

Appendix 4

Appraisal of Development Management Policies

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

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment	
D4: Applications for display of advertisements	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	-?	This policy provides criteria that all applications for display of advertisements should address; therefore there is likely to be a positive effect on the character of the local environment (SA 10) and landscape character (SA 9). Additional criteria may discourage investment (SA 20) by restricting advertising. No significant effects, either positive or negative, have been identified.
<i>Alternatives to Policy D4</i>	Alternative options to this policy include not having a specific policy on advertisements in the Local Plan, or being more prescriptive in the policy. Not having a policy in the Local Plan would mean that the potential positive effects on local character and amenity would not occur, while the potential negative effect in relation to inward investment would also not occur. Having more prescriptive standards within the policy could enhance further the potential positive effects on the local environment, although further potential negative effects on investment may result from the more restrictive nature of the policy in relation to advertising.																				
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	-?	This policy sets out restrictions to applications for display of advertisements within areas of special control; therefore there is likely to be a positive effect on the character of the local environment (SA 10) and landscape character (SA 9). Restriction of advertising may discourage investment and provide a negative effect on SA 20, although this is dependent on the geographical extent of the areas of special control. No significant effects, either positive or negative, have been identified.
<i>Alternatives to Policy D5</i>	Alternative options to this policy include not having a specific policy on Areas of Special Control of Advertisements, or Advance Advertisement Signs within the Local Plan, or being more prescriptive in the policy. Not having a policy in the Local Plan would mean that the potential positive effects on local character and amenity would not occur, while the potential negative effect in relation to inward investment would also not occur. Having more prescriptive standards within the policy could enhance further the potential positive effects on the local environment, although further negative effects on investment may result from the more restrictive nature of the policy in relation to advertising.																				
D6: Locations without access to natural gas	+	?	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	This policy requires development that is not connected to the natural gas network to provide hot water and heating through low carbon sources; therefore it is likely to have a positive impact on SA objectives relating to greenhouse gas emissions and air quality. A positive effect could be had on the provision of decent homes as low carbon heating may attract new residents; however the effect is questionable as the cost of providing low carbon sources is dependent on the location and type of development. No significant effects, either positive or negative, have been identified.
<i>Alternatives to Policy D6</i>	The alternative option to this policy is not having a policy in the Local Plan that requires low carbon heat sources to be used in the absence of natural gas. If this were the case, the potential positive effects on greenhouse gas emissions, air quality and decent homes may not occur, and potential negative effects on those objectives may occur.																				
D7: Agricultural Buildings and Development	0	0	0	0	0	+	0	0	+	+	+	+	+	+	0	0	+	0	0	0	This policy sets out criteria that must be met before approval is given for the development of new agricultural buildings. The criteria are likely to have a positive impact on SA objectives that relate to noise, landscape, amenity, transport, water and soil quality and greenhouse gas emissions, because of the considerations that must be applied prior to a development being approved. Indirect positive impacts are also likely in relation to biodiversity because the policy protects the water environment from pollution which could otherwise affect aquatic species. The policy also requires the production of site waste management plans; therefore a positive effect on waste is considered likely.
<i>Alternatives to Policy D7</i>	The alternative to this policy would be not having a specific policy in the Local Plan to manage agricultural developments. As such the positive effect on noise, landscape, amenity, transport, water and soil quality, biodiversity, waste and greenhouse gas emissions may not be as likely as the specific criteria that protect them would not apply to new agricultural developments.																				

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
D8: Re-use of Rural Buildings Outside of Settlements	+/-	0	0	0	0	0	0	+	+	+	+?	+	0	0	0	0	0	0	0	0
	This policy controls the re-use of rural buildings outside of settlements by setting criteria for potential development. As such, a positive effect is expected on historic assets, landscape character and the local environment as they would be protected by the specific criteria set out in the policy. Any application for re-use of rural buildings would need to be accompanied by a bat and barn owl survey, which would have a positive effect on biodiversity. The restrictive nature of the policy could potentially have a negative effect on housing if it were to deter developers; however as the strategy also requires any development to comply with affordable housing policies, a mixed effect is expected in relation to SA objective 1. A positive effect is likely in relation to sustainable transport as the policy requires a building that is to be re-used or converted to be in a location which will not substantively add to the need to travel by car.																			
<i>Alternatives to Policy D8</i>	The alternative to this policy would be not having a specific policy in the Local Plan to manage the re-use of buildings in rural areas. As such the positive effect on historic assets, landscape character, biodiversity and the local environment that result from these specific criteria may not be as likely to occur.																			
EN1: Land of local amenity importance	-?	+?	-?	-?	0	0	0	0	++	++	0	0	0	0	0	0	0	-?	0	0
	This policy restricts development that would create an adverse visual impact in areas of local amenity importance, of which there are a number located within settlements including Axminster, Burdleigh Salterton, Honiton, Seaton and Sidmouth. It is likely to have a significant positive effect on the landscape character (SA 9) and character of the local environment (SA 10). As it allows for development that shows a clear community need, there may be a minor positive impact on SA 2. The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, education, health and employment.																			
<i>Alternatives to Policy EN1</i>	The alternative to this policy would be not having a specific policy in the Local Plan to protect land of local amenity importance from inappropriate development. If this approach were to be taken, the likely significant positive effects on landscape character and amenity/local environment would not occur as the protection given to land of local amenity importance at the local level would be removed. However, the potential negative effects relating to restrictions on development would also not occur.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
EN2: The Valley Parks, Exmouth	-?	-?	-?	+	0	0	+	0	+	+	0	+	0	0	0	0	0	-?	0	0
	Development within Valley Parks for pedestrian and cycle links and recreation facilities is likely to have a positive effect on leisure provision, sustainable transport, landscape character and amenity. The restrictive nature of the policy could, however, have a negative effect on employment, housing availability, services and education depending on any development proposals that may be restricted by this policy. A positive effect on health is likely as the policy allows for new footpaths and cycle routes which should encourage higher levels of walking and cycling, and it also refers to the provision of safe corridors for disabled users.																			
<i>Alternatives to Policy EN2</i>	The alternative option to this policy is not having a policy that supports pedestrian or cycling provision at Valley Parks (Exmouth) within the Local Plan. Not having a policy in the Local Plan would mean that the potential positive effects on landscape character and amenity may not be as pronounced and the potential positive effect on community services may not occur. The potential negative effect on housing, employment, education or health facilities may not occur if there is no policy to potentially restrict these developments near to land of local amenity																			
EN3: Land at the Byes in Sidmouth	-?	-?	-?	-?	0	0	+	0	+	+	+	+	+	0	0	0	0	-?	0	0
	Restricting development at the Byes in Sidmouth is likely to have a positive effect on leisure provision, amenity and biodiversity, as well as possible positive effects on landscape character and sustainable transport. The restrictive nature of the policy could, however, have a negative effect on employment, housing availability, services, education and health depending on any development proposals that may be restricted by this policy. The policy would have a particular positive effect on soil quality as the Byes consists of a large wedge of agricultural land.																			
<i>Alternatives to Policy EN3</i>	The alternative option to this policy is not having a policy within the Local Plan that only permits development at the Byes (Sidmouth), which would not detract from its amenity, nature conservation or recreational value to the town. Not having such a policy in the Local Plan would mean that the potential positive effects on local character, amenity, biodiversity, sustainable transport, leisure provision and air and water quality may not occur although it is recognised that other Local Plan policies may still have some indirect positive effect on protecting these assets. The potential negative effects on housing, employment, and local services may not occur if there is no policy that could potentially restrict these types of development in this location.																			
EN4: Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites	-?	-?	-?	-?	0	0	-?	0	+	+	++	0	0	0	0	0	0	-?	0	0
	This policy restricts development that would adversely impact designated areas of nature and geological protection; therefore it is very likely to have a significant positive effect on the SA objective that relates to biodiversity (particularly because there are a number of County Wildlife sites around Sidmouth), and also have related positive effects on the landscape character (SA 9) and character of the local environment (SA 10). The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN4</i>	The alternative option to this policy is not having a policy that restricts development that will have an adverse affect on Local Nature Reserves, County Wildlife Sites and County Geological Sites within the Local Plan. Not having a policy in the Local Plan would mean that the potential positive effects on biodiversity would not be as significant, and the potential positive effect on local character and amenity may not occur; however it is recognised that other Local Plan policies may offer some protection. The potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments within the District.																			

