of the Local Plan on each SA objective, and the revised cumulative effects assessment is described below. A full assessment of the cumulative effects of the Publication Draft Local Plan was included in the October 2012 SA Report. This summary seeks to update that assessment, and so should be read in conjunction with Chapter 5 of the October 2012 SA Report. Where no changes have been made to any of the policy's scores for a particular SA objective, the cumulative effects assessment for that objective has not been updated - this is the case for SA objectives 1 (housing), 5 (crime), 14 (greenhouse gas emissions), 16 (energy efficiency) and 19 (vitality and viability of the towns of East Devon), and the description of cumulative effects in Chapter 5 of the October 2012 SA Report should be referred to for those five SA objectives. Therefore, the revised cumulative effects assessment described below relates only to SA objectives 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 18 and 20.

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

1.49 Only one policy's score has been changed for this SA objective, with the score for policy E3: safeguarding employment land and premises being changed from uncertain minor positive to minor positive with no uncertainty attached, due to the clarification that has been added to confirm that public and community uses are included in the scope of the policy. The already minor positive cumulative effect of the Local Plan as a whole on SA objective 2 has therefore not changed and remains overall minor positive. This effect is still likely to be experienced over the long-term at the local level, and will be permanent.

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

1.50 Three policy's scores have been changed for this SA objective. The score for policy H7: sites for Gypsies and Travellers has been changed from negligible to minor positive, as the wording has been amended to require that permanent sites should be within 30 minutes travel time of a primary school. Also, the scores for Strategy 30: inward investment, communication links and

local benefits and policy E3: safeguarding employment land and premises have both been changed from uncertain minor positive to minor positive with no uncertainty attached. This is because Strategy 30 now makes more explicit reference to the provision of work-based training opportunities, and policy E3 has been amended to confirm that uses that provide employment (and that may therefore also provide work-based training opportunities) are included in the scope of the policy. The cumulative effect of the Local Plan as a whole on SA objective 3 was already considered to be minor positive, due to the provision made within a number of the Local Plan policies for increased opportunities for work-based training and for the provision of new accessible school places. Therefore, these amendments reinforce the already minor positive cumulative effect of the Local Plan. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

Objective 4: To improve the population's health

- 1.51 Only one score has been changed for this SA objective, with the score for policy E3: safeguarding employment land and premises being changed from uncertain minor positive to minor positive with no uncertainty attached. This is because of the clarification that has been added to confirm that public and community uses (which are taken to include healthcare facilities) are included in the scope of the policy. The cumulative effects of the Local Plan as a whole on SA objective 4 have not changed, however, and remain overall mixed (minor positive and minor negative) due to the unchanged provisions in other Local Plan policies that may have adverse effects on health (e.g. policies that may lead to increased pollution from vehicle traffic). The mixed effects are still likely to be experienced over the long-term at the local and regional levels, and will be permanent.

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

- 1.52 Only one score has been changed for this SA objective, with the score for policy E7: extensions to existing employment sites being changed from negligible to minor positive. This change is due to the additional policy wording which clearly requires no environmental interests (which is taken to include noise levels/amenity) to be adversely affected. However, this change is not enough to affect the overall cumulative effects of the Local Plan as a whole on SA objective 6, which remain likely to be minor negative due to the overall impacts of the development proposed in the Plan on noise levels in the District. The effects are still likely to be experienced over both the long and short-term at the local level, and will be permanent.

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

- 1.53 Only one score has been changed for this SA objective, with the score for policy E3: safeguarding employment land and premises being changed from uncertain minor positive to minor positive with no uncertainty attached, due to the clarification that has been added to confirm that public and community uses (taken to include social, cultural and leisure facilities) are included in the scope of the policy. Therefore, the already significant positive cumulative effects of the Local Plan as a whole on SA objective 7 have not changed. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

