



APPENDIX 4
CLYST HONITON NEIGHBOURHOOD PLAN
SUSTAINABILITY APPRAISAL

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CLYST HONITON NEIGHBOURHOOD PLAN – SUSTAINABILITY APPRAISAL

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives. The NPPF (2023) provides a framework for planning, which focusses on Plans favouring and contributing to the achievement of sustainable development. Achieving sustainable development is set out in Section 2, Paragraph 8 of the NPPF (2023) as three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. The three objectives are provided in Figure 1.

Conclusion

The Clyst Honiton Neighbourhood Plan has been prepared on a positive basis and includes a residential allocation of 9 properties alongside encouraging a number of businesses and community facilities to be built or redeveloped. The analysis below indicates that none of the policies within the Plan are unsustainable in their formation, each adding a separate element to the whole picture. The Plan is particularly strong on environmental and zero-carbon aspects as the experience of local large developments is that this area is not being satisfactorily delivered elsewhere.

Clyst Honiton Neighbourhood Plan is considered, therefore, to contain fully sustainable policies.

Planning for Prosperity (an economic objective)

- to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure

Planning for people (a social objective)

- to promote strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations, and by fostering well-designed and beautiful safe spaces, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being

Planning for places (an environmental objective)

- to protect and enhance our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

SUSTAINABILITY APPRAISAL (SA)

The Neighbourhood Plan has been subject to testing as it was developed to help determine the Plan's positive and negative impact on the social, environmental and economic character of the Plan Area. The results of appraisal for each policy are presented in the Sustainability table below. The key symbols are:

Level of impact
Negative
Neutral
Positive
Very positive

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>C1: Community Facilities and Services</p> <p>The Neighbourhood Plan identifies the following community facilities which make an important contribution to creating a cohesive and inclusive local community:</p> <ol style="list-style-type: none"> 1. St Michaels and All Angels Church. 2. The Duke of York Public House. 3. The Exeter Inn Public House. 4. The Parish Field. <p>Proposals for the redevelopment of these existing facilities will be supported where they are replaced by equivalent or better community provision.</p> <p>The loss of all or part of a community facilities including but not limited to those identified above will not be supported unless:</p> <ul style="list-style-type: none"> • the proposal involves an alternative community facility that would provide equal or greater benefits to the local community, and is no less accessible to the community and where possible, offer greater levels of accessibility; or • it can be demonstrated that the community facility is no longer viable (in the case of public houses, they should provide marketing information and viability studies that evidence that the current use or an alternative use of similar value to the community is not viable). 	Very Positive	Very Positive	Very Positive	<p>The facilities include two commercial businesses providing local employment and provision for both locals and passing trade.</p> <p>The policy will have a positive social impact by providing a range of leisure and recreation facilities throughout the Plan area.</p> <p>The policy will have a positive social impact by the Parish field encouraging the community to participate in a range of activities across the age groups for their health and mental wellbeing.</p> <p>The Parish field is a greenfield site, and this will have a positive impact on the existing natural environment. The church yard also provides a significant natural grassland area helping with animal and grassland biodiversity.</p> <p>Two facilities in this policy (Parish Field and Church) have a very positive environmental impact as such sites avoid extensive built development.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>C2: New Community Building</p> <p>To support the provision of a new community facility comprising a community building in or near the village where it can be accessed by Clyst Honiton residents through active travel and, where appropriate, with additional provision of an outdoor community space and parking.</p> <p>Residential development will be supported as part the delivery of the community facility, where</p> <ul style="list-style-type: none"> a) this is needed to make the community use viable b) the residential development addresses identified local housing need <p>Such a scheme must be supported by the community through,</p> <ul style="list-style-type: none"> 1) A Neighbourhood Development Order, or 2) Submission of a community engagement statement detailing the pre-application engagement activity with the community and wider stakeholders. 				
<p>C3: New Community Facilities and Services</p> <p>Proposals to bring forward new community facilities at the Clyst Valley Regional Park will be supported.</p> <p>In addition, proposals for other new community facilities in the Neighbourhood Plan Area will be supported where:</p>	Neutral	Very Positive		<p>The economic impact of the policy will be limited</p> <p>The policy has a very positive social impact because it is looking to provide indoor and outdoor facilities within which people can meet and socialize.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<ul style="list-style-type: none"> • they are of a scale and design that would be in keeping with the character of their location; • there would be no significant adverse impact on the amenity of surrounding residential properties; • they are designed to minimize their environmental impacts, including where necessary and appropriate, controlled hours of working; • where there is proven need for development to extend the existing leisure and or recreation experience for the community; • they include where appropriate the provision of sufficient and safe parking provision within the development site; and <p>the access arrangements enable and encourage active travel for pedestrians and cyclists and safe vehicular access.</p>			Very Positive	The environmental impact will be positive because the provision of the River Clyst Park will provide a wildlife haven within the parish.
<p>DS1: Development of High-Quality Design</p> <p>Proposals in the Plan Area should have regard to the Clyst Honiton Village Character Assessment (2015) and the Clyst Honiton Design Code (2020).</p> <p>New development across the NP Area will be designed to:</p> <ol style="list-style-type: none"> 1. Recognise and reinforce local character in relation to the height, scale, layout, orientation and spacing of buildings, and draw inspiration from the best and most locally distinct buildings. Proposals that seek to introduce designs which deviate from the character of the local context will only be supported where a robust design rationale is presented, and it is demonstrated that 	Neutral	Positive	Very Positive	<p>The economic impact of this policy is neutral.</p> <p>This policy will provide a positive social impact in that it will require the surroundings within the plan area to remain a pleasant place to live and work.</p> <p>The environmental impact of this policy will be very positive as it is looking to enhance the local character and environment.</p>