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

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

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
EN11: Demolition of unlisted buildings in conservation areas	-?	-?	-?	-?	0	0	-?	+	++	++	+	0	0	0	0	0	0	-?	0	0
	This policy aims to protect buildings in a Conservation Area from demolition; therefore it is likely to have a significant positive effect on the landscape character (SA 9) and character of the local environment (SA 10). There may also be a positive effect on the biodiversity and historic assets where Conservation Areas protect these features. The restrictive nature of this policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN11</i>	The alternative option to this policy is not having a specific policy relating to the demolition of unlisted buildings in conservation areas within the Local Plan, and relying on the relevant parts of the NPPF. Not having a specific policy in the Local Plan would mean that the potential positive effects on local character and amenity would not be as significant, and the potential positive effect on historic assets and biodiversity may not occur. However, the potential negative effects on housing, employment, and local services may not occur if there is no specific policy to potentially restrict these developments as a result of protecting buildings in conservation areas from demolition.																			
EN12: Development affecting parks and gardens of special historic interest	-?	-?	-?	-?	0	0	-?	+	+	+	+	0	+	0	0	0	0	-?	0	0
	The policy aims to protect eight parks and gardens from developments that would damage their character; therefore it is likely to have a positive impact on the soil quality, biodiversity, landscape character, local environment and historic features in the affected sites. The restrictive nature of the policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment. The geographical scale of the impacts is likely to be small, and therefore no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy EN12</i>	The alternative option to this policy is not having a specific policy relating to development affecting historic parks and gardens within the Local Plan, and instead rely on the relevant parts of the NPPF. Not having a policy in the Local Plan would mean that the potential positive effects on local character, amenity, historic assets, biodiversity and water and air quality may not occur. However, the potential negative effects on housing, employment, and local services may not occur if there is no specific policy to potentially restrict these developments in order to avoid affecting parks and gardens of special historic interest within the District.																			
EN13: Development on high quality agricultural land	-?	-?	-?	-?	0	0	-?	0	+	+	+	0	++	0	++	0	0	-?	0	0
	This policy aims to protect high quality agricultural land from development not associated with agriculture or forestry; therefore it is likely to have a significant positive impact on soil quality, and associated positive impacts on the SA objectives that relate to biodiversity, landscape character, local environment and flood risk. The restrictive nature of the policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment. The geographical scale of this policy is likely to affect the whole district, and therefore there may be conflict with other policies for development in the West End area.																			
<i>Alternatives to Policy EN13</i>	Alternative options to this policy include not having a specific policy relating to development on high quality agricultural land within the Local Plan, instead relying on national guidance, or distinguishing between differing land types within the land classification hierarchy. Not having a specific policy in the Local Plan would mean that the potential positive effect on soil quality would not be as significant, and the potential positive effect on local character, amenity, biodiversity and flood risk may not occur. However, the potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments as a result of protecting high quality agricultural land. Having more detailed categorisation in the policy could mean further positive effects in relation to soil quality, flood risk, biodiversity and local character and amenity, but potential negative effects on the provision of homes, employment and services would be compounded as the policy could be more restrictive to new development coming forward.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
EN14: Control of pollution	?	?	?	?	0	++	?	0	+	+	+	0	++	+	0	0	0	-?	0	0
	This policy restricts development that would result in unacceptable levels of pollution, and therefore is likely to have a significant positive impact on air and water quality, and noise levels. A positive impact may also be had on SA objectives relating to greenhouse gas emissions, landscape character, biodiversity and amenity. The restrictive nature of the policy may have a negative effect on employment. As the level of pollution that would be considered "unacceptable" is unclear, the effect on the SA objectives that relate to decent homes, community services, education, and health is questionable.																			
<i>Alternatives to Policy EN14</i>	The alternative option to this policy is not having a specific policy relating to pollution control within the Local Plan, and relying on the relevant parts of the NPPF. This would not reflect specific local circumstances and would mean that the potential positive effects on noise and air, soil and water quality would not be as significant and the potential positive effect on local character, amenity, biodiversity and greenhouse gas emissions may not occur. The potential negative effects on employment may not occur and without this specific policy there would be greater uncertainty in relation to the potential effects on housing and services. However, it is recognised that development would still need to adhere to national environmental permitting standards.																			
EN15: Environmental Impacts, Nuisance and Detriment to Health	-?	-?	-?	++	0	+	-?	0	+	+	+	0	+	+	0	0	0	-?	0	0
	The policy aims to protect residents from developments that would damage their health and amenity; therefore it is likely to have a significant positive impact on health. There is also likely to be positive impacts on biodiversity, amenity, noise, air quality, greenhouse gas emissions and landscape character. The restrictive nature of the policy may have a negative impact on the SA objectives that relate to decent homes, community services, leisure provision, education and employment.																			
<i>Alternatives to Policy EN15</i>	The alternative option to this policy is not having a specific policy relating to nuisance and detriment to health within the Local Plan, and relying on the relevant parts of the NPPF. This would mean that the potential positive effect on health would not be as significant, and the potential positive effect on local character, amenity, biodiversity, greenhouse gas emissions, air quality and noise may not occur. The potential negative effects on housing, employment and services may not occur if there is no policy to potentially restrict these developments as a result of environmental health concerns.																			
EN16: Contaminated land	+/-	+/-	0	+	0	0	0	0	0	+	+	0	+	0	0	0	0	+/-	0	0
	This policy requires development affected by contamination to assess the likely risks posed. There is likely to be a positive effect on health, amenity and air, soil, and water quality. Even though the additional assessments may deter developers, the policy may also ensure a positive impact on SA objectives relating to homes, community services and employment, as restricting development on contaminated land will improve public health and safety. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy EN16</i>	The alternative option to this policy is not having a specific policy relating to contaminated land within the Local Plan, and relying on the relevant parts of the NPPF. As this would not reflect specific local circumstances, the potential positive effect on health, amenity, and air, soil and water quality may not occur. The potential mixed effects on housing, employment and services may not occur if there is no policy to potentially restrict these developments as a result of concerns regarding contaminated land.																			