Objective 8: To maintain and enhance built and historic assets

- 1.54 Five scores have been changed for this SA objective. The scores for Strategy 42: green infrastructure provision and strategy, and policy E4: rural diversification have been changed from negligible to minor positive, due to additional wording having been added to both policies directly addressing the protection of the historic environment. In addition, the score for Strategy 5: environment has been changed from uncertain minor positive to minor positive with no uncertainty attached, as the policy now makes direct reference to the historic environment (whereas previously this was only implied). The scores for Strategy 10: green infrastructure in East Devon's West End and policy EN10: preservation and enhancement of conservation areas have both been changed from minor positive to significant positive, as both now include detailed additional wording relating to the protection of the historic environment. Therefore, in all cases the likely effects of the policies on SA objective 8 have become more positive and **the previously minor positive cumulative effect of the Local Plan as a whole is now considered likely to**

be significantly positive. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.55 Three scores have been changed for this SA objective, again with all being made more positive as a result of the changes to the relevant policies. The score for Strategy 49: the historic environment has been changed from negligible to minor positive, due to reference having been added to the historic landscape character, while the score for Strategy 27: development at the small towns and larger villages has gone from uncertain to an uncertain minor positive effect due to additional wording being added specifically requiring the conservation of nearby AONBs and the wider landscape setting. The score for Strategy 26: development at Sidmouth has also been changed from minor positive to significant positive, as the policy now specifically requires the enhancement and sensitive management of the landscape. However, the cumulative effect of the Local Plan as a whole on SA objective 9 remains mixed (minor positive and minor negative) overall, as the scale of development proposed across the District through other policies, much of which will be on greenfield sites and in close proximity of the two AONBs, means that the potential for negative as well as a positive effects still remains. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.56 Only one score has been changed for this SA objective, with the score for Strategy 27: development at the small towns and larger villages being changed from uncertain minor negative to uncertain mixed (minor positive and minor negative) due to additional wording having been included which requires the careful conservation and enhancement of the countryside setting of the towns and villages, and the need for new development to respect the surrounding setting as well as integrating with the existing settlement. However, the cumulative effects of the Local Plan as a whole remain likely to be mixed (minor positive and minor negative) for SA objective 10. This is because the scale of development proposed through the policies in the Plan, much of which will take place on greenfield sites, means that the overall character of the District could still be adversely affected and negative as well as positive effects from the Local Plan remain likely overall. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.57 Two scores have been changed for this SA objective, with the scores for both Strategy 38: sustainable design and construction and policy EN2: the Valley Parks in Exmouth being changed from negligible to minor positive due to additional wording having been added to both policies which relates directly to the enhancement of biodiversity assets. The cumulative effect of the Local Plan as a whole remains mixed (minor positive and minor negative) overall for SA objective 11, as the scale of development proposed across the District, much of which will take place within reasonably close proximity of sensitive biodiversity sites, means that the potential for negative as well as positive effects still remains. The effects are still likely to be experienced over the long-term and will be permanent, and could be experienced at the local, national and international levels depending on the level of designation of any biodiversity sites that may be affected by development.

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

- 1.58 Only one score has been changed for this SA objective, with the score for policy H7: sites for Gypsies and Travellers being changed from negligible to minor positive due to the wording of the policy having been expanded to refer directly to the accessibility of services and facilities from the sites via sustainable transport modes. The cumulative effect of the Local Plan as a whole remains mixed (minor positive and minor negative) overall for SA objective 12, as the Local Plan continues to direct some development to rural areas where levels of car use are likely to be high, meaning

that the potential for negative as well as positive effects still remains. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.59 Only one score has been changed for this SA objective, with the score for policy E7: extensions to existing employment sites being changed from negligible to minor positive due to additional wording being added to require no adverse effects on environmental interests (which is taken to include air, soil and water quality). The cumulative effect of the Local Plan as a whole remains mixed (minor positive and minor negative) overall for SA objective 13, as the Local Plan continues to direct some development in close proximity to sites such as the Exe Estuary which are sensitive to changes in water quality. The Local Plan also directs development in a number of cases to areas of high quality agricultural land, meaning that the potential for negative as well as positive effects overall on this SA objective still remains. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.60 Only one score has been changed for this SA objective, with the score for policy E7: extensions to existing employment sites being changed from negligible to minor positive due to additional wording being added to require no adverse effects on environmental interests (which is taken to include flood risk). The cumulative effect of the Local Plan as a whole remains mixed (minor positive and minor negative) overall for SA objective 15, as the Local Plan continues to direct some development to areas of higher flood risk as well as to areas of greenfield land, meaning that the potential for negative as well as positive effects still remains. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.61 Only one score has been changed for this SA objective, with the score for policy D1: design and local distinctiveness being changed from negligible to minor positive due to wording being added relating directly to sustainable waste management. The cumulative effect of the Local Plan as a whole remains mixed (minor positive and minor negative) overall for SA objective 17, as the Local Plan continues to direct development to greenfield sites in many cases, where opportunities for re-using building materials will be less readily available. It will also lead to development on a scale that will inevitably result in increased waste generation, meaning that the potential for negative as well as positive effects still remains. The effects are still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.62 Only one score has been changed for this SA objective, with the score for Strategy 13: development north of Blackhorse/Redhayes being changed from mixed (minor positive and minor negative) to minor positive due to additional wording being added to state that onsite employment provision will form part of the overall development. This change reinforces the already identified minor positive cumulative effect of the Local Plan as a whole for SA objective 18.
- 1.63 The deletion of policy E6: new employment provision in association with residential development means that the significant positive effect that had been associated with the policy in relation this SA objective will no longer occur. However, the provision of employment opportunities through other Local Plan policies is such that the cumulative positive effect of the Plan as a whole on this SA objective is not affected by the deletion of this policy. This minor positive cumulative effect is still likely to be experienced over the long-term at the local level, and will be permanent.

