

Appendix 5

Assumptions used in Appraisal of Site Allocations

Assumptions for Appraisals of Residential Sites

SA Objectives	SA Assumptions
General	N/A
1: To ensure everybody has the opportunity to live in a decent home	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for developing greater numbers of new homes, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for residential development being considered by EDDC, larger sites are assumed to be over 10ha.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) will have a significant positive (++) effect. • Smaller sites (up to 10ha) will have a minor positive (+) effect.
2: To ensure that all groups of the population have access to community services	<p>Where housing sites are within walking distance (600m) of community services and facilities, residents will be more easily able to access these facilities. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars.</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more community services/facilities as well as one or more public transport nodes, will have a significant positive (++) effect. • Sites that are within 600m of two or more community services/facilities (regardless of proximity to public transport nodes) will have a minor positive (+) effect. • Sites that are within 600m of one community service/facility and/or one public transport node will have a negligible (0) effect. • Sites that are more than 600m from any community services/facilities, but which are within 600m of at least one public transport node, will have a minor negative (-) effect. • Sites that are more than 600m from any community services/facilities or public transport nodes will have a significant negative (--) effect.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	<p>The effects of housing development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. Proximity has been considered in terms of schools and colleges being within walking distance from potential new housing sites, but it is recognised that given the rural nature of East Devon, many</p>

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

SA Objectives	SA Assumptions
<p>exposure of people to unacceptable levels of noise pollution</p>	<p>impacts from vehicle traffic, particularly where roads lead to and from the major development areas at East Devon’s West End. The development of the new housing sites themselves could also result in increased noise levels in the surrounding area, both during development and in the longer-term as a result of increased vehicle traffic. Negative effects in this sense are particularly likely where sites are large in size or are located adjacent to a high number of sensitive receptors such as existing residential properties, schools or workplaces. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p> <p><u>Effects on existing residents and other sensitive receptors</u></p> <ul style="list-style-type: none"> • Sites that involve development at locations that are surrounded by existing sensitive receptors may have a significant negative (--?) effect. • Sites that are near to sensitive receptors but are not surrounded by them may have a minor negative (-?) effect on this objective. • Sites that are not within close proximity of many sensitive receptors may have a negligible (0?) effect. <p><u>Effects on new residents</u></p> <ul style="list-style-type: none"> • Sites that are directly adjacent to the strategic road network may have a significant negative (--?) effect. • Sites that are within close proximity of the strategic road network (but are not directly adjacent) may have a minor negative (-?) effect. • Sites that are some distance from the strategic road network may have a negligible (0?) effect.
<p>7: To maintain and improve cultural, social and leisure provision</p>	<p>The effects of the potential housing sites on this SA objective will depend in part on the provision of open space and green infrastructure (as well as other cultural and social facilities) within the new development, which is unknown at this stage. However, proximity to existing leisure, cultural and social assets will also influence effects, particularly if facilities are within walking distance (600m).</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more cultural, social and leisure facilities (including areas of open space) are likely to have a significant positive (++) effect. • Sites that are within 600m of one or two cultural, social and leisure facilities (including areas of open space) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any existing cultural, social or leisure facilities (including areas of open space) are likely to have a minor negative effect, although this is uncertain (-?) depending on whether such facilities are provided within the new housing developments.

SA Objectives	SA Assumptions
<p>8: To maintain and enhance built and historic assets</p>	<p>Housing sites that are within 250m of designated heritage assets have the potential to have negative effects on those assets and their settings, while more distant housing development is likely to be capable of only minor effects. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).</p> <ul style="list-style-type: none"> • Sites within 250m of one or more designated heritage assets may have a significant negative (--?) effect on this objective. • Sites between 250m and 1km from one or more designated heritage assets may have a minor negative (-?) effect on this objective. • Sites that are more than 1km from any designated heritage assets are expected to have a negligible (0) effect on this objective.
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Where development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is set out in the Council's Evaluation of Potential Development Sites – In / At the Towns of East Devon Initial Appraisal (April 2012), and can also be judged from the OS base map. Development within or close to an AONB has the potential to affect the character of those designated landscapes. However, the potential impacts on local landscape character cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p><u>Impacts on the wise use of land</u></p> <ul style="list-style-type: none"> • Large sites (over 10ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 10ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective. <p><u>Impacts on landscape character</u></p> <ul style="list-style-type: none"> • Sites of any size within an AONB, are likely to have a significant negative (--) effect on this objective. • Sites of any size within 250m of an AONB are likely to have a minor negative (-) effect on this objective. • Sites of any size that are more than 250m from an AONB are likely to have a minor positive (+) effect on this