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

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
EN20: Private sewage treatments works	-?	?	?	+	0	0	0	0	0	+	+	0	+	0	+	0	0	-?	0	0
	This policy restricts developments that propose private sewage treatment systems; therefore there is likely to be a positive effect on water quality, health and amenity, and associated benefits for biodiversity and flood risk by ensuring unsuitable sewage systems are not permitted. The restrictive nature of the policy may discourage developers and cause a negative impact on SA objectives relating to homes, community services, employment and education, although the policy is not likely to be of great magnitude so the effect is questionable. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy EN20</i>	The alternative option to this policy is not having a specific policy relating to private sewage treatment works within the Local Plan, and relying on the relevant parts of the NPPF. As this would not reflect locally specific circumstances, the potential positive effects on water quality, health, amenity, biodiversity and flood risk may not occur. The potential negative effects on housing and employment may not occur if there is no policy to potentially restrict these developments within the District on the basis of sewage treatment arrangements.																			
EN21: River and coastal flooding	-?	-?	-?	-?	0	0	-?	0	+	+	+	0	+	0	++	0	0	-?	0	0
	This policy restricts major developments from being permitted in flood risk zones, and is likely to have a significant positive effect on the SA objective that relates to flood risk. There may also be positive effects for water quality, biodiversity, landscape character and local amenity. The restrictive nature of the policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment.																			
<i>Alternatives to Policy EN21</i>	The alternative option to this policy is not having a specific policy relating to flood risk within the Local Plan, and instead relying on the relevant parts of the NPPF. As this would not reflect locally specific circumstances, the potential positive effect on flood risk may not be as significant, and the potential positive effects on local character, amenity, biodiversity, and water and air quality may not occur. The potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments on the basis of river and coastal flooding.																			
EN22: Surface runoff implications of new development	-?	-?	-?	-?	0	0	-?	0	+	+	0	0	+	0	+	0	0	-?	0	0
	The policy requires that developments consider the implications of surface water run-off; therefore there is likely to be a positive effect on SA objectives that relate to soil and water quality, landscape character, flood risk and the local environment. The benefits are likely to be localised to coastal areas. The requirement to prepare a Drainage Impact Assessment for affected developments may discourage developers, and may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy EN22</i>	The alternative option to this policy is not having a specific policy relating to development impact on surface water run off within the Local Plan, and rely instead on the relevant parts of the NPPF. As this would not reflect locally specific circumstances, the potential positive effects on local character, amenity, water and air quality, and flood risk may not occur. The potential negative effects on housing, employment, and local services may not occur if there is no policy to potentially restrict these developments on the basis of surface water runoff implications of new development.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
EN23: Coastal erosion and surface water runoff	-?	-?	-?	-?	0	0	-?	+	+	+	0	0	+	0	+	0	0	-?	0	0
	The policy restricts development that would increase coastal erosion through changes in surface water run-off; therefore there is likely to be a positive effect on SA objectives that relate to soil and water quality, landscape character, flood risk, historical features and the local environment. The benefits are likely to be localised to coastal areas. The restrictive nature of the policy may have a negative impact on the SA objectives that relate to decent homes, community services, education, health and employment. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy EN23</i>	The alternative option to this policy is not having a specific policy relating to coastal erosion and surface water run off within the Local Plan, and relying on the relevant parts within the NPPF (i.e. Meeting the challenge of climate change, flooding and coastal change). Despite the NPPF requiring authorities to reduce risk of coastal erosion, the potential positive effects on historic features, local character, amenity, water and air quality, and flood risk may be less pronounced without a specific policy included in the Local Plan. The potential negative effects on housing, employment, and local services may not occur if there is no policy to restrict these developments in coastal areas within the District.																			
EN24: Coastal defence schemes	0	0	0	0	0	0	0	+	+	+	0	0	+	0	0	0	0	0	0	0
	The policy supports proposals for coastal defence schemes, and is likely to have a positive impact on soil quality, landscape character, historical features and the local environment in coastal areas. The local scale of the policy means that no significant effects, either positive or negative, have been identified. As support for defence schemes is dependent on no adverse economic, social or environmental impact, there is unlikely to be a negative effect on any SA objective.																			
<i>Alternatives to Policy EN24</i>	Alternative options to this policy are not having a specific policy relating to coastal defence schemes within the Local Plan, and relying on relevant parts within the NPPF (i.e. Meeting the challenge of climate change, flooding and coastal change), being more explicit about allowing improvements to coastal defences, or being more explicit about managing realignment. Despite the NPPF requiring authorities to reduce risk from coastal change, the potential positive effects on historic features, local character, amenity, and water and air quality may be less pronounced without a specific policy in the Local Plan that supports coastal defence schemes. Being more explicit (either in relation to coastal defence improvements or realignment management) may strengthen potential positive effects.																			
EN25: Development affected by coastal change	+	+	+	+	+	0	+	0	+	+	+	0	0	0	0	0	0	+	0	0
	Considering proposals to relocate or replace development affected by coastal erosion may have a positive effect on the SA objectives that relate to housing, services, education, health, leisure provision and employment. The criteria set out in the policy suggest that there may also be a positive effect on landscape, local environment and biodiversity. As the policy is likely to be localised to a small geographical area, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy EN25</i>	Alternative options to this policy are not having a specific policy relating to coastal change within the Local Plan or having policy boundaries on the Proposals Map rather than using a criterion based approach. Not having the policy in the Local Plan would not protect homes or community facilities at risk of coastal erosion, and therefore the potential positive effects on homes, employment, services, local character, amenity, and biodiversity may not occur. If policy boundaries were to be defined on the Proposals Map, the potential positive effects could be strengthened in affected areas, depending on which locations will be within policy boundaries.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
H1: Residential land allocation	++	0	0	0	0	0	0	+	+	0	+	+	0	0	0	0	0	+	0	0
	Significant positive effects on the provision of decent homes are likely, as the policy allocates sites for the provision of significant numbers of new homes. Dependent on site submissions, the considerations for residential land allocation assessments within this policy may have a positive effect on landscape character, biodiversity, historic features, and sustainable transport. There may also be minor positive effects in rural areas where mixed-use development is encouraged. Note that the specific site allocations set out in this policy have been subject to SA separately from the wider policy text.																			
<i>Alternatives to Policy H1</i>	The alternative option to this policy is having a criteria based policy to allow for residential development within the Local Plan. The criteria may help maintain the potential positive effects on SA objectives, although without site allocations, a degree of uncertainty would be involved with the housing objective. It is noted that alternatives to the specific sites allocated in policy H1 are being subject to SA as a separate exercise.																			
H2: Range and mix of new housing development	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
	This policy requires residential developments for 15 dwellings or more (or on a site of 0.5ha or larger) to provide a mix of dwelling sizes; therefore there is likely to be a positive effect on the SA objective for decent homes by providing more opportunities for local people to find suitable housing, and subsequently improving local health (SA 4) and the vitality of towns (SA 19). As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H2</i>	Alternative options to this policy are not having a specific policy relating to mixed housing developments within the Local Plan, relying on relevant parts of the NPPF (e.g. delivering a wide choice of high quality homes), or being more flexible in the mix of housing types required. The potential positive effects on homes, health, and viability of towns may be less pronounced without a specific policy in the Local Plan as it would not address specific local circumstances. If the policy were more flexible, any positive effects on homes may also be diluted, although a degree of flexibility may encourage more investment thereby having potential positive effects on SA objective 20.																			
H3: Conversion of existing dwellings and other buildings to flats	+	0	0	0	0	0	0	0	0	+	0	+	0	0	+	0	-	0	0	0
	This policy sets criteria for conversions of existing residential properties to self-contained flats; and there is likely to be a positive effect on SA objectives for decent homes, amenity, flood risk and sustainable transport. Ensuring a provision for storage of refuse may lead to a negative effect on waste reduction. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H3</i>	The alternative option to this policy is not having a specific policy relating to conversion of existing dwellings to flats within the Local Plan, and relying on relevant parts within the NPPF (e.g. delivering a wide choice of high quality homes). As the NPPF does not specifically address this issue, the potential positive effects on homes, amenity, sustainable transport and flood risk would be expected to be less pronounced. The potential negative effects on waste reduction may not occur if there is no policy that ensures a provision for storing refuse at new conversions.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
H4: Dwellings for persons employed in agriculture or forestry	+/-	0	0	0	0	0	0	0	+	+?	+?	0	+?	0	+?	0	0	0	0	0
	The policy aims to restrict development in the countryside unless it is for agricultural or forestry workers; therefore there is likely to be a positive effect on SA objectives that relate to landscape character, local environment, soil quality, flood risk, biodiversity and decent homes that would be suitable for affected agricultural and forestry workers. The restrictive nature of the policy however, may have a negative effect on other people's opportunity for decent homes. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H4</i>	Alternative options to this policy are not having a specific policy relating to housing for agricultural and forestry workers within the Local Plan, relying on relevant parts of the NPPF, or being more prescriptive with regards to a functional or financial test. As the NPPF does not specifically address this issue, the potential positive effects on local character, amenity, biodiversity, soil quality and flood risk may not occur. Also, the positive effect on homes for agricultural and forestry workers may not occur, although less restriction on other types of housing will mean a negative effect is less likely to occur. If the policy were more prescriptive, the potential positive effects on local character, amenity, biodiversity, soil quality and flood risk would be strengthened, while the effect on housing would remain mixed.																			
H5: Occupancy conditions on agricultural/forestry dwellings	-	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0
	The proposal aims to protect occupancy conditions and planning obligations on agricultural or forestry dwellings; therefore it is likely to have a negative effect on the SA objective for decent homes, as the market for agricultural dwellings will be restricted. The restriction may create a positive effect on landscape character, the local environment and on historic features in agricultural areas. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H5</i>	The alternative option to this policy is not having a specific policy relating to agricultural and forestry dwellings within the Local Plan, and relying on relevant parts of the NPPF. As the NPPF does not specifically address this issue, the potential positive effects on historic features, local character and amenity will not occur. The potential negative effects on housing may not occur if there is no policy to restrict occupancy of affected dwellings.																			
H6: Replacement of existing dwellings in the countryside	+	0	0	0	0	0	0	+	+	+	+?	0	0	0	+?	0	0	0	0	0
	This policy sets criteria for proposals to replace existing dwellings in the countryside. As the policy is supportive of proposals to replace existing buildings, there is likely to be a positive effect on the SA objective that relates to decent homes; however the conditions set out in the criteria ensure that there will be a positive effect on the objectives that relate to the local environment, landscape character, historic features, biodiversity and flood risk. As the magnitude of the policy is unlikely to be large, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H6</i>	The alternative option to this policy is not having a specific policy relating to dwellings in the countryside within the Local Plan, and relying on relevant parts within the NPPF. As the NPPF does not specifically address the replacement of existing dwellings in the countryside within the NPPF, the potential positive effects on housing, historic features, local character, amenity, biodiversity and flood risk may be less pronounced without a specific policy in the Local Plan.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
H7: Sites for gypsies and travellers	+?	+?	0	+?	0	0	0	0	+?	+?	0	0	0	0	0	0	0	0	0	0
	The policy sets criteria that gypsy or traveller sites must adhere to, and there may be a positive impact for SA objectives for decent homes, community services and health with respect to vulnerable groups, while maintaining a positive effect on the local environment and landscape character. No sites have been allocated, due to an assessment by the Council that shows a low need; therefore these effects are uncertain. No significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy H7</i>	Alternative options to this policy are not having a specific policy relating to gypsies and travellers within the Local Plan, but producing a Supplementary Planning Document (SPD), or having policy boundaries on the Proposals Map rather than using a criteria based approach. Preparing an SPD may reflect specific local circumstances better than a single policy and give more certainty to provision of these sites, and therefore the potential positive effects on homes, community services, health and amenity and local environment may be more significant. If the policy were to define boundaries on the Proposals Map, the potential positive effects may be strengthened in certain areas, depending on where the gypsy and traveller sites are located.																			
E1: Provision of employment land	0	0	0	0	0	0	0	+?	+?	+?	+?	+?	0	0	0	0	0	++	+	++
	Significant positive effects on employment and investment are likely as the policy allocates employment land throughout the District, including in the towns (which will have a positive effect on their vitality and viability). Dependent on site submissions, the considerations in this policy may have a positive effect on landscape character, biodiversity, historic features, sustainable transport and amenity. Note that the specific site allocations are being subject to SA separately from the wider policy text.																			
<i>Alternatives to Policy E1</i>	The alternative option to this policy is having a criteria based policy to allow for employment development within the Local Plan. The criteria may help maintain the potential positive effects on SA objectives, although without site allocations, a degree of uncertainty would be involved with the employment and investment objectives.																			