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

- 1.64 Only one score has been changed for this SA objective, with the score for Strategy 13: development north of Blackhorse/Redhayes being changed from mixed (minor positive and minor

negative) to minor positive. This is again due to the additional wording that has been added to state that onsite employment provision will form part of the overall development, and the change again reinforces the already identified minor positive cumulative effect of the Local Plan as a whole on SA objective 20. This effect is still likely to be experienced over the long-term at the local level, and will be permanent.

- 1.65 In summary, the cumulative effects of the Submission version Local Plan have not changed apart from the **previously minor positive cumulative effect on SA objective 8 (historic assets) is now considered likely to be significantly positive.**

Monitoring

- 1.66 The SEA Directive requires that consideration is given to how the likely significant effects identified will be monitored. This requirement has been addressed through the production of a monitoring framework, as presented in Chapter 8 of the full October 2012 SA Report. Monitoring indicators were proposed in relation to each objective in the SA framework, including for SA objectives 8 and 9 which are the only two objectives for which additional likely significant effects have been identified through this SA Addendum. Therefore, the monitoring framework remains valid for the Submission Local Plan and no additional work in relation to monitoring is required at this stage. Note that following adoption of the Local Plan, an SEA/SA Adoption Statement needs to be prepared, which will include any final proposals for monitoring the likely significant effects of the Local Plan.

Conclusions

- 1.67 This SA Addendum has drawn together the findings of the SA work undertaken in 2012 for the East Devon Local Plan Publication version, and has updated the SA findings to reflect the changes that have been made to the policies and site allocations in the Submission version of the Local Plan.
- 1.68 The policies and site allocations in the 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 objectives, although a number of potentially adverse impacts still remain, due to the scale of new development that will be required in the district over the plan period. Recommendations made in previous iterations of the SA reports have generally been thoroughly addressed by EDDC in updating policies in the Local Plan, which has gone a long way towards providing mitigation for potential adverse effects.
- 1.69 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. 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. These tensions are implicitly recognised by the emerging Local Plan, which is generally well equipped to balance the level, type and location of growth with the maintenance and enhancement of the District's natural environment and social well-being.
- 1.70 Much of the Submission version of the Local Plan remains unchanged from the Publication Draft version, with most of the changes that have been made comprising minor changes to policy wording that have had little or no effect on the SA findings. However, a number of minor changes have been made to the SA findings that were reported in the October 2012 SA report, as detailed in Tables 3 and 4 in this Addendum. Where such changes have been made, in all cases the SA scores have been made more positive than previously. In particular, the effects of the Submission version Local Plan on the historic environment and landscape character are more positive.

Next steps

- 1.71 This SA Addendum along with the October 2012 SA Report and Addendum will be included in the suite of documents that is being submitted to the Planning Inspector for examination. The Local Plan is due to be submitted during Summer 2013, with the Examination in Public for the Local Plan being currently scheduled to take place later in the year.