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<p>the development would be of exceptional design quality. (Design Code 1-4)</p> <ol style="list-style-type: none"> 2. Utilise materials that recognise and respond positively to the local character. The use of locally sourced materials is encouraged to recognise and reinforce local character in relation to property boundary treatments. The use of local stone, castellated walls and native planted hedgerows/hedge banks is encouraged. (Design Code 5) 3. <i>Conserve and enhance designated and non-designated heritage assets and their setting. Proposals that affect the significance of heritage assets or their setting will be determined in line with national policy set out in the NPPF.</i> 4. Create well-defined, attractive and secure streets and spaces benefiting from good levels of natural surveillance. To design out crime through environmental design principles to provide safety and climate change resilience. (Design Code 2-4) 5. Retain mature or important trees of good arboricultural and/or amenity value, and where possible, integrate other existing green and natural features such as trees, hedgerows, wildflower verges and green corridors into the proposal. To use native and or climate resilient planting of green corridors and hedgerows. 6. Link into and enhance the existing pedestrian and cycle network and facilitate future connectivity and sustainable transport options. (Design Code 7) 				

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>7. Minimise the visual impact of parking on the built landscape and rural landscape, and for parking areas to have maximum surface permeability.</p> <p>8. Create attractive climate resilient planted frontages and gardens to maximise removing carbon dioxide from the air, storing carbon in the plants and soil, and releasing oxygen into the atmosphere. (Design code 2 and 4)</p> <p>9. Take into account the location in relation to the flood zone and to be sensitive to any increase in fluvial flood risk posed by the effects of climate change.</p> <p>10. Provide where appropriate an acceptable environment and amenity with regard to the noise impact of the airport and to address all airport safeguarding requirements.</p>				
<p><i>DS2: Sustainable Design and Construction of Buildings</i></p> <p>Any new development and conversion/extension schemes will be required to meet a high level of sustainable design and construction (see supporting text), be designed to maximise energy efficiency and be compatible with a net-zero carbon future. This means that as appropriate to their scale, nature and location proposals should:</p> <ul style="list-style-type: none"> - minimise energy demand through optimising site layout and building orientation - maximise energy efficiency through taking a fabric first approach to construction and using high quality, thermally 	Positive	Positive	Very Positive	<p>The economic effect of this policy will be to reduce costs and to be built to deliver a zero-carbon future.</p> <p>The social impact of this policy will be neutral.</p> <p>The environmental impact will be substantial, addressing as it does mitigation for air and noise pollution and the delivery of the zero-emissions target.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>efficient building materials</p> <ul style="list-style-type: none"> - incorporate non fossil fuel-based heating systems - minimising water usage - incorporate on-site renewable or low carbon energy sources. <p>Where appropriate, any new development and conversion/extension schemes will be required to meet high level design and construction to mitigate for air and noise pollution that arise from the proximity to Exeter Airport and/or the nearby road network.</p>				
<p>DS3: Communications Infrastructure</p> <p>All new residential, educational and business premises will be required to make provision for the latest high-speed telecommunication networks including broadband.</p> <p>Physical structures relating to communications infrastructure, such as masts, should be designed and positioned to minimise their visual impact on the village and local landscape. Overly prominent, visually intrusive telecommunications proposals will not be supported.</p>	Very Positive	Positive	Neutral	<p>The economic effect of this policy is substantial, allowing local businesses and people working from home to have access to the latest technology.</p> <p>The social impact of this policy will be to improve the available communications within the parish which will be wider than just those for new properties.</p> <p>The environmental impact of this policy will be neutral.</p>
<p>DS4: Sustainable Drainage</p> <p>To avoid adverse impacts of development upon the drainage regime of the River Clyst, reduce incidents of localised sewage levels and release,</p>	Positive			<p>The economic effects of this policy will be to enable businesses to set up assured that the drainage and</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>mitigate flood risk and pollution and to maximise water storage, all development involving new build, extensions or additions, will be required to accommodate surface water run off within the site.</p> <p>All development to maximise use of natural flood management and artificial SuDS and water recycling features as appropriate, with reference to the latest guidance from DCC¹ including those listed below:</p> <ol style="list-style-type: none"> 1. permeable paving for driveways and parking areas; 2. water harvesting and water storage features; 3. green roofs; 4. swales; 5. soakaways; 6. retention ponds *; 7. filter strips; and/or 8. detention basins. <p>All development proposals should seek to minimise the amount of green space lost to hard surfacing.</p> <p>Appropriate to the scale and nature of proposals, SuDS measures should also be designed to enhance the local river environment and seek to provide additional benefits including:</p> <ul style="list-style-type: none"> • water treatment and the removal of pollutants; • infiltration and groundwater replenishment; 		<p>Very Positive</p>	<p>Very Positive</p>	<p>sewage infrastructure is designed to avoid flooding and sewage leakage, both of which can have costly consequences.</p> <p>The social impact of this policy is potentially substantial as it looking to ensure that the drainage solutions enhance the current position where flooding is a constant concern.</p> <p>The environmental impact of this policy is very substantial as it deals with just the matters that will enhance both the existing and future environment.</p>

¹ DCC: <https://www.devon.gov.uk/floodriskmanagement/planning-and-development/sustainable-drainage/>