E2: Employment generating development in built-up areas	0	+?	0	0	0	-?	+?	+	+	+	+	+	-?	-?	0	0	0	++	0	0
	This policy sets criteria for employment generating development in built-up areas. As the policy is supportive of employment developments, there is likely to be a significant positive effect on the SA objective that relates to employment; and the conditions set out in the criteria ensure that there will be a positive effect on the objectives that relate to the local environment, landscape character, historic features, biodiversity and sustainable transport. Dependent on the type of employment development proposed, there could be a positive effect on SA objectives that relate to community services or cultural, social and leisure provision; however there may also be a negative effect on objectives relating to noise, air quality or greenhouse gas emissions.																			
<i>Alternatives to Policy E2</i>	The alternative option to this policy is not having a specific policy relating to employment developments in built-up areas within the Local Plan, and relying on relevant parts in the NPPF (i.e. Building a strong, competitive economy). The potential positive effect on employment may be less significant, and the potential positive effects on services, historic features, local character, amenity, biodiversity and sustainable transport may be less pronounced in the absence of a specific policy in the Local Plan. The negative effect on noise, air quality and greenhouse gas emissions may not occur without a policy that supports business expansion.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
E3: Safeguarding employment land and premises	-?	+?	+?	+?	0	0	+?	+	0	0	0	0	0	0	0	0	0	++	+?	+?
	The policy restricts the change of use of employment land where business opportunities in the area would be harmed; therefore there is likely to be a significant positive effect on employment in the area, and possible positive effects on SA objectives relating to investment and vitality of towns. Dependent on the type of employment that is safeguarded, there could be a positive effect on SA objectives that relate to community services, leisure facilities, education and health; however there may also be a negative effect on availability of homes if residential developments are restricted.																			
<i>Alternatives to Policy E3</i>	Alternative options to this policy are not having a specific policy relating to safeguarding employment land within the Local Plan, relying on relevant parts in the NPPF (i.e. Building a strong, competitive economy), or identifying safeguarded employment areas on Inset Maps. The potential positive effect on employment may be less significant, and effects on services, historic features, viability, and investment may be less pronounced in the absence of a specific policy in the Local Plan. The negative effect on homes may not occur without a policy safeguarding land for employment use. If the policy were to define safeguarded areas on Inset Maps, potential positive effects may be strengthened in certain areas, depending on which locations will be within policy boundaries, and would remove uncertainty in relation to affected SA scores.																			
E4: Rural diversification	-?	0	0	0	0	+	0	0	+	+	+	+	++	0	+	0	0	+?	0	0
	This policy sets criteria that proposals to diversify agricultural activities should meet, including protection of the best agricultural land; therefore there is likely to be a significant positive effect on the soil quality, and other positive effects on the SA objectives that relate to landscape character, local amenity, flood risk, noise and sustainable transport. There could also be a positive effect on biodiversity, although this may be limited as the policy concentrate on one species of owl only (this could be broadened). Dependent on the nature of diversification, there may be a positive effect on employment or a negative effect on availability of decent homes.																			
<i>Alternatives to Policy E4</i>	The alternative option to this policy is not having a specific policy relating to rural diversification within the Local Plan, and relying on relevant parts within the NPPF (i.e. Supporting a prosperous rural economy). As there is no policy on rural diversification within the NPPF, the potential positive effect on air, soil and water quality may be less significant, and the potential positive effects on noise, local character, amenity, biodiversity, sustainable transport, flood risk and employment may be less pronounced in the absence of a specific policy in the Local Plan. The negative effect on decent homes may not occur without a policy that supports diversification of current agricultural businesses.																			
E5: Small-scale economic development in rural areas	0	0	0	0	0	0	0	+	++	+	+	0	0	0	0	0	0	+	0	0
	The policy sets criteria for small scale economic development in rural areas, and supports development that involves conversion of existing buildings and on brownfield land; therefore there is likely to be a significant positive effect on the SA objective that relates to wise use of land and landscape character. As the policy is generally supportive of small scale economic developments, there is likely to be a positive effect on the SA objective that relates to employment; however the conditions set out in the criteria ensure that there will be a positive effect on the objectives that relate to the local environment, historic features and biodiversity.																			
<i>Alternatives to Policy E5</i>	Alternative options to this policy are not having a specific policy relating to small-scale economic development in rural areas within the Local Plan, relying on relevant parts in the NPPF (i.e. Supporting a prosperous rural economy), or having more lenient criteria. As there is no policy in the NPPF that specifically relates to this issue, the potential positive effect on landscape character may be less significant, and effects on historic assets, local amenity, biodiversity and employment may be less pronounced if there is no specific policy in the Local Plan that sets criteria for small-scale economic development in rural areas. If the criteria within the policy were more lenient, the potential positive effects would be diluted.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
E6: New employment provision in association with residential development	+/-	+?	+?	+?	0	0	+?	0	0	0	0	0	0	0	0	0	0	++	?	-?
	This policy encourages employment in villages through requiring that residential developments of 10 units or more should provide employment workspace as part of the development; therefore there is likely to be a significant positive effect on employment, and dependent on type of employment, there may be positive effects on leisure provision, education, health and community services. The requirements may discourage developers and lead to a negative impact on investment in the District (SA 20) and housing (SA 1), although there will be positive effects on homes if they are developed in close proximity to employment and services. The viability of towns may be impacted, but as the magnitude of the policy is likely to be small, the effect is questionable.																			
<i>Alternatives to Policy E6</i>	Alternative options to this policy are not having a specific policy relating to employment provision at new residential developments within the Local Plan, relying on relevant parts in the NPPF (i.e. Building a strong, competitive economy), and identifying employment areas on Inset Maps. The potential positive effect on employment may be less significant, and effects on housing and services may be less pronounced if there is no specific policy in the Local Plan that requires employment provision in association with residential development. The negative effect on investment within the District (especially in housing developments) may not occur without a policy that requires a provision of employment to support new residential developments. Defining employment areas on Inset Maps may strengthen potential positive effects in certain areas, depending on which locations will be within policy boundaries, and would remove uncertainty surrounding some of the expected effects.																			
E7: Extensions to existing employment sites	-?	+?	+?	+?	0	0	+?	+	+	+	+	+	0	+	0	+	0	++	+	+
	The policy allows for employment sites with more than 80% occupancy to expand its gross area by 10% providing that qualifying criteria are met. This is likely to have a significant positive effect on employment opportunities and have further positive effects on SA objectives that relate to investment and the vitality of towns. The conditions set out in the criteria ensure that there will be a positive effect on the objectives that relate to the local environment, amenity, historic features, biodiversity, energy efficiency and greenhouse gas emissions. Depending on the type of employment that is developed, there may be a positive effect on services, education, health, or leisure provision, however land developed for employment may lead to a minor negative effect on housing availability.																			
<i>Alternatives to Policy E7</i>	Alternative options to this policy are not having a specific policy relating to extensions to employment sites within the Local Plan, relying on relevant parts in the NPPF (i.e. Building a strong, competitive economy), or identifying employment areas on Inset Maps. The potential positive effect on employment may be less significant, and the potential positive effects on services, historic features, local character, amenity, biodiversity, sustainable transport, greenhouse gas emissions, energy consumption, viability and investment may be less pronounced without a specific policy in the Local Plan. The negative effect on decent homes may not occur without a policy that supports developing land for employment use. If the policy were to identify boundaries for site expansion on Inset Maps, there would be more certainty in relation to the five SA scores identified as uncertain for Policy E7.																			
E8: Agricultural development and succession housing	+	0	0	0	0	0	0	0	+?	0	0	0	+	0	0	0	0	+	0	0
	The policy allows for succession housing for family members working on large farms; therefore there is likely to be a positive effect on the SA objectives relating to decent homes, employment, soil quality and landscape character. As the magnitude of the policy is likely to be small and localised to affected agricultural areas, no significant effects, either positive or negative, have been identified.																			
<i>Alternatives to Policy E8</i>	The alternative option to this policy is not having a specific policy relating to agricultural development and succession housing within the Local Plan, and relying on relevant parts in the NPPF. As the NPPF does not specifically address agricultural succession housing, the potential positive effects on air, soil and water quality, local character, housing, and employment may be diluted in the absence of a specific policy in the Local Plan.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
E9: Town centre shopping areas	-?	+	0	0	0	+	+	0	0	+	-?	+	0	0	0	0	+	+	++	+
	The policy allows for retail and non-retail developments within Town Centre Shopping Areas, providing that they add variety, increase activity and adhere to a number of criteria; therefore there is likely to be a significant positive effect on the vitality and viability of towns, and other positive effects on employment, investment, community services and leisure provision. The provisions set out in the policy suggest that there may be a positive effect on the SA objectives that relate to noise, amenity, transport and waste. Land allocated for retail uses may have a negative effect on housing availability and biodiversity.																			
<i>Alternatives to Policy E9</i>	Alternative options to this policy are not having a specific policy relating to town centre shopping areas within the Local Plan, relying on relevant parts in the NPPF (i.e. Ensuring the vitality of town centres), or having a criteria based policy for changes of use. The NPPF would still protect the vitality of town centres, although the potential positive effect on the vitality of town centres may be less significant, and the potential positive effects on services, noise, amenity, sustainable transport, waste reduction, employment and investment may be less pronounced without a specific policy in the Local Plan. The negative effect on decent homes and biodiversity may not occur without a policy that supports developing land for employment use. If a criteria based policy was used to allow for change of use, the potential positive effect on town centre vitality and employment may be diluted, but as it would allow for more land available for homes, there may be a potential positive effect for the SA objective that relates to housing.																			
E10: Primary shopping frontages	-?	+	0	0	0	+	+	0	0	+	-?	+	0	0	0	0	+	+	++	+
	This policy restricts changing use on the ground floor of existing shops from retail within Primary Shopping Areas as defined on the Proposals Map, and is likely to have a significant positive effect on the vitality and viability of towns, and a positive effect on employment, investment, community services and leisure provision. The provisions set out in the policy suggest that there may be a positive effect on the SA objectives that relate to noise, amenity, transport and waste. Land allocated for retail uses may have a negative effect on housing availability and biodiversity.																			
<i>Alternatives to Policy E10</i>	Alternative options to this policy are not having a specific policy relating to restricting changes of use from retail within Primary Shopping Areas within the Local Plan and relying on relevant parts in the NPPF, or having a criteria based policy for changes of use (as opposed to defined areas on the Proposals Map). As the NPPF does not specifically address restrictions on retail uses, the potential positive effect on the vitality of town centres may be less significant, and the potential positive effects on services, noise, amenity, sustainable transport, waste reduction, employment and investment may be less pronounced without the criteria set out in the proposed policy. The negative effect on decent homes and biodiversity may not occur without a policy that supports developing land for employment use. If a criteria based policy was used to allow for change of use, the potential positive effect on town centre vitality and employment may be diluted by providing more flexibility in changing shopping frontages to non-retail uses.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
E11: Large stores and retail related uses in area centres	+/-	+/-	0	0	0	0	+/-	0	0	+	+?	+?	0	0	0	0	0	+/-	++	+/-
<i>Alternatives to Policy E11</i>	<p>Alternative options to this policy are not having a specific policy relating to large retail related uses in area centres within the Local Plan and relying on relevant parts in the NPPF, or identifying acceptable uses on Inset Maps. The potential positive effect on the vitality of town centres may be less significant, and the potential positive effects on amenity may be less pronounced without a specific policy included in the Local Plan. The potential positive effect on biodiversity and sustainable transport may not occur without a policy that restricts large retail developments outside of area centres. If the policy identifies boundaries for acceptable uses on Inset Maps, there could be more certainty and strengthening of the positive effects in relation to the vitality of the town centres and character of the local environment, plus provision of employment, leisure and services within proximity of residents within area centres thus encouraging more sustainable transport. However, the same negative effects could still apply, i.e. discouraging investment from larger retailers looking to locate stores in out of centre developments.</p>																			
E12: Neighbourhood centres and shops	+/-	+	0	0	0	+?	0	0	0	+?	0	+?	0	0	0	0	0	+	+	0
<i>Alternatives to Policy E12</i>	<p>Alternative options to this policy are not having a specific policy relating to neighbourhood centres and shops within the Local Plan, relying on relevant parts of the NPPF, or identifying acceptable uses on Inset Maps. The potential positive effects on services, noise, amenity, sustainable transport, employment and vitality of town centres may be diluted without the policy and criteria included in the Local Plan as there is no strong guidance on the issue within the NPPF. The negative effect on biodiversity may not occur without a policy that allows for development in village centres. If the policy identifies boundaries on maps, there will be more certainty in relation to affected SA scores, as locations for shopping development will be identified, therefore, those locations where other development of homes, employment and services could be restricted will be known.</p>																			