LUC
July 2013

Appendix 1

Revised SA Matrices for the West End Site Options

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 |
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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. 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 |

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| | | 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, 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 |

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| | | 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 |

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| | | 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 |
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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 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 services | ++ | 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 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 |

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| | | 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 |

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| | | 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 environment in terms of air, soil and water quality | - | As the western expansion of Cranbrook involves development on land that is fairly high quality agricultural 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 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 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. |

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| 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 |
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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 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 |

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| | | 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. |

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| 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 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 |

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| | | 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 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 (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 |
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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 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 Rockbeare (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 | --? | 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 |

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| levels of noise pollution | | 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 form 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 |

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| | | 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. |

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| 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 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 |
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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 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 |

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| | | 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 |

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| | | 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 |

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| | | 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 |
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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 (0.92ha) 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 | + | 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 |

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| services | | 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 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. |

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| 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 on 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. 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 | 0 | While all new residential development will inevitably involve an increase in energy consumption, new |

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| 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 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 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 - W314

| 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 (0.19ha) 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 | -? | New secondary and infant school provision is proposed at the new settlement of Cranbrook; however, as |

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| lifelong learning to meet the needs of the local population and meet local employment needs | | 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 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. |

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| 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 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 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 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 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 |

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| | | 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 |
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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 (0.59ha) 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 |

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| | | 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 | +/- | 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. |

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| 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 | ++ | 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 |

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| | | 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 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. 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 |
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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 (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. |

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| 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 |

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| | | 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 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' adjacent to the site, and this site is |

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| | | 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 |
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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 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 |

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| | | 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, |

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| | | 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 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) 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 | -- | All new residential development will inevitably involve an increase in waste generation, regardless of the |

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| resources whilst reducing waste production and disposal | | 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 |
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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 (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 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. 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. |

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| 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 |

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| | | 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 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. 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 | - | All new housing developments will inevitably involve an increase in waste generation, regardless of the |

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| resources whilst reducing waste production and disposal | | 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 |
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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 (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 |

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| | | 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, 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 (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 |

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| | | 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. |

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| 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 | 0 | None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon. |

Pinhoe – Site W153 – North of Pinn Court Farm

| 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 (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. |

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| 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 |

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| | | 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 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 (2.51ha) 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 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 |

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| 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. |

Blackhorse

Allocated Site

At Blackhorse – Site W213 (Western Part)

| 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 site is large (29.18ha), 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 (29.18ha) 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 adjacent to public rights of way to the east of the site (Broad Clyst Footpath 61) as well as within walking distance to 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 |

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| | | 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 | +? | The site is within walking distance of public rights of way to the east of the site, as well as 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 eight Grade II listed buildings to the north, south and south 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 (29.81ha) 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 | -? | 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 |

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| | | 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 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 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 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 (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 (29.18ha) 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 |

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| | | 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 (29.18ha) 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 (29.18ha) 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. |

Alternative Sites

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 |

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| | | 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 | -- | 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 |

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| enhance the landscape character of East Devon | | 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 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 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, |

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| | | 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 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 (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. |

At Blackhorse – Site W086

| 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 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 |

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| | | 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 |

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| | | 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 |

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| | | 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 |
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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 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 |

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| | | 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 | -- | As this site would involve large-scale development taking place on greenfield land, a significant negative |

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| wise use of land and protect and enhance the landscape character of East Devon | | 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 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 effective 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 |

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| | | 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 |
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| 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 |

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| | | 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 | - | 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 |

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| production and disposal | | 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. |

Appendix 2

Consultation Responses Received in relation to the SA Work for the Publication Draft Local Plan

The table below lists the comments that were received during the consultation on the Publication Draft Local Plan in relation to the SA, and a response is provided for each comment. A number of references to the SA were made in the consultation responses that did not directly relate to the way in which the SA had been carried out, but rather which referred to the SA findings in making a wider point about the content of the Plan itself. Those comments have not been included here, and have been instead considered by the Council alongside other comments on the content of the Local Plan itself. The comments listed below have in some cases been summarised for ease of use, and duplicated comments (e.g. template letters that were received numerous times) have not been included in the table more than once. The first column of the table provides the response reference code, which can be used to locate the full consultation response in the Council's consultation report which is available on EDDC's website.