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<ul style="list-style-type: none"> recreation and amenity space provision; and/or biodiversity and habitat creation. <p>*The use of retention ponds will be limited by airport safeguarding legislation</p> <ul style="list-style-type: none"> 				
<p>DS5: Flood Risk Management</p> <p>Proposals for new flood defences that will help to improve river water quality and management and reduce flooding in the Plan Area will be supported.</p> <p>Flood defence proposals should seek opportunities for natural biodiversity enhancement and habitat creation and mitigate against damage to the river environment. Any biodiversity enhancement and habitat creation to be made acceptable from an airport safeguarding perspective.</p> <p>The combination of a river flow regulation structure on the River Clyst with a micro – hydro renewable energy scheme, is supported if it is acceptable regarding impacts to habitats, biodiversity, geomorphological processes, water quality and flood risk by the specialist bodies (Environment Agency and Flood Risk Authority).</p>	Very Positive	Positive	Very Positive	<p>The economic effects of this policy will be to enable businesses to set up assured that the drainage and sewage infrastructure is designed to avoid flooding and sewage leakage, both of which can have costly consequences.</p> <p>The enhancement of biodiversity and habitat creation will positively improve the social impact.</p> <p>This is substantially an environmental policy</p>
<p>DS6: Storage Spaces</p> <p>All new development shall be designed to facilitate occupants to recycle and use modes of low carbon active travel by providing the following dedicated storage spaces readily accessible at ground level for:</p> <ol style="list-style-type: none"> waste and recycling containers, and 	Neutral	Positive		<p>The economic effects of this policy are neutral.</p> <p>The social impact of this policy is to ensure that the public realm is unaffected by this aspect of future</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>2. secure and dry storage to accommodate bicycles, scooters and/or mobility aids.</p> <p>Design of such storage facilities are to ensure that there is:</p> <ul style="list-style-type: none"> • Minimal visual impact on the public realm, • Minimum obstruction to pedestrians and vehicular access and, • Minimum space for the storage of 2 bikes per dwelling. • Minimum space to accommodate containers provided by the district council for waste and recycling. 			Neutral	<p>development.</p> <p>The environmental impact of this policy will be neutral.</p>
<p>DS7: Provision of Charging Points</p> <p>In addition to providing vehicle charging points in line with the NPPF (2023), all new housing development proposals are required to provide appropriately located charging points for electric bicycles.</p> <p>All new employment, commercial, leisure and retail development, in which cycle/scooter parking is provided, are required to include secure covered cycle parking with charging points.</p>	Very Positive	Neutral	Very Positive	<p>The economic effects of this policy will enable businesses to have up to date carbon neutral facilities to facilitate future recruitment.</p> <p>The social impact of this policy is neutral.</p> <p>The environmental impact of this policy will be substantial because is designed to ensure the use of carbon-neutral travel.</p>
<p>DS8: Provision and Use of Renewable Energy.</p> <p><u>New development proposals will be expected to utilise available opportunities to incorporate on-site renewable energy technology subject to overall energy demand being first minimised in line with Policy DS2 of this plan</u></p> <p>For existing buildings (residential and commercial) where planning permission is required there is support for proposals that include:</p>	Positive	Neutral	Very Positive	<p>The economic benefit of this policy will provide premises which will be carbon-neutral and will as a result be cheaper to run.</p> <p>The social impact of this policy is neutral.