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

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
E15: Retail developments in rural areas outside built up area boundaries	0	-	0	0	0	0	0	0	+	+	0	-?	0	-?	0	0	0	-	+	-
	This policy aims to protect the viability of town centres in the District by restricting the circumstances in which retail developments in rural areas will be permitted, therefore a positive effect is likely in relation to SA objective 19. However, this is likely to have a negative effect in terms of encouraging investment and creating jobs, particularly in rural areas where employment opportunities are less widely available, and on the provision of community services. The policy specifies that proposals must not have an adverse impact on the landscape and local amenity; therefore positive effects on SA objectives relating to landscape and local amenity are likely. Effects in relation to sustainable transport and greenhouse gas emissions are potentially negative as the policy states that car parking should be provided on a scale that is proportionate to the scale of the development - this may encourage ongoing car use.																			
<i>Alternatives to Policy E15</i>	The alternative option to this policy is not having a specific policy relating to retail developments in rural areas within the Local Plan, and relying on relevant parts within the NPPF (i.e. Supporting a prosperous rural economy). The potential positive effects on local character, amenity and vitality may not be as pronounced if there is no specific policy included in the Local Plan. The potential negative effect on services, sustainable transport, greenhouse gas emissions, employment and investment may not occur if retail developments were allowed outside built up area boundaries.																			
E16: Proposals for holiday or overnight accommodation and associated facilities	0	+?	0	0	0	0	+?	0	+	+	0	+/-?	-?	+/-?	0	-?	-?	+	+	+
	The policy permits the development of tourist accommodation in the District, provided certain criteria are met; therefore positive effects are likely in relation to investment and employment (although it is noted that employment in the tourism industry is often seasonal and poorly paid). Growth in the tourism industry is also likely to mean that increased demand leads to improved provision of community facilities and cultural, social and leisure facilities, which may also benefit local people. The policy specifies that development must be compatible with the character of the surrounding area; therefore positive effects are likely in relation to landscape character and the quality of the local environment. Mixed effects on greenhouse gas emissions are likely as, although the policy encourages the use of sustainable transport, the development of new tourist accommodation will undoubtedly lead to an increase in emissions. The policy also requires onsite parking to be provided, which may encourage ongoing car use. As such, mixed effects on sustainable transport are also likely. New development will also have an inevitable effect in terms of increased energy consumption and waste generation and may have a negative on air, soil and water quality, although it is recognised that new development may offer good opportunities for incorporating measures such as renewable energy infrastructure.																			
<i>Alternatives to Policy E16</i>	The alternative option to this policy is not having a specific policy relating to holiday accommodation within the Local Plan, and relying on relevant parts of the NPPF. As there is no specific section within the NPPF relating to holiday accommodation, the potential positive effects on services, local character, amenity, employment, vitality and investment may not occur. The potential negative effects on air, water and soil quality, energy consumption and waste may not occur if holiday accommodation were not supported through this policy. The mixed effect on transport and emissions would be diminished as despite there being no policy to support holiday accommodation, the criterion requiring accessibility by alternative means of transport would not exist either.																			
E17: Principal holiday accommodation areas	-?	-?	-?	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	+/-?	0	+/-?
	The policy aims to retain tourist accommodation in the District. By preventing conversion to uses such as residential development, positive effects on employment and investment are likely; however negative effects on the same objectives could occur if development was restricted that could otherwise have provided greater benefits to local people in terms of employment and economic growth than tourism use does (noting that employment in tourism is generally seasonal and low paid). The effects on homes, community services, education and health could potentially be negative if the policy results in those sorts of development proposals being refused in favour of retaining tourist accommodation.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
<i>Alternatives to Policy E17</i>	Alternative options to this policy are not having a specific policy relating to principal holiday accommodation areas within the Local Plan, relying on relevant parts of the NPPF, or having a criteria based policy for changes of use. As there is no specific section within the NPPF relating to holiday accommodation, the potential positive effects on employment and investment in the tourism sector may not occur, although there may be less negative effects on employment and investment in other sectors. The negative effect on decent homes and services may not occur without a policy that restrict change to these uses. If the policy used a criteria based policy to allow for change of use, the increased flexibility in changing use may cause the negative effect on homes and services to be less pronounced.																			
E18: Loss of holiday accommodation	- ?	- ?	- ?	- ?	0	0	+ ?	0	0	0	0	0	0	0	0	0	0	+/-?	0	
<i>Alternatives to Policy E18</i>	The policy aims to prevent the loss of holiday accommodation through conversion into other uses; therefore potential negative effects may result in relation to housing, community services, education, health and cultural, social and leisure provision, as these type of uses could potentially have benefitted from the conversion of holiday accommodation units. Positive effects are likely overall in relation to cultural, social and leisure facilities as the retention of holiday accommodation will have a positive effect on this objective, and ongoing high levels of tourism are likely to encourage the development of other leisure facilities which may also benefit local people. Mixed effects are also possible in relation to the vitality and viability of East Devon's towns, as ongoing tourism in those towns which are listed in the policy (Exmouth, Budleigh Salterton, Seaton and Sidmouth) will benefit the local economy and help to secure jobs relating to tourism; however if the change of use of holiday accommodation into uses such as affordable housing were to be permitted, there may be greater benefits to the vitality of these towns.																			
<i>Alternatives to Policy E18</i>	Alternative options to this policy are not having a specific policy relating to loss of holiday accommodation within the Local Plan, relying on relevant parts of the NPPF, or identifying holiday accommodation to be retained on Inset Maps. As there is no specific section within the NPPF relating to holiday accommodation, the potential positive effects on leisure provision and vitality of towns may not occur, although it would be possible to change holiday accommodation use for other leisure provision and uses to benefit the vitality of town centres. The negative effect on decent homes and services may not occur without a policy that restricts changing use to residential. If the policy identified holiday accommodation to be retained on maps, the element of uncertainty would be removed for the affected SA scores.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment	
E19: Holiday accommodation parks	0	+	0	0	0	+/-?	0	0	+	+	+	-?	+/-?	-?	-?	-?	-?	+	+?	+	
	<p>The policy allows for the development of new and extended holiday accommodation parks, provided that they fit in with their surroundings and do not affect habitats or species; therefore positive effects on the landscape and biodiversity and likely. Permitting this type of tourism-related development is also likely to have positive effects on investment and employment, although it is noted that new jobs provided are likely to be seasonal and low paid. The policy also specifies that there must be no adverse impacts on local amenity, which is taken to include noise, although it is inevitable that noise will be generated during the construction phase, which may have a negative impact particularly where proposals are for the extension of an existing site. It is also inevitable that new development will result in increased waste generation and energy consumption, although the policy does specify that developments would need to be in compliance with other plan policies in relation to renewable energy generation. The impacts on sustainable transport and greenhouse gas emissions are likely to be negative as the proposal is likely to lead to increased vehicle traffic, particularly during the peak summer months, and the policy refers only to car traffic, not making any reference to the use of sustainable modes of transport.</p>																				
<i>Alternatives to Policy E19</i>	<p>The alternative option to this policy is not having a specific policy relating to holiday accommodation parks within the Local Plan, and relying on parts of the NPPF. As there is no specific section within the NPPF relating to holiday accommodation, the potential positive effects on services, noise, local character, amenity, biodiversity, air quality, employment, investment and vitality may not occur if a specific policy including criteria were not included in the Local Plan. The potential negative effect on noise, sustainable transport, soil quality, greenhouse gas emissions, flood risk, energy consumption and waste may also not occur if holiday parks were not supported through this policy.</p>																				
E20: Provision of visitor attractions	0	0	0	0	0	+?	++	+?	+?	+?	+?	+?	+?	+/-?	+?	-?	-?	-?	+	+?	+
	<p>The policy should have a significant positive effect on SA7 as it allows for the provision of new tourist attractions, and also requires the protection of existing areas of cultural interest. Further positive effects are likely in relation to noise, landscape, historic assets, amenity and biodiversity as the policy specifies that the development of visitor attractions must not have any significant adverse impacts in these areas. However, the positive effect is uncertain as the wording of the policy indicates that some negative impact may still be allowed. Effects on sustainable transport are mixed as although the policy states that sites must be accessible by a range of transport modes, encouraging the development of visitor attractions will inevitably lead to an increase in vehicle traffic, although the extent of this will depend on the sustainable transport links available at each site. Positive impacts on employment are likely, as jobs will be created by new visitor attractions (although it is recognised that these are likely to be seasonal and low paid jobs), as well as in relation to investment as the policy is likely to lead to investment in new visitor attractions in the District. Impacts on flood risk and soil quality are potentially negative as the policy allows for development in the open countryside which is likely to be on greenfield land, thereby potentially leading to an increase in impermeable surfaces and the loss of good quality agricultural land. It is also inevitable that new development will lead to increased energy consumption and waste generation, although new development may offer good opportunities for incorporating measures such as renewable energy installations and SuDS, so the potential negative effects are uncertain. However, positive effects on air quality may result from the measures associated with encouraging sustainable transport; therefore overall effects on SA13 are mixed. There may be positive effects on the vitality of East Devon's towns if new visitor attractions are located there.</p>																				
<i>Alternatives to Policy E20</i>	<p>The alternative option to this policy is not having a specific policy relating to provision of visitor attractions within the Local Plan, and relying on relevant parts within the NPPF (e.g. Ensuring the vitality of town centres and Supporting a prosperous rural economy). The potential positive effect on leisure provision may not be as significant without the support of this policy, and the potential positive effects on noise, historic features, local character, amenity, biodiversity, sustainable transport, air quality, greenhouse gas emissions, employment, investment and vitality may be diluted without the criteria included in the policy. The potential negative effect on soil quality, flood risk, energy consumption and waste may not occur if development of visitor attractions were not supported through this policy.</p>																				