| Consultee and Response Reference | SA Report Reference | Response | Response/Action |
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| Seaton Development Trust Reference: 19.35 | 'SA Objectives: Assumptions for Appraisals of Residential Site', Page 5: Item 9 | These are subjective assumptions of the impact development can have on different development land classifications and size rather than being based on empirical evidence. This wording does not consider the visual impact development can have based on its height, mass, materials used and the potential role screening may or may not have in reducing the impact on neighbouring properties or the wider parish. We are, therefore, not in support of the suggestions made under Point 9. | It is recognised that the assumptions (including the one for SA objective 9) have not been able to take into account factors relating to the design of specific development proposals, which is not possible at this stage. The assumptions provide an appropriate basis for appraising a large number of potential development sites consistently at the strategic level. Within the assumptions, it is recognised that effects will depend to some extent on the specific design of developments, and indeed the wording for this particular assumption states that ' <i>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.</i> ' |
| Seaton Development Trust Reference: 19.36 | 'SA Objectives: Assumptions for Appraisals of Residential Site', Page 8: Item 15 | These assumptions focus on new build developments on greenfield sites and brownfield sites. It does not consider the potential problems that flooding can create to one or more neighbouring properties near much smaller developments (i.e. less than ten dwellings), including those on windfall sites such as large gardens. | The assumptions have been designed and used for appraising strategic site options for allocation in the Local Plan, and not for the appraisal of windfall housing sites. |
| Seaton Development | 'SA Objectives: Assumptions | These are subjective assumptions rather than being backed up by | The assumptions create a framework |

| Consultee and Response Reference | SA Report Reference | Response | Response/Action |
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| Trust Reference: 19.37 | for Appraisals of Residential Site', Page 9: Item 19 | recent empirical evidence taken from a cross-section in a specific population in various East Devon towns investigating their shopping habits. Previous experience shows that in the case of Seaton, an increase in the town's population created by additional residential accommodation has not increased the proportion of residents spending their disposable income in Seaton in preference to travelling to other shopping towns and cities. Moreover, the assumption does not consider variations in shopping habits within a town, such as out of town supermarket spend versus town centre spend. | for consistently appraising the likely effects of a large number of potential strategic development site options. It is not possible or necessarily appropriate to take into account such specific evidence about historical shopping habits amongst residents of Seaton in such a framework (particularly as equivalent data is not available for the other market towns), and it is considered to be a reasonable assumption that an increase in the local population will increase the size of the market for a range of local services and facilities, including but not limited to shops. |
| FWS Carter and Sons Ltd. Reference: 1581.5 | General | No Sustainability Appraisal has been undertaken in respect of further employment land development at Exeter International Airport. We support expansion of commercial operating activities at the airport such as new hangars or terminals but question likely demand and deliverability of 5 ha of additional non-operational employment uses within the plan period. | The potential employment land allocation at Exeter International Airport was subject to appraisal in the October 2012 SA Report as part of the appraisal of Strategic Policy 18, and the site allocation itself was appraised in the October 2012 SA Addendum for the West End Sites. Both of these appraisals have now been revised and updated in this SA Addendum for the Submission Local Plan. |
| Persimmon Homes South West Ltd. Reference: 2062.3 | Sidmouth site allocations | The October 2012 SA considers the merits of five SHLAA sites proposed for allocation at Sidmouth and 12 SHLAA sites that are not proposed to be allocated including land to the west of Woolbrook Road (SHLAA site C098). Persimmon disagrees with some of the SA scores for this site, particularly in relation to accessibility to schools and other facilities. Noted that the 2011 SHLAA assessment of the site considered land to the west of Woolbrook Road to be deliverable and that the Highway Authority considers that "this site is potentially acceptable in principle from a transportation point of view The SA | While the information provided about the site at Woolbrook Road is noted, the site has been subject to a detailed assessment against the full suite of SA objectives using the same assumptions that were applied to the SA of all the site options in Sidmouth and elsewhere in East Devon. This approach ensures that all sites can be robustly compared in terms of their likely sustainability |