</p> <p>The environmental impact of this policy will be substantial because is designed to encourage the</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<ol style="list-style-type: none"> 1. The retrofitting of heritage assets through measures that result in the overall reduction in overall energy demand and through the incorporation of on-site renewable or low carbon energy technologies, providing the proposal does not harm the significance of the asset and stakeholder engagement takes place with relevant organisations 2. Refurbishment and extensions that result in an overall reduction in the energy demand of a building, through the incorporation of measures set out in Policy DS2 and through the installation of on-site renewable energy or low carbon technology 				production of zero-carbon energy.
<p>DS9: Community Led Renewable Energy Production. Development proposals for renewable energy schemes which are community led or are promoted in partnership with a community organisation and a developer (commercial or non-profit) will be supported.</p> <p>Development proposals for such schemes should be designed to ensure the following:</p> <ol style="list-style-type: none"> 1. To be in keeping with the scale, form and character and or countryside setting; 2. To ensure that the following : including noise, vibration, views and vistas, shadow flicker, water pollution, emissions, do not have an unacceptable impact on the amenities of local residents and the road network; 3. That there is not an unacceptable impact on local biodiversity; 	Neutral	Posirive	Very Positive	<p>The economic effects of this policy are neutral.</p> <p>The social impacts of this policy are to allow the community to move forward towards zero-carbon, whilst maintaining the rural nature of the parish.</p> <p>The environmental impact of this policy will be substantial because is designed to encourage the production of zero-carbon energy.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<ol style="list-style-type: none"> 4. Where appropriate, provide natural screening perimeters and new wildlife habitats; 5. That there is no impact on airport safety and operations. 6. Where appropriate for livestock farming to continue on the land. <p>As technology evolves the renewable energy developments that are no longer in use are to be removed and the site reinstated.</p>				
<p>E1: Supporting a Rural Economy</p> <p>Proposals for holiday accommodation and businesses classes (E(c) and E(g)(i) in Zone B (Fig 6), excluding Hill Barton Business Park, will be supported where they:</p> <ol style="list-style-type: none"> 1. Are proposed on previously developed land or through the conversion of existing redundant buildings. 2. Are in keeping with the existing scale and form. 3. Are physically located adjacent to or well related to an existing dwelling. 4. Are consistent with the existing countryside landscape setting; and 5. Do not result in adverse impacts to residential amenity, biodiversity or highway safety. <p>Where proposals involve the conversion of existing buildings, this should not entail disproportionate extensions.</p>	Positive	Positive	Neutral	<p>The economic effects of this policy are to support the evolution of local businesses in the changing world.</p> <p>The social impact of this policy will be to allow development that does not change the current nature of the parish but allows limited expansion of business activity.</p> <p>The Environmental impact of this proposal will be neutral.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>E2: Rural economy: Live-Work Units</p> <p>Developments of live-work units in Zone B (Fig 6) excluding Hill Barton Business Park, will be supported when:</p> <ol style="list-style-type: none"> 1. A live-work unit conforms to the following requirement: The residential element can only be occupied in conjunction with the operation of the dedicated working space. 