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
RC1: Retention of land for sport and recreation	0	0	0	+	0	0	++	0	+	+	+	0	+	0	+	0	0	0	0	0
	This policy aims to protect open space which is currently used for sport or recreation; therefore a significant positive effect on leisure provision is expected. Indirect, positive effects on health are also likely, as the policy will help to ensure that open space is available to the residents of the District, thereby encouraging outdoor physical activity. Further positive effects are likely in relation to the landscape character and the quality of the local environment as retaining open space will improve the overall appearance of the District. It will also help to ensure that, within developed areas, areas of permeable surfaces are retained, therefore having a positive effect on flood risk. The policy will also ensure that areas of greenspace are preserved, which may have biodiversity value and prevent fragmentation of habitats where new development occurs.																			
<i>Alternatives to Policy RC1</i>	The alternative option to this policy is not having a specific policy relating to sport and recreation land within the Local Plan, and relying on relevant parts within the NPPF (e.g. Promoting healthy communities). The potential positive effect on leisure provision would not be as significant without a policy in the Local Plan that protects existing sport and recreation land from other types of development, and the potential positive effects on health, local character, amenity, biodiversity, soil quality and flood risk may not occur.																			
RC2: Open space, sports facilities and parks	0	0	0	+	0	+	++	+	+	+	+	+/-?	+	+/-?	+	0	0	0	0	0
	This policy aims to provide open space and sports facilities, as well as space for visual and performing arts; therefore a significant positive effect on cultural, social and leisure provision is likely. Positive effects on health are also likely as the policy will help to ensure that open space is available to residents; thereby encouraging physical activity. Further positive effects are likely in relation to the landscape character and the quality of the local environment as providing new areas of open space will improve the overall appearance of the District, and the policy specifies that there should be no adverse impact on the amenity of nearby properties (which is taken to include disturbance from noise created by those using the facilities). The policy will help to ensure that in areas of development, areas of permeable surfaces remain, therefore having a positive effect on flood risk. It will also provide areas of greenspace which should benefit biodiversity and prevent fragmentation of habitats by new development. Positive effects are likely in relation to the historic environment as the policy requires facilities to have no detrimental effect on the historic environment. Potentially mixed but uncertain effects are identified in relation to sustainable transport and greenhouse gas emissions as, although the policy encourages sustainable transport use, it also requires that appropriate car parking is provided, which may encourage ongoing car use.																			
<i>Alternatives to Policy RC2</i>	The alternative option to this policy is not having a specific policy relating to open space within the Local Plan, and relying on relevant parts within the NPPF (e.g. Promoting healthy communities). The potential positive effect on leisure provision would not be as significant without a specific policy in the Local plan that supports open space provision, and the potential positive effects on health, noise, historic features, local character, amenity, biodiversity, sustainable transport, soil quality, greenhouse gas emissions, and flood risk may not occur without the criteria set out in the Local Plan policy.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
RC3: Allotments	0	0	0	+	0	0	++	0	+	+	+ ?	+	+	+	0	+	0	0	0	0
	A significant positive effect on cultural, social and leisure provision is likely as the purpose of the policy is to ensure that allotments, which can be seen as a leisure asset for many people, are retained. A number of other minor positive effects are also likely, including in relation to health (as there are health benefits to be derived from working actively on an allotment) and the landscape character/local environment as allotments provide open space within the District and can be perceived as a positive addition to the landscape. The fact that the policy allows their change of use if there is not enough demand is also positive in this respect, as poorly kept allotments could otherwise have a detrimental visual impact. Biodiversity benefits can result from the protection of allotments, as the policy will retain areas of open space which are likely to be of biodiversity value, although this is uncertain as it would depend on the use of pesticides etc. by allotment holders. Further positive effects in relation to reduced journey lengths, greenhouse gas emissions and waste generation are likely growing local food should help to reduce packaging and food miles, although the scale of allotment use in the District means that such effects are not expected to be significant.																			
<i>Alternatives to Policy RC3</i>	Alternative options to this policy are not having a specific policy relating to allotments within the Local Plan, and relying on relevant parts of the NPPF (i.e. relating to recreational land), or identifying allotments to be retained on Inset Maps. As there are no specific sections within the NPPF relating to allotments, the potential positive effect on leisure provision would not be as significant, and the potential positive effects on health, local character, amenity, biodiversity, sustainable transport, soil quality, greenhouse gas emissions, waste and flood risk would be less significant without a specific policy in the Local Plan. If the policy identified allotments to be retained on Inset Maps, there would be more certainty as to which areas are likely to benefit, and the positive effects on SA scores are likely to be localised.																			
RC4: Recreation facilities in the countryside and on the coast	0	0	0	+	0	0	++	0	+	+	0	- ?	- ?	- ?	- ?	- ?	+	0	0	+
	The policy is likely to have a significant positive effect on cultural, social and leisure provision as it allows for the provision of recreation facilities in the countryside, and may also benefit health by encouraging more active lifestyles, depending on the nature of facilities to be developed. The policy specifies that proposals should not have an adverse impact on the landscape or local amenity; therefore positive effects are expected in relation to these issues. However, a small number of potential negative effects are associated with the policy, as it would allow for development in rural areas which means that car use is likely to be necessary, having a negative effect on sustainable transport and air greenhouse gas emissions. It would also mean that development on greenfield land is likely, which could increase the risk of flooding (depending on the extent of any impermeable surfaces created) and may involve the loss of good quality agricultural land. It is inevitable that new development will lead to increased energy consumption and waste generation, although new development may offer good opportunities for incorporating measures such as renewable energy installations and SuDS, so the potential negative effects are uncertain. Minor positive effects on investment and employment are likely as the policy encourages investment in recreation facilities which will provide job opportunities, although it is recognised that such jobs are likely to be low paid and seasonal.																			
<i>Alternatives to Policy RC4</i>	The alternative option to this policy is not having a specific policy relating to recreation facilities in the countryside and on the coast within the Local Plan, and relying on relevant parts within the NPPF (i.e. Conserving the natural environment). The potential positive effect on leisure provision would not be as significant, and the potential positive effects on health, local character, amenity, employment, and investment may be less pronounced and uncertain without a specific policy in the Local Plan that sets criteria for recreational development in the countryside. The negative effect on sustainable transport, soil quality, greenhouse gas emissions, flood risk, energy consumption and waste would be less likely if recreation facilities in the countryside were not supported by this policy.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
RC5: Community buildings	0	++	0	+ ?	0	0	+ ?	0	- ?	- ?	0	0	- ?	0	- ?	- ?	- ?	+ ?	+/-?	- ?
	<p>This policy provides for new community facilities to support the District's growing population; therefore significant positive effects are likely in relation to community services. Potential (but uncertain) positive effects have been identified in relation to health and cultural, social and leisure provision, as the community services that will be accommodated in new or expanded buildings are likely to include healthcare facilities and cultural/social/leisure facilities, although this is not specified in the policy. Mixed effects on the vitality and viability of the District's towns have been identified as the provision of additional services and facilities could increase their viability if the facilities are within those towns, but where they are developed in villages, this may reduce the extent to which people use the towns for services and facilities. The fact that community facilities may be allowed to be developed outside of built up area boundaries could potentially have a negative effect on the landscape and local character. This would also be likely to involve development on areas of greenfield land, which could increase the risk of flooding and involve the loss of agricultural land. It is inevitable that new development for community facilities will lead to increased energy consumption and waste generation, although new development may offer good opportunities for incorporating measures such as renewable energy installations and SuDS, so the potential negative effects are uncertain. There may be new employment opportunities in community facilities; however this will depend on their nature. The requirement for developers to contribute to their funding may, however, have a negative effect in terms of encouraging investment in the District.</p>																			
<i>Alternatives to Policy RC5</i>	<p>There are no reasonable alternatives to this policy as paragraph 70 of the NPPF requires local planning authorities to plan positively in their Local Plans for the provision of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services. Therefore, it would not be reasonable to have no policy and rely on the NPPF.</p>																			
RC6: Local community facilities	0	++	+ ?	+ ?	0	+	+ ?	0	+	+	0	+	+/-?	+ ?	- ?	0	0	0	0	0
	<p>This policy is likely to have a significant positive effect on community facilities as its overarching aim is to provide for new local community facilities within or adjoining built-up area boundaries. Depending on the type of new facilities developed under the policy there may also be positive effects on education, health and cultural, social and leisure provision. The policy specifies that proposals must be compatible with their surroundings and the local character; therefore positive effects on landscape character and the local environment are likely. Positive effects are likely in relation to sustainable transport as the policy requires sites to be accessible by a range of transport modes, and the development of new facilities, particularly in rural areas, will help to reduce the need to travel. Mixed effects have been identified in relation to air, soil and water quality as, although air quality should be positively affected by reduced vehicle traffic, the fact that development is permitted outside of the built up area boundary means that development on greenfield land is likely. For this reason, there is also a potential negative effect on flood risk, although this will depend to some extent on the local flood risk at each development location.</p>																			
<i>Alternatives to Policy RC6</i>	<p>Again, the alternative of not having a policy and relying on the NPPF is not a reasonable alternative, because paragraph 70 of the NPPF requires local planning authorities to plan positively in their Local Plans for the provision of community facilities. Reasonable alternatives to this policy are therefore restricting development to sites within built-up area boundaries only, or identifying sites for new community buildings on Inset Maps. If the policy restricted community development to sites within built-up area boundaries, the positive effect on community services may be slightly diluted, but the positive effect on local character, soil quality, sustainable transport may be stronger, and the negative effect on flood risk may be avoided. Identifying sites on Inset Maps will remove the element of uncertainty on SA scores and localise effects to areas in proximity to the identified sites.</p>																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
RC7: Shared community facilities	0	++	+ ?	+ ?	0	+ ?	+ ?	0	0	+ ?	0	0	+	+ ?	+ ?	+ ?	+	0	+ ?	0