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| | | <p>shows three significant negative scores for this site for objectives: 7: noise, 8: heritage assets and 9: wise use of land and landscape character. The allocated sites mostly also score significantly negative for objectives 7 and 8. Disagree with SA findings for noise, based on noise monitoring carried out by Persimmon Homes. The development of land at this site would have no perceptible effect upon built and historic assets as none as the site is not within the setting of such assets. Again this assessment seems fundamentally flawed.</p> <p>Persimmon has undertaken a number of detailed assessments of the site, including a Landscape and Visual Impact Assessment and a number of ecological surveys. These assessments have concluded that the site to the south west of Woolbrook Road could be developed without detrimental cost to the environment. The site is considered to perform positively overall when considered against the 20 objectives of the SA and given the need to provide more housing at Sidmouth, the Council has not demonstrated and good reason to omit the allocation of the site.</p> <p>The proposed low housing provision for Sidmouth is unjustified and inflexible and needlessly prevents further housing developments required to achieve the delivery of identified infrastructure requirements. Strategies 1 and 26 are therefore not sound (Reference Points 6.36 and 6.133 refers) To address these concerns land to the south west of Woolbrook Road should be allocated for in excess of 100 homes including the delivery of a park and change facility for the town within Policy H1 (Reference Point 6.289 refers). see accompanying document.</p> | <p>effects, although it is recognised throughout the SA that the exact effects of development at each site option would depend on the specific design of the development coming forward, which cannot be assessed for any of the sites at this stage. For example, in relation to the historic environment, uncertainty has been applied to the potential negative score identified for this site for exactly this reason. The selection of which sites are allocated in the Submission version of the Local Plan has been informed by the SA, but other factors have also been taken into account by the Council.</p> |
| Clifton Road Action Group Reference: 3248.6 | General | <p>Disagree with how the Shoreline Management Plan has been interpreted in the Local Plan. We cannot find a reference to Shoreline Management Plan in the SA. If the SA did not consider it as stated in 14.2 of the Consultation Draft, then Section 14: Sidmouth in the Deposit Plan is based on incorrect evidence and it should be reviewed.</p> <p>If the SA or any other relevant document did consider SMP2 as stated in 14.2 of the Consultation Draft, then it appears the interpretation of</p> | <p>The Shoreline Management Plan has been taken into account by the Council as part of the evidence base for the Local Plan, the likely effects of which the SA has assessed. There is nothing in the Shoreline Management Plan that would directly affect the findings of the SA with regards to the likely significant</p> |

| Consultee and Response Reference | SA Report Reference | Response | Response/Action |
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| | | <p>the SMP2 evidence base is not correct as we believe your interpretation of the SMP2 evidence base is not correct, in which case anything in the LP which relied on this incorrect interpretation is not justified. We request that the interpretation is corrected and anything that relied on it is reviewed, otherwise it could lead to unjustified LP policies and subsequent planning decisions.</p> <p>Further: if the SA was based on incorrect or incomplete evidence, then the SA is unsound and we request the SA is reviewed to take account of the correct or complete evidence.</p> | <p>effects of the Local Plan policies and site allocations.</p> |
| <p>Client Group of PCL Planning Reference: 3347.8</p> | <p>General</p> | <p>One would expect to see a spatial strategy underpinned by an analysis of the sustainability of the different locational choices that are available to the plan review. Whilst it is acknowledged that a sustainability analysis has been carried out that work was limited, in that it did not consider the scale and range of issues raised in this report. The SA work is hampered by any serious consideration of alternatives to the levels of growth proposed, or the locational choices available. Analysis of the minutes of the NLP working group papers leads to a conclusion that the process has been dominated by EDDC seeking to reflect the wishes of community groups that have expressed their views to that panel. This is unlikely to produce logical or sustainable outcomes.</p> | <p>Chapter 4 in the SA report details how options associated with the strategic direction and scale of growth in East Devon were considered and subject to SA in 2010 during the SA of the Issues and Options paper.</p> |
| <p>Mr John Withrington Reference: 6125.9</p> | <p>General</p> | <p>Paragraph 3.32 of the SA recognises that East Devon has a higher car usage than the rest of the country. Similarly paragraph 5.74 recognises that "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 car use." This is true, but the SA fails to understand that these principles hold not just for minor hamlets in the areas, but for communities such as Feniton. The report by the Planning Inspectorate at the Feniton Public Inquiry effectively exploded the claim by developers Wainhomes that the railway service from Feniton was relevant in the case of people wanting to commute</p> | <p>Noted. The SA has sought to recognise issues associated with car use and sustainable transport provision in East Devon, and the site options appraised have been considered in terms of their likely impacts on this issue, for example considering the proximity of development site options to bus stops and other existing and proposed transport links.</p> |