2. Proposals involve the change of use of an existing building and/or on a brownfield site. 3. Proposals for demolition and/or conversion of existing buildings should not entail substantial building beyond the existing footprint, or disproportionate extensions. <p>Proposals are to meet the following site-specific requirements:</p> <ul style="list-style-type: none"> • To be in keeping with the existing scale, form and their countryside setting. • To be physically located adjacent to, or well related to, existing dwellings, or clusters of dwellings such as Holbrook. • To be of high-quality design to enhance the existing landscape setting, and • Will not result in adverse impacts to residential amenity or highway safety. <p>Proposals for live-work units on greenfield sites are not supported in Zone B.</p>	Positive	Positive	Positive	<p>The economic benefits of this policy are that it supports rural businesses in a way that will minimize travel to work.</p> <p>The social effects will be to allow rural businesses to thrive within the countryside setting maintaining the current environment.</p> <p>The environmental effects of this policy are positive because it encourages a potential reduction in travel to work, and therefore helping to deliver a zero-carbon future.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>E3: Opportunities for New and/or Improved Business Development in Zone A (Fig 6)</p> <p>Development proposals for new businesses and new and/or improved business development will be supported at the following locations:</p> <p>A. <u>Clyst Honiton village locations</u></p> <ol style="list-style-type: none"> 1. Home Farm Business Park (Site 1 in Figure 26): 2. Exeter Inn Car Par (Site 2 in Figure 26): 3. Old School Business Park (Site 3 in Figure 26): <p><u>Proposals should:</u></p> <ol style="list-style-type: none"> a) be in keeping with the scale and form of their setting; b) where applicable, be designed to be in conformity with the existing village character as identified in the Clyst Honiton Village Character Assessment; c) ensure that residential amenity is not adversely impacted; d) provide adequate off-street parking to avoid businesses using on-street parking ; e) be designed so that the village road remains a cul-de-sac; f) be designed so that the level and flow of traffic generated does not adversely impact on the safety and operation of the village road and/ or the highway network; g) incorporate mitigation features where necessary to address aircraft related noise and flood risk. h) provide a detailed assessment of flood risk and incorporation of mitigation measures having appropriate regard to flood zones. <p>Development proposals for Old School Business Park should seek to</p>	<p>Very Positive</p>	<p>Very Positive</p>	<p>Positive</p>	<p>The economic benefits of this policy are substantial as it fully accepts and supports business activity, whilst laying down the criteria such development should comply with.</p> <p>The social effects will be to allow rural businesses to thrive within the countryside setting maintaining the current environment.</p> <p>The environmental benefits in this policy are to restrict the noise and flooding impacts.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>retain and reuse the original school building and incorporate this structure's design features into the wider scheme.</p> <p>B. <u>Non village locations</u> Development proposals for new businesses and new and/or improved business development will, in principle, be supported adjacent to the village where:</p> <ul style="list-style-type: none"> i) the proposal is consistent with Strategy 7 in the Local Plan (or its future equivalent); ii) the proposal does not impact the cul-de-sac status of the village road; iii) a safe highway access is in place and the local highway network is capable of accommodating the forecast increase in traffic, established by a Traffic Assessment; iv) criteria c, d, f, g and h (above) where appropriate, is met; and v) the development is either: <ul style="list-style-type: none"> • being brought forward in line with the emerging Neighbourhood Development Order or <p>the proposal is on previously developed land and the proposal would not prejudice the delivery of a future community-meeting space (including the community-meeting space being sought via the emerging Neighbourhood Development Order).</p>				