SA Objectives	SA Assumptions
	objective.
10: To maintain the local amenity, quality and character of the local environment	<p>New housing development could have adverse impacts on local amenity as a result of increased vehicle traffic in the surrounding area, and on the character of the local environment if large-scale development takes place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p> <ul style="list-style-type: none"> • Housing sites that are mainly or entirely on greenfield land may have a negative effect (-?) although this is currently uncertain. • Housing sites that are mainly or entirely on brownfield land are expected to have a negligible (0) effect.
11: To conserve and enhance the biodiversity of East Devon	<p>Housing sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if housing developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	<p>Where housing sites are within close proximity of public transport links there will be better opportunities for residents of the new housing to make use of non car based modes of transport. Where sites are within easy reach of a town centre people will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both public transport links and a town centre will have significant positive (++) effects.

SA Objectives	SA Assumptions
	<ul style="list-style-type: none"> Sites that are within 600m of either public transport links or a town centre will have mixed (+/-) effects. Sites that are more than 600m from both public transport links and a town centre will have significant negative (--) effects.
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Where sites would involve housing development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic from population growth in those areas could compound existing air quality problems. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.</p> <p><u>Impacts on air quality</u></p> <ul style="list-style-type: none"> Sites that are within or directly adjacent to an AQMA are likely to have a significant negative (--) effect. Sites that are not within an AQMA will have a negligible (0) effect. <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> Sites that are on grade 1 or 2 agricultural land are likely to have a significant negative (--) effect. Sites that are on grade 3 agricultural land are likely to have a minor negative (-) effect. Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect.
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the proximity of the housing sites to existing services, facilities and employment opportunities (many of which are likely to be located in town centres), as well as proximity to public transport links, could affect levels of car use and the associated greenhouse gas emissions.</p> <p><u>Proximity to employment sites</u></p> <ul style="list-style-type: none"> Sites that are within 600m of an employment site and public transport links will have a significant positive (++) effect. Sites that are within 600m of either public transport links or an employment site are likely to have a minor positive (+) effect.

SA Objectives	SA Assumptions
	<ul style="list-style-type: none"> • Sites that are more than 600m from either an employment site or public transport links will have a minor negative (-) effect. <p><u>Proximity to services and facilities</u></p> <ul style="list-style-type: none"> • Sites that are within 600m of both a town centre and public transport links are likely to have a significant positive (++) effect. • Sites that are either within 600m of either public transport links or a town centre are likely to have a minor positive (+) effect. • Sites that are more than 600m from both public transport links and a town centre are likely to have a minor negative effect (-).
15: To ensure that there is no increase in the risk of flooding	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly on greenfield land that is within flood zones 2, 3a or 3b are likely to have a significant negative (--) effect. • Sites that are either entirely or mainly on greenfield outside of flood zones 2, 3a or 3b, or that are entirely or mainly on brownfield within flood zones 2, 3a or 3b are likely to have a minor negative (-) effect. • Sites that are on brownfield land outside of flood zones 2, 3a or 3b are likely to have a negligible (0) effect.
16: To ensure energy consumption is as efficient as possible	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective will be negligible (0).</p>
17: To promote wise use of waste resources whilst reducing waste production and disposal	<p>All new housing development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (under 10ha) on greenfield land or large sites (over 10ha) on brownfield land are likely to have a

SA Objectives	SA Assumptions
	<p>minor negative (-) effect on this objective.</p> <ul style="list-style-type: none"> • Small sites (under 10ha) on brownfield land are likely to have a negligible (0) effect.
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the District who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. However, the proximity of new residential development to the employment sites allocated in the new Local Plan will affect the ability of residents to easily access the new employment opportunities in those areas.</p> <ul style="list-style-type: none"> • Sites that are within 600m of an employment site will have a significant positive (++) effect. • Sites that are further than 600m from an employment site, but which are within 600m of public transport links may have a positive effect although this is uncertain (+?) depending on whether those links will provide convenient access to employment sites. • Sites that are further than 600m from an employment site and any public transport links will have a significant negative (--) effect.
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>All of the potential housing sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) are likely to have a significant positive (++) effect. • Small sites (up to 10ha) are likely to have a minor positive effect.
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon; therefore the score for all sites will be negligible (0).</p>