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| | | to work in Exeter. It also recognised the inadequacy of public transport for daily life, e.g. if you want to visit the (oversubscribed) surgery in Ottery, you need a car. Unless public transport services are improved, cars will always be the preferred/only mode of transport for the vast majority of people in East Devon. EDDC needs to be honest and recognise this. | |
| Blue Cedar Homes Ltd. Reference: 6128.2 | General | Paragraph 5.4 of the Local Plan correctly states that 'the role of SA is to assess the potential impacts of alternative options. However, objection is raised to the robustness of the SA as it does not properly assess the impact of undersupplying housing in the plan period nor does it assess alternative options which would see housing supply increase from the 15,000 dwellings currently proposed. | Chapter 4 in the SA report details how options associated with the strategic direction and scale of growth in East Devon were set out and subject to SA in 2010 as part of the SA of the Issues and Options paper. |
| Gleeson Strategic Land Reference: 6162.8 | Honiton site allocations | Gleeson Strategic Land objects to the SA findings for site E156 (land at Heathfield Manor, Honiton) in relation to landscape, access to services, noise, heritage assets and biodiversity and proposes more positive conclusions in relation to these issues on the basis of its own evidence such as a landscape and visual assessment of the site. Gleeson Strategic Land feel that the SA should be amended to recognise that mitigation can reduce the negative effects and potentially result in positive effects, e.g. in relation to noise, biodiversity etc. | The information provided about the site at Heathfield Manor, Honiton is noted. However, the site has been subject to a detailed assessment against the SA objectives using the same assumptions that were applied to the SA of all the site options in Honiton and elsewhere in East Devon in order to ensure that all site options can be robustly compared in terms of their likely sustainability effects. While it is recognised throughout the SA that the exact effects of development at each site option would depend on the specific design of the development coming forward, this cannot be assessed for any of the sites at this stage. The selection of which sites are allocated has been informed by the SA, but other factors have also been taken into account by the Council. The potential for mitigation measures to reduce or avoid the potential negative effects identified for the site options |

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| | | | (including Heathfield Manor) has been recognised within Table 6.1 of the October 2012 SA report. |
| Taylor Wimpey Reference: 6200.2 | General | Taylor Wimpey objects to Strategy 2: Scale and Distribution of Residential Development in East Devon which is unsound because it is not the most appropriate strategy, when considered against the reasonable alternatives. Reasonable alternative spatial strategies have not been examined in the SA. Honiton should have a larger allocation of housing that reflects its sustainable role and function – see separate report submitted with these representations. | Chapter 4 in the SA report details how options associated with the strategic direction and scale of growth in East Devon were set out and subject to SA in 2010 as part of the SA of the Issues and Options paper. |
| Millwood Homes (Devon) Ltd. Reference: 6272.2 | Appendix 6 | Appendix 6 of the SA (Audit Trail of Site Allocations and Reasonable Alternatives). In respect of the expansion of the Old Park Farm at Pinhoe, the SA states that the site is not proposed to be allocated and by contrast the SA recommends the allocation of Pinn Court Farm. Given the negative environmental and sustainable credentials of the expansion of Old Park Farm and that the SA favours the allocation of Pinn Court Farm, the strategy for the Pinhoe Urban Extension is considered to be justified and based upon an appropriate strategy, when considered against the reasonable alternatives. Millwood Homes support the spatial strategy of the New Local Plan in respect of the proposal to allocate land at Pinn Court Farm as part of the Pinhoe Urban Extension. | Noted. |
| Strategic Land Partnerships Reference: 6299.17 | General | When considering the Sustainability Appraisal and SEA of alternatives it is simply not good enough to consider a very limited number of alternative options and then to reject them without proper assessment or analysis. | Chapter 4 of the October 2012 SA Report described in detail how the reasonable alternative options for the Core Strategy and then the new Local Plan have been considered and subject to SA in line with the SEA Regulations. It is considered that all reasonable options for the plan have been subject to SA. |
| Save our Sidmouth Reference: 6397.2 | Sidmouth site allocations | The SA states that " <i>the latest version of the new Local Plan (the Publication Draft version, November 2012) includes a number of site specific allocations for residential, employment and mixed-use development. These have been subject to SA, along with all reasonable alternative site options identified, in line with the</i> | The site specific allocations were introduced into the plan at the time when the change was made from a Core Strategy to a new-style Local Plan. They were subject to SA at the |