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>SA1: Slate and Tile Site.</p> <p>Land fronting onto York Terrace identified in Figure 39 is allocated for a small development of up to nine dwellings.</p> <p>Proposals to meet the following site-specific requirements:</p> <ol style="list-style-type: none"> 1. Housing to be 1 and 2 bed properties. 2. Provide 50% of the affordable housing allocation as social rented houses for those with a local connection criterion as set out in EDLP Strategy 25. 3. Development proposals should incorporate mitigation features for aircraft related noise, road noise and flooding. 4. To be designed to acknowledge the site’s key gateway location (Design Code 4). Innovative proposals that deviate from the scale and design of the North Clyst Honiton Character Area will be supported. 5. The provision of “off street location” parking. 6. The provision of safe vehicular, pedestrian and cycle access. 	Negative	Very Positive	Positive	<p>The economic effect of this policy will involve a small reduction in jobs, in order to provide much-needed housing for local people.</p> <p>The social effect will be the provision of affordable/social housing for people in the village currently unable to afford to remain. This will retain a better mix of residents at all levels without materially altering the shape or nature of the village.</p> <p>The environmental benefits in this policy are to restrict the noise and flooding impacts.</p>
<p>H1: Self – Build and Custom Build Houses.</p> <p>Development of self and custom-build dwellings will be supported in the following locations:</p> <ol style="list-style-type: none"> 1. On single plots where the dwelling is a conversion of an existing building, and 2. On single plots in which the new build is in scale with surrounding properties and is located within the plot and/or adjoining an existing dwelling. 	Neutral	Very Positive	Neutral	<p>The economic effect of this policy will be neutral.</p> <p>The social impact of the policy is to be able to provide an alternative form of low-cost housing, enabling a robust local population to be maintained.</p> <p>The environmental impact of this policy will be neutral</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>Provision of 10% self-build and custom build dwellings will be required on all residential schemes of 30 houses or more as follows, unless superseded by Local or National requirements: Such provision could be provided through: Serviced plots for self-build and custom build, either on an individual basis or for a duly constituted self-build group (to include a community group)</p> <p>This policy will not apply to Hill Barton Business Park or the emerging Clyst Honiton Neighbourhood Development Order Site.</p>				
<p>NE1: Landscape and Biodiversity As appropriate to their scale, nature and location development proposals should contribute to a high quality and biodiversity-rich natural environment by demonstrating how the following are to be addressed:</p> <ul style="list-style-type: none"> a) Retaining and integrating existing landscape features including hedgerows/banks, trees, watercourses and ponds, which contribute to the visual richness of the landscape and provide important habitat for wildlife. Where the loss of such features is unavoidable, replacement landscaping of at least equal habitat and visual amenity value should be provided. b) Requiring biodiversity gains of at least 10% on all development (unless exceeded by Local or National policy) and a requirement that developers use the current DEFRA biodiversity net gain metric to calculate the impact of their proposals. Biodiversity gain to extend where appropriate to a gain rather than a loss of woodland canopy. 	Neutral	Very Positive	Very Positive	<p>The economic effect of this policy will be neutral.</p> <p>The social impact of this policy provides for a large improvement in the various elements of the local environment, improving health and social well-being.</p> <p>This policy is all about the natural environment</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>c) Using locally distinctive landscape and boundary treatments. Preference should be given to native plants species, and where this is not feasible, non-native species of demonstrable biodiversity and habitat value should be used. Use of Devon banks, treed boundaries are supported as the preferred boundary treatments to be in keeping with the Clyst Honiton Character Assessment and the Clyst Honiton Design Codes (Appendix 7B).</p> <p>d) Creating new habitats and enhancing wildlife connectivity. Existing wildlife corridors shall be retained and enhanced, and new wildlife corridors created. The introduction of artificial nesting and roosting sites, such as bird boxes, insect bricks and bat boxes, shall be provided in line with the latest best practice, including BS 42021:20221, and/or as specified in the latest legislation. Habitat creation to provide permeability for wildlife at ground level within boundary features. New biodiversity enhancements and habitat creation are to be made acceptable to airport safety and operations where appropriate.</p> <p>e) Responding positively to the surrounding landscape setting, through sensitive design, siting and landscaping. In this regard development proposals located along the village edges, or within the surrounding rural countryside should carefully consider and respond positively to, the unique qualities and characteristics of their immediate landscape setting, as set out within the East Devon and Blackdown Hills 'Landscape Character Assessment' (2019) and the Clyst Lowland Farmlands Devon Landscape Character Area.</p> <p>All major development proposals* should provide details of a landscaping scheme that demonstrates how the scheme responds to</p>				