Assumptions for Appraisals of Employment Sites

SA Objectives	SA Assumptions
1: To ensure everybody has the opportunity to live in a decent home	<p>None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).</p>
2: To ensure that all groups of the population have access to community services	<p>While employment sites are not expected to have a significant effect on this objective, where employment sites are within walking distance (600m) of community services and facilities employees will be more easily able to access these services and facilities during breaks and before and after work.</p> <ul style="list-style-type: none"> • Sites that are within 600m of two or more community services/facilities will have a positive (+) effect. • Sites that are within 600m of less than two community services will have a minor negative (-) effect.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	<p>The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect will be affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) are likely to have a significant positive (++) effect on this objective. • Small sites (less than 10ha) are likely to have a minor positive (+) effect on this objective.
4: To improve the population's health	<p>Employment sites that are within walking distance (600m) of open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. If an employment site is within (or adjacent to) an Air Quality Management Area (AQMA) there could be an impact on health, particularly if vehicle movements (including potentially HGVs) associated with the new employment development compound existing air quality problems.</p> <ul style="list-style-type: none"> • Sites that are within 600m of an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within 600m of either an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either an area of open space or footpath/cycle paths will have a minor negative (-) effect.

SA Objectives	SA Assumptions
	<p>In addition (which may lead to mixed effects with the above):</p> <ul style="list-style-type: none"> Sites that are within or adjacent to an AQMA may have a minor negative effect, although this is uncertain (-?).
5: To reduce crime and fear of crime	<p>It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the District; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	<p>The development of new employment sites could result in an increase in noise impacts from vehicle traffic both nearby and elsewhere in the District (especially in the vicinity of the strategic road network), although the extent of this impact will depend in part on the nature of businesses that locate on the new employment sites, e.g. whether they will necessitate high numbers of HGV movements to and from the site. The development of the new employment sites could also result in increased noise levels in the surrounding area, both during development and in the longer-term as a result of increased vehicle traffic associated with construction. Negative effects in this sense are particularly likely where sites are large in size or are located adjacent to a high number of sensitive receptors such as residential properties, schools or existing workplaces. However, effects relating to noise are currently uncertain because, as well as the uncertainties associated with the number and type of vehicle movements that different types of businesses might generate, the construction impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p> <ul style="list-style-type: none"> Sites that involve development at locations that are surrounded by existing sensitive receptors may have a significant negative (--?) effect. Sites that are near to sensitive receptors but are not surrounded by them may have a minor negative (-?) effect on this objective. Sites that are not within close proximity of many sensitive receptors may have a negligible (0?) effect.
7: To maintain and improve cultural, social and leisure provision	<p>None of the employment sites would be expected to have a direct effect on this objective; therefore the score for all sites will be negligible (0).</p>
8: To maintain and enhance built and historic assets	<p>Employment sites that are within 250m of designated heritage assets have the potential to have negative effects on those assets and their settings, while more distant employment development is likely to be capable of only minor</p>

SA Objectives	SA Assumptions
	<p>effects. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).</p> <ul style="list-style-type: none"> • Sites within 250m of one or more designated heritage assets may have a significant negative (--?) effect on this objective. • Sites between 250m and 1km from one or more designated heritage assets may have a minor negative (-?) effect on this objective. • Sites that are more than 1km from any designated heritage assets are expected to have a negligible (0) effect on this objective.
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Where development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is set out for some of the sites in the Council's Evaluation of Potential Development Sites – In / At the Towns of East Devon Initial Appraisal (April 2012), and for all sites this can also be judged from the OS base map. Development within or close to an AONB has the potential to affect the character of those designated landscapes. However, the potential impacts on local landscape character cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p><u>Impacts on the wise use of land</u></p> <ul style="list-style-type: none"> • Large sites (over 10ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 10ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective. <p><u>Impacts on landscape character</u></p> <ul style="list-style-type: none"> • Sites of any size within an AONB, are likely to have a significant negative (--) effect on this objective. • Sites of any size within 250m of an AONB are likely to have a minor negative (-) effect on this objective. • Sites of any size that are more than 250m from an AONB are likely to have a minor positive (+) effect on this

SA Objectives	SA Assumptions
	objective.
10: To maintain the local amenity, quality and character of the local environment	<p>New employment development could have adverse impacts on local amenity as a result of increased vehicle traffic in the surrounding area (although the extent of this potential impact is largely dependent on the nature of the businesses that locate on the new sites), and on the character of the local environment if large-scale development takes place on greenfield land. However, the effects of new employment development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the developments and the incorporation of open space/green infrastructure, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p> <ul style="list-style-type: none"> • Employment sites that are mainly or entirely on greenfield land may have a negative effect (-?) although this is currently uncertain. • Employment sites that are mainly or entirely on brownfield land are expected to have a negligible (0) effect.
11: To conserve and enhance the biodiversity of East Devon	<p>Employment sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new employment developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	<p>Where employment sites are within close proximity of public transport links there will be better opportunities for employees travelling to and from the site to make use of non car based modes of transport. Where sites are within easy reach of a town centre, employees will be able to reach the associated shops, services and facilities that they may make use of (e.g. during lunch breaks) via shorter journeys which may be on foot.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both public transport links and a town centre will have significant positive (++)