	The policy should have a significant positive effect on community services as it aims to ensure that facilities are a vibrant focus for the community and that they are made more viable by ensuring that premises are well-used. In this way, the vitality and viability of towns in the District are likely to be positively affected, although this will depend on the policy being applied in these towns in particular, as well as in smaller villages. Depending on the type of community facilities that are benefited by this policy, this could therefore be beneficial in terms of education, health and cultural, social and leisure facilities. There may be positive effects in relation to noise, local amenity, energy consumption, greenhouse gas emissions and waste generation as the dual use of facilities should reduce the extent of new development required. This policy could also be beneficial in terms of soil quality and flood risk as new development on greenfield land is likely to occur.																			
<i>Alternatives to Policy RC7</i>	There are no reasonable alternative option to this policy as paragraph 70 of the NPPF requires local planning authorities to plan positively in their Local Plans for the provision of shared space and community facilities.																			
TC1: Telecommunications	0	0	0	0	0	+	0	+ ?	+	+	+	0	0	0	0	0	0	0	0	0
	The policy requires developments associated with telecommunications systems to avoid harming the appearance of the landscape, the character, appearance or setting of historic assets, local amenity (which is taken to include noise) and sites of nature conservation value; therefore positive effects on these objectives are considered likely. However, the effect on historic assets is uncertain as the wording of the policy implies that some negative effect would be permitted, stating that development 'will not have a serious adverse effect...'																			
<i>Alternatives to Policy TC1</i>	Alternative options to this policy are not having a specific policy relating to telecommunications within the Local Plan, and relying on relevant parts within the NPPF (i.e. Supporting high quality communications infrastructure), identifying preferred areas of search on Inset Maps, or requiring sharing of existing provision once total coverage is achieved. The potential positive effects on noise, historic features, local character, amenity and biodiversity may be less pronounced if there is no specific policy within the Local Plan that sets criteria as in TC1. Identifying sites on Inset Maps will localise any potential effects to affected areas. Requiring sharing of existing provision will mean that once total coverage is achieved, the positive effects on SA objectives could be greater, as less development may be needed within the District.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC2: Accessibility of new development	0	0	0	+	0	+	0	0	0	+	0	++	+	+	0	0	0	+	0	0
	The purpose of this policy is to ensure that new development is accessible by means other than private car; therefore a significant positive effect is likely in relation to SA12. Positive effects are also likely in relation to air quality and greenhouse gas emissions, as the policy encourages reduced reliance on car travel within the District. There may be positive effects in relation to reduced noise from vehicle traffic, and therefore improved amenity, as well as positive impacts on public health if increased walking and cycling is encouraged and facilitated. Employment may also be positively affected if employment opportunities are made available to more people by ensuring that newly developed employment sites are accessible to those without access to a car.																			
<i>Alternatives to Policy TC2</i>	The alternative option to this policy is not having a specific policy relating to accessibility of new development within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport). The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on health, noise, amenity, air quality, greenhouse gas emissions and employment may be less pronounced without a specific policy included in the Local Plan despite the NPPF requiring accessibility for all people in new developments.																			
TC3: Traffic management schemes	0	0	0	+	0	+	0	0	0	+	0	+/-?	+	+/-?	0	0	0	+	0	+
	Mixed effects have been identified in relation to sustainable transport and greenhouse gas emissions, as although the policy provides for improvements to public transport services and improved movement of pedestrians and cyclists, it also aims to reduce congestion and improve traffic flow, which may have the effect of encouraging ongoing car use. Positive effects are likely in relation to health and air quality as reduced congestion should improve localised pockets of air pollution, and will also benefit amenity and the quality of the local environment. Positive effects may also result in relation to encouraging investment (and therefore employment), as reduced congestion and an improved transport system may encourage businesses to locate in East Devon.																			
<i>Alternatives to Policy TC3</i>	Alternative options to this policy are not having a specific policy relating to traffic management schemes within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport), or identifying schemes on Inset Maps. The potential positive effect on sustainable transport would not be as strong and the potential positive effects on health, noise, amenity, air quality, greenhouse gas emissions, and employment may be less pronounced without a policy in the Local Plan that sets specific objectives for traffic management schemes. Identifying sites on Inset Maps will remove the element of uncertainty for the affected SA scores and identify which areas of the District will benefit from the positive effects of the schemes.																			
TC4: Footpaths, bridleways and cycleways	0	0	0	+	0	+	+	0	0	+	0	++	+	+	0	0	0	+	0	0
	Significant positive effects are likely in relation to sustainable transport as the purpose of the policy is to improve and extend facilities for pedestrians and cyclists. Encouraging walking and cycling should also have a beneficial effect on health, air quality, noise, amenity and greenhouse gas emissions as a result of potentially reduced vehicle traffic within the District. Employment may be positively affected if employment opportunities are made available to more people by ensuring that employment sites are accessible to those without access to a car. The provision and protection of footpaths, cycle paths and bridleways will also have a positive effects on leisure provision within the District.																			
<i>Alternatives to Policy TC4</i>	The alternative option to this policy is not having a specific policy relating to footpaths, bridleways and cycleways within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport). The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on health, noise, leisure provision, amenity, air quality and greenhouse gas emissions may be less pronounced without the inclusion of local policy.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC5: Safeguarding disused railway lines	0	0	0	+	0	+?	+	0	0	+?	0	++	+	+	0	0	0	0	0	0
Significant positive effects are likely in relation to sustainable transport as the purpose of the policy is to ensure that disused railway lines are used for improved facilities for pedestrians and cyclists wherever possible. Encouraging walking and cycling by providing new routes in this way should also have a beneficial effect on health, air quality, noise, amenity and greenhouse gas emissions as a result of potentially reduced vehicle traffic within the District, although this is uncertain as the effect is only likely to be very minimal as a direct result of this policy. The provision and protection of footpaths, cycle paths and bridleways will also have a positive effects on leisure provision within the District.																				
<i>Alternatives to Policy TC5</i>	Alternative options to this policy are not having a specific policy relating to disused railway lines within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport), or identifying schemes on Inset Maps. The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on health, noise, leisure provision, amenity, air quality and greenhouse gas emissions may be less pronounced without the inclusion of local policy although initiatives by Devon County Council will continue without the policy. Identifying sites on Inset Maps will remove the element of uncertainty and identify which areas of the District will benefit from the positive effects of the schemes.																			
TC6: Park and ride and park and share/change	0	0	0	0	0	+?	0	0	+	+?	0	++	+/-?	+	-?	+	0	+?	+?	+?
Significant positive effects are likely in relation to sustainable transport as the policy allows for the provision of park and ride and share/change facilities which should encourage more people to make use of buses rather than cars within the District's towns. This should have further positive effects on greenhouse gas emissions, energy consumption and noise and amenity (although this is uncertain as, depending on the location of any park and ride facilities, there may also be impacts from construction noise, although this is considered unlikely as sites would be expected to be in out of town locations). The policy specifies that proposals will need to be unobtrusive in the landscape and designed sympathetically, therefore positive effects are likely in relation to the landscape character. Mixed effects on air, water and soil quality are likely as although air quality within the towns is likely to benefit from reduced vehicle traffic, park and ride sites are likely to be located in out of town locations on greenfield land, which may result in the loss of good quality agricultural land. For this reason, there may also be a negative effect on flood risk, if a car park is developed which significantly increases the extent of impermeable surfaces although this effect will depend to some extent on the flood risk in that area. Positive effects on employment, investment and the vitality of East Devon's towns may also result from reduced congestion and improved transport links into the towns where most employment sites are likely to be located.																				
<i>Alternatives to Policy TC6</i>	Alternative options to this policy are not having a specific policy relating to park and ride within the Local Plan, and relying on relevant transport sections within the NPPF, or identifying schemes on Inset Maps. The potential positive effect on sustainable transport would not be as significant, and the potential positive effects on noise, local character, amenity, air quality, greenhouse gas emissions, energy consumption, employment and investment may not occur by relying on national policy as there is no specific guidance on Park and Ride facilities. If a policy is included that identifies sites on Inset Maps, the element of uncertainty will be removed by identifying which areas will be affected by the park and ride schemes.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC7: Adequacy of road network and site access	0	0	0	0	0	- ?	0	0	- ?	- ?	0	- ?	- ?	-	0	0	0	+	+?	+
	A number of potential negative effects have been identified in relation to this policy because it can be seen to encourage ongoing car use by requiring developers to contribute to improvements to the highways network. This could result in negative effects on noise, the landscape and local amenity, soil, water and air quality and greenhouse gas emissions, although a number of those effects are uncertain as they will depend on the location of highway developments (e.g. whether they result in the loss of good quality agricultural land or have an adverse impact on the landscape character). However, potential positive effects have been identified in relation to employment and investment as ensuring that the strategic highways network can accommodate additional traffic flows is a key part of encouraging businesses to locate in the District, with the associated employment opportunities. This could also contribute to the ongoing vitality and viability of the towns, although this effect is uncertain without knowing the location of improvements to the road network that will occur.																			
<i>Alternatives to Policy TC7</i>	The alternative option to this policy is not having a specific policy relating to road network and site access adequacy within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport). The potential positive effects on employment, investment and vitality may be less pronounced without a specific local policy. The negative effect on noise, local character, amenity, sustainable transport, air quality and greenhouse gas emissions would also be less likely without the requirement for highway improvements that are associated with this policy.																			
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	0	0
	The effects of this policy on sustainable transport are likely to be mixed as, although the policy provides for improved pedestrian and cycle links, it also provides for highway improvements which may have the effect of encouraging ongoing car use. As such, effects on greenhouse gas emissions and local air quality are also mixed. More specific effects of the individual schemes proposed cannot be fully assessed until the proposals map is available.																			
<i>Alternatives to Policy TC8</i>	The alternatives to this policy are not having a specific policy relating to safeguarding land for highway improvements within the Local Plan, and relying on relevant parts within the NPPF (i.e. Promoting sustainable transport), or identifying schemes/land to be safeguarded on the Inset Maps. The potential effect on sustainable transport, greenhouse gas emissions and local air quality may be diluted without a policy that safeguards the affected land for highway and access improvements. If the land to be safeguarded for highway and access improvements was identified on the Inset Maps, these potential effects on sustainable transport and air quality would be more localised in proximity to the identified areas.																			