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| | | <i>requirements of the SEA Directive". Therefore the first place that the strategic site options have been assessed within the SA is at the Publication Draft Local Plan (August-October 2012) which is this stage. Therefore the SA has not influenced the selection of the preferred alternative sites and there is no evidence of this provided within the SA Report. It is clear that the consideration of sites has been introduced at a late stage in the process and that the SA has not had the opportunity to influence the selection of the allocated sites.</i> | Proposed Submission Draft stage and the findings reported on to the Council, with the SA findings being used by the Council internally to help inform the development of the Publication Draft Local Plan. |
| Save our Sidmouth Reference: 6397.2 | Sidmouth site allocations | <p>It is not clear that all reasonable alternatives for employment sites have been considered as the only evidence provided within the SA is as follows: <i>"The site options that have been assessed are 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)."</i></p> <p>No evidence is provided as to how the alternative sites have been selected and therefore whether all reasonable alternatives have been considered. The alternatives that have been considered have been assessed to the same level of detail as the allocated sites.</p> | Employment site options were put forward through representations received by the Council during earlier stages in the Core Strategy/Local Plan process. The longlist of reasonable alternative employment sites can be found in the audit trail in Appendix 6 in the October 2012 SA report. |
| Save our Sidmouth Reference: 6397.2 | Sidmouth site allocations | The justification for the inclusion of site 1967 as an allocated site is based purely on visual prominence, and the site is located on the edge of Sidford and does not therefore abut Sidmouth on all sides. | The effects of site 1967 on the landscape are one of a number of factors taken into account in the SA and summarised in the SA report. The allocation of the site is based on the SA findings and other factors considered by the Council. |
| Save our Sidmouth Reference: 6397.2 | Sidmouth site allocations | At the issues and options stage the SA noted that: <i>"Sidmouth is in a similar position to Seaton, being highly constrained, and again measures to avoid harming the natural environment and character of the town are likely to limit growth. However, development offers an opportunity for regeneration of the town and for the delivery of social</i> | The statement made in the Issues and Options SA report was in reference to development in general in Sidmouth and did not refer to the specific effects of individual development site options |

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| | | <p><i>and economic benefits".</i> The allocation of an employment site in Sidford does not therefore respond to this statement within the SA at the issues and options stage as it will harm the natural environment and does not offer an opportunity for regeneration of the town. This therefore demonstrates that the development of the Local Plan has not taken the findings of the SA into account.</p> <p>The section "Promoting Vibrant and Sustainable Rural Communities" within the Issues and Options 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 noted that <i>"Whilst 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"</i>. Again, the allocation of Site 1967 does not take this recommendation within the SA into account.</p> <p>The findings of SA of the Issues and Options report contributed to the development of the Preferred Approaches version of the Core Strategy. No new reasonable alternatives 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.</p> | <p>(including site 1967), which were appraised consistently against the defined assumptions during later stages of the SA process.</p> |
| Save our Sidmouth Reference: 6397.2 | Sidmouth site allocations | Site 1967 performs poorly in the SA compared with all of the alternative employment sites put forward and assessed. A number of significant negative effects were identified, and the respondent disagrees with the assessment against SA objective 10-To maintain the local amenity, quality and character of the local environment which is currently scored as an uncertain minor negative. Given the level of opposition to the allocation of this site by the local community it is clear that the character of the local environment with be | Site 1967 at Honiton has been subject to a detailed assessment against the full suite of SA objectives using the same assumptions that were applied to the SA of all the site options in Sidmouth and elsewhere in East Devon. This approach ensures that all sites can be robustly compared in |

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| | | <p>significantly negatively affected. Also disagree with the assessment against SA objective 6: Noise which is currently scored as an uncertain minor negative. There is the potential for significant negative effects of traffic, especially through the villages of Sid bury and Sidford and without a detailed traffic assessment the potential for a significant negative effect cannot be ruled out.</p> <p>In addition, the site is located outside of Sidmouth and will therefore not contribute to the regeneration of the town, nor will it promote and encourage on-car based modes of transport as the site will be offering a site for the relocation of an existing business which is currently based within Sid mouth town.</p> | <p>terms of their likely sustainability effects, although it is recognised throughout the SA that the exact effects of development at each site option would depend on the specific design of the development coming forward, which cannot be assessed for any of the sites at this stage. The selection of which sites are allocated has been informed by the SA, but other factors have also been taken into account by the Council.</p> |
| Save our Sidmouth Reference: 6397.3 | Sidmouth site allocations | <p>It is considered that the plan is not legally compliant in that the SA fails to satisfy the requirements of the Strategic Environmental Assessment Regulations 2004 SI No.1663 (SEA Regulations) for the detailed reasons set out above. The SA has failed to consider all reasonable alternatives for employment sites, and, in addition, has failed to provide evidence as to how alternative sites have been selected.</p> | <p>As described above, the Council has sought to identify all reasonable options for employment and other forms of development, and all have been subject to SA in line with the SEA Regulations. Employment site options were put forward through representations received by the Council during earlier stages in the Core Strategy/Local Plan process. The longlist of reasonable alternative employment sites can be found in the audit trail in Appendix 6 in the October 2012 SA report.</p> |