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<p>the above considerations.</p> <p>* As defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015</p>				
<p>NE2: Green Landscaped Corridor</p> <p>The land denoted in Figure 47 is safeguarded as a green landscape corridor in order to maintain the landscape setting of Clyst Honiton village, maintain a wildlife corridor and mitigate traffic noise from the A30 carriageway.</p> <p>Other than development requirements associated with maintaining the strategic road network, only minor proposals associated with managing and improving the wildlife corridor will be supported.</p>	Neutral	Very Positive	Very Positive	<p>The economic effect of this policy will be neutral.</p> <p>The social impact of this policy provides for a large improvement in the various elements of the local environment, improving health and social well-being.</p> <p>This policy is all about the natural environment.</p>
<p>NE3: River Clyst Park</p> <p>The land denoted in Figure 48, is safeguarded as a public amenity space.</p> <p>Proposals relating to the enhancement of the River Clyst Park will be supported, where they provide appropriate:</p> <ol style="list-style-type: none"> 1. Access infrastructures for those walking and using appropriate terrain mobility vehicles. 2. Interpretation/ information boards. 3. Litter bins. 4. Cycle racking. 	Neutral	Very Positive	Very Positive	<p>The economic effect of this policy will be neutral.</p> <p>The social impact of this policy provides for a large improvement in the various elements of the local environment, improving health and social well-being.</p> <p>This policy is all about the natural environment.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>Proposals will need to take into consideration the seasonal community use of this area and the water management role of the flood plain area.</p> <p>Development proposals for will not be supported in the Clyst Valley Regional Park, unless it conforms with Local Plan Policy relating to development in the designated area.</p>				
<p>NE4: Local Green Spaces</p> <p>The following accessible community green spaces in Figure 50, have been demonstrated to be of particular importance to the local community. These sites which are all in Clyst Honiton village have been designated as Local Green Spaces (in accordance with paragraphs 105 and 106 of the NPPF (2023) in Appendix 17:</p> <ol style="list-style-type: none"> 1. The churchyard, adjacent to St Michaels and All Angels Church. 2. The green spaces <ul style="list-style-type: none"> • adjacent to noticeboard and village seat on St Michaels Hill, and • beside the Southwest Water pumping Station. 3. The Parish Field on Airport Road. 4. The green verges at the entrance to the village and on both sides of the B3174 in Clyst Honiton village. <p>Inappropriate forms of development within any area of LGS will not be permitted unless justified by very special circumstances.</p>	Neutral	Positive	Very Positive	<p>The economic effect of this policy will be neutral.</p> <p>The social impact of this policy provides for a large improvement in the various elements of the local environment, improving health and social well-being.</p> <p>This policy is all about the natural environment.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>AC1 – Parking Provision</p> <p>New non-residential development proposals shall deliver parking arrangements which address the following matters:</p> <ol style="list-style-type: none"> 1. The type and mix of the development. 2. Parking areas are to provide maximum surface permeability. 3. The accessibility of the location. 4. Projected staff and visitor numbers. 5. Off-road space for turning and dropping off by service and delivery vehicles. 6. Disabled parking provision. 7. A covered and secure area for bike storage. 8. A mix of rapid, fast or trickle electric charge points appropriate to the type of development. 9. Identification of likely peak visiting times and associated parking requirements during this period. 