Policy	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of towns	20: Encourage investment
TC9: Parking provision in new development	0	0	0	+/-?	0	+/-?	0	0	0	+/-?	0	+/-?	+/-?	+/-?	0	+	0	0	0	0
	Various mixed effects are likely in relation to this policy which are all associated with the fact that, although it requires the provision of cycle parking within all new development, which should encourage increased use of sustainable transport, it also requires car parking to be provided which may encourage ongoing car use even where alternative options are available. These effects are associated with health (as increased walking and cycling will increase overall levels of activity), noise associated with vehicle traffic, amenity, sustainable transport, air quality and greenhouse gas emissions. However, positive effects on energy consumption are associated with the fact that the policy requires all major developments to incorporate charging points for electric cars (although this effects is uncertain depending on whether the electricity used is generated from a renewable source).																			
<i>Alternatives to Policy TC9</i>	Alternative options to this policy are not having a specific policy relating to parking provision in new developments within the Local Plan, and relying on relevant parts within the NPPF, or varying requirements across the district. There is not a requirement within the NPPF to set local parking standards, any development likely to generate significant amounts of movement will be required to provide a Travel Plan. With no specific policy set out in the Local Plan, there would be more uncertainty regarding the SA scores as parking standards would depend on individual development proposals. If the Local Plan included a policy setting varied requirements across the district, areas in most need of parking will benefit from provision, although this may encourage car use and have a more significant negative effect on sustainable transport.																			
TC10: Rear servicing of shopping/commercial development	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	- ?
	This policy is very specific and as such is unlikely to affect most of the objectives. Requiring service vehicles to access retail premises from the rear will help to maintain amenity and the quality of the local environment by avoiding large vehicles needing to use high streets and block up shop frontages. However, this requirement may have a negative effect on investment as it may prevent applications for shopping and commercial development being viable where rear access cannot easily be provided.																			
<i>Alternatives to Policy TC10</i>	The alternative option to this policy is not having a specific policy relating to rear servicing of shops within the Local Plan, and relying on relevant parts of the NPPF relating to the quality of new developments. The potential positive effect on amenity, and the negative effect on investment may therefore not occur to the same extent, as there will be no specific requirement for rear access as set out in this policy.																			

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