SA Objectives	SA Assumptions
	<p>effects.</p> <ul style="list-style-type: none"> Sites that are within 600m of either public transport links or a town centre will have mixed (+/-) effects. Sites that are more than 600m from both public transport links and a town centre will have significant negative (--) effects.
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Where sites would involve employment development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic caused by both commuters and commercial traffic movements to and from the new employment sites in those areas could compound existing air quality problems. Effects on water quality will depend on factors such as the capacity of existing sewage treatment works to accommodate additional demand from new employment development, and the nature of the businesses that locate on those sites (i.e. industrial activities that require high levels of water consumption), which cannot be determined at this stage on the basis of the location of individual employment sites.</p> <p><u>Impacts on air quality</u></p> <ul style="list-style-type: none"> Sites that are within or directly adjacent to an AQMA are likely to have a significant negative (--) effect. Sites that are not within an AQMA will have a negligible (0) effect. <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> Sites that are on grade 1 or 2 agricultural land are likely to have a significant negative (--) effect. Sites that are on grade 3 agricultural land are likely to have a minor negative (-) effect. Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect.
<p>14: To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuters and commercial traffic), the location of individual employment sites will not have an effect on levels of industrial energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward. However, the proximity of the employment sites to residential areas and public transport links could affect levels of car use by employees and the associated greenhouse gas emissions.</p> <ul style="list-style-type: none"> Sites that are within 600m of an existing or proposed residential site and public transport links will have a significant positive (++) effect. Sites that are within 600m of an existing or proposed residential site or public transport links are likely to have

SA Objectives	SA Assumptions
	<p>a minor positive (+) effect.</p> <ul style="list-style-type: none"> Sites that are more than 600m from either an existing or proposed residential site or public transport links will have a minor negative (-) effect.
<p>15: To ensure that there is no increase in the risk of flooding</p>	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, new employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are large in size or are within high risk flood zones.</p> <ul style="list-style-type: none"> Sites that are entirely or mainly on greenfield land that is within flood zones 2, 3a or 3b are likely to have a significant negative (--) effect. Sites that are either entirely or mainly on greenfield outside of flood zones 2, 3a or 3b, or that are entirely or mainly on brownfield within flood zones 2, 3a or 3b are likely to have a minor negative (-) effect. Sites that are on brownfield land outside of flood zones 2, 3a or 3b are likely to have a negligible (0) effect.
<p>16: To ensure energy consumption is as efficient as possible</p>	<p>While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development on employment sites will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging Local Plan). However, the effects of new employment-related development on efficient energy consumption will not be determined by the location of employment sites; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).</p>
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where employment development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> Large sites (over 10ha) on greenfield land are likely to have a significant negative (--) effect on this objective. Small sites (under 10ha) on greenfield land or large sites (over 10ha) on brownfield land are likely to have a minor negative (-) effect on this objective. Small sites (under 10ha) on brownfield land are likely to have a negligible (0) effect.
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other Local Plan policies.</p> <ul style="list-style-type: none"> Large sites (over 10ha) are likely to have a significant positive (++) effect.

SA Objectives	SA Assumptions
	<ul style="list-style-type: none"> Small sites (up to 10ha) are likely to have a minor positive effect.
<p>19: To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>All of the potential employment sites are at the towns of East Devon; therefore all are expected to have a positive effect on the vitality and viability of those towns by creating new employment opportunities for local population. This should have a positive effect in terms of enabling more young people to remain in the area, rather than moving to Exeter or further afield for job opportunities.</p> <ul style="list-style-type: none"> Large sites (over 10ha) are likely to have a significant positive (++) effect. Small sites (up to 10ha) are likely to have a minor positive effect.
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>All of the potential employment sites are expected to have positive effects on this objective, as they will provide sites for businesses to locate within East Devon. Larger sites will provide particular opportunities for accommodating investment, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for employment sites being considered by EDDC, larger sites are assumed to be over 10ha.</p> <ul style="list-style-type: none"> Large sites (over 20ha) will have a significant positive (++) effect. Smaller sites (up to 20ha) will have a minor positive (+) effect.