10. Conforms to designing out crime in order to provide safe parking whilst not undermining the security of the wider development. <p>Development proposals on existing commercial sites which enable the provision of the following are supported:</p> <ul style="list-style-type: none"> • further onsite parking spaces, and • charging facilities (see 7 above) <p>All residential development proposals to providing parking on surfaces with maximum surface permeability.</p>	Neutral	Very Positive	Neutral	<p>The economic effect of this policy will be neutral.</p> <p>The social impact of this policy is to ensure that new development does not reduce the availability of already scarce parking facilities. It is expected that this policy will improve the current situation.</p> <p>The environmental impact of this policy is neutral.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>Additional off-street parking spaces for Clyst Honiton village residents in locations close to or adjacent to housing will be supported where they do not have an unacceptable impact on:</p> <ul style="list-style-type: none"> a) the Village Character Area in which the parking is located, b) residential amenity, c) pedestrian and road safety, and d) flood risk (including local surface water flooding). 				
<p>AC2: Public realm improvements to Clyst Honiton village road and its road junctions.</p> <p>The following intervention measures along Clyst Honiton village road will be supported where they improve the public realm and/or road safety</p> <ul style="list-style-type: none"> 1. Safe pedestrian zones. 2. Street furniture and seating areas. 3. Cycle racking. 4. Infrastructure for planting to include trees. 5. Infrastructure to ensure safe vehicular access to and from Ship Lane. 	Neutral	Very Positive	Neutral	<p>The economic effect of this policy will be neutral.</p> <p>This policy is designed to improve the public realm from the current position, alongside development. This is a substantial social effect.</p> <p>The environmental impact of this policy is neutral.</p>
<p>AC3: Active Travel Provision</p> <p>Development proposals which would provide new and/or would extend and/or improve existing routes for active travel will be supported,</p> <ul style="list-style-type: none"> 1. New Routes (Figures 49 and 55) 	Neutral	Very Positive		<p>The economic effect of this policy will be neutral.</p> <p>This policy would have a substantial effect on the social</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>2. Clyst Park route N° 3 3. Bypass site route N° 7 4. Orange Meadow route N° 9</p> <p>as well as those linking to:</p> <p>5. Sky Park Fitness Trail 6. Clyst Valley Trail 7. WW2 Fighter Pen 8. Clyst Valley Regional Park</p> <p>Development proposals that contribute to the creation of new links for non-motorised users to the following network of cycle paths and key destinations in the wider region will be particularly welcome:</p> <ul style="list-style-type: none"> • National Cycle Network Route 2 and Route 34 (Exe Estuary Trail) • Killerton Trail and Ashclyst Forest • Crealy Theme Park and Resort <p>Development proposals should provide appropriate and safe access and should link up with existing networks.</p> <p>Development proposals should be designed to create natural surveillance of routes, and such routes should include sufficient lighting provided by renewable energy to make users feel safe and secure.</p> <p>Development proposals are to consider future opportunities to enhance connectivity to neighbouring sites and should be designed in a manner that facilitates future connections.</p>			Neutral	<p>well-being of the population in terms of health and connectivity.</p> <p>The environmental impact of this policy is neutral.</p>

POLICIES	ECONOMIC	SOCIAL	ENVIRONMENT	COMMENTARY
<p>Development proposals for the provision of cycle and E bike racking will be supported.</p> <p>The loss of existing routes will be resisted unless an appropriate replacement route is provided as part of the development.</p>				