

Table 4.1 SA Assessment for GH/ED/39 and Boyer’s reassessment based on site-specific technical surveys and assessments

SA Objective	SA Score		SA Commentary	Boyer response relating to Land off Northcote Hill	Boyer Score
<p>1. Biodiversity To conserve and enhance the habitat and wildlife of our natural environment.</p>	+	-	<p>GH/ED/39 The north of the railway site covered by improved grassland with small areas that have overgrown grass and grazed by sheep, and the south of the railway site, it has improved grassland and arable. Trees and vegetation on the edge of the site boundary. Development of the two small woodlands within the site would have a negative effect</p>	<p>Disagree – the tree reports submitted with the planning applications confirms there are no TPO’s, Ancient Woodlands or Veteran Trees on site, as well as the majority of trees on site being classed as low quality. Wooded areas on site would be retained as part of a future scheme.</p>	+
<p>2. Landscape To conserve and enhance the special qualities and distinctive character of our landscapes, undeveloped coast and seascape.</p>	-		<p>GH/ED/39 is outside but adjoins the National Landscape, which would have a visual impact on the National Landscape and likely minor negative effect.</p>	<p>Disagree – A Landscape Visual Assessment has been prepared for both planning applications north and south of the railway line and confirm the site will be sympathetically designed in a manner that will have no adverse effect on the adjacent National Landscape and that a sensitive form of development would be deemed acceptable.</p> <p>Positive discussions have also taken place with Landscape Officers at EDDC, demonstrating that the Site is able to accommodate in excess of 300 dwellings. whilst having no negative impacts on the surrounding landscape.</p>	0

<p>3. Historic and built environment.</p>	<p>0</p>	<p>GH/ED/39 is located in a remote location in Honiton, with no designated heritage asset within 100m, so no significant effect.</p>	<p>A report written by TCMS Heritage concludes that there are no heritage constraints to development of the site.</p>	<p>0</p>
<p>4. Climate change and carbon emissions To minimise greenhouse gas emissions.</p>	<p>0</p>	<p>GH/ED/39 has 9 out of 12 facilities within 1,600m of the site, and over 1km to the town centre, an hourly or better bus service is available but all the sites are located on the periphery of Honiton so development is likely to increase car travel.</p>	<p>Disagree – The site is within walking distance of Honiton Town Centre, with various leisure facilities (including restaurants and coffee shops), post office, opticians, dentist, primary school and community college all located within 20 minutes' walk from the site.</p> <p>Honiton railway station, rugby club, leisure centre, Honiton hospital and surgery are all located within 10 minutes cycle from the site.</p> <p>The proposed development is therefore founded on the 20-minute neighbourhood concept and promoted the use of sustainable modes of transport.</p>	<p>+</p>
<p>5. Climate change adaption To adapt to the possible effects of climate change.</p>	<p>0</p>	<p>GH/ED/39 has medium/high flood risk (zones 2 & 3) covering a minor part of the site and development could avoid those areas.</p>	<p>The concept masterplan demonstrates that any areas of the site at risk of flooding (from all sources) would be kept free from development. A comprehensive drainage strategy has been prepared by Phoenix Design which demonstrates that</p>	<p>+</p>

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			development would, in accordance with the NPPF, be safe for its lifetime.	
6. Land resources To utilise our land resources efficiently and minimise their loss or degradation.	-	GH/ED/39 has Grade 2 agricultural land in the eastern part of the site, and Grade 3 agricultural land in the western part, so a negative effect.	Noted national mapping indicates that the site has some areas of higher agricultural land grading.	-
7. Water Resources To utilise our water resources efficiently and minimise their loss or degradation.	-	South West Water forecast there will be adequate water supply; but the capacity of Honiton Wastewater Treatment Works is forecast to be exceeded by proposed development at the settlement, GH/ED/39, albeit environment permit compliance is sufficient (Water Cycle Study, November 2025). Therefore, a negative effect is likely for all sites included in the Water Cycle Study, with uncertainty for others.	Taylor Wimpey is committed to ensuring that there are no adverse impacts in relation to water resources in the area. The scope of which will be informed by on going discussion with the Local Authority.	0
8. Homes To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure to meet East Devon's needs.	++	GH/ED/39 has a maximum yield of 100 plus homes, meaning a significant positive effect. All other sites have the potential to deliver less than 100 homes, so will have a positive effect. An appropriate mix of tenures and sizes including affordable housing is assumed for all sites.	Agreed – the allocations could deliver a significant quantum of homes and make a meaningful contribution towards EDDC's housing need in the short to medium term. As shown through the site assessment work, the site could accommodate a greater quantum of development (up to 115 homes on land north of the railway line and at least 299 homes on land south of the railway line)	++

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<p>9. Health and well-being To support healthy, safe and active communities where people have access to attractive and functional recreation spaces</p>	-	<p>GH/ED/39 is within 800m of a 40% most deprived neighbourhood and open space/allotment and a play area, but adjacent to the railway line meaning a negative effect.</p>	<p>Disagree – The scheme will be developed in a manner that provides sufficient buffer from the adjacent railway line therefore delivering no negative effects. The proposed development would provide considerable areas of public open space for the enjoyment of existing and future residents of Honiton, the new public open space could include a community park, walking routes (with trim trail equipment), orchard and an allotment and is therefore centred on promoting healthy living and well-being. A scheme of up to 299 dwellings on land south of the railway line could also deliver a neighbourhood hub, which would improve the facilities and services on offer within this part of Honiton.</p>	0
<p>10. Access to services To provide accessible and attractive services and community facilities for all ages and interests.</p>	+	<p>GH/ED/39 is within 1600m from a primary school, secondary school, pub, shop, GP surgery, community hall, post office and library, a minor positive effect.</p>	<p>Agreed – the site is within walking distance of Honiton’s services and facilities. As indicated on the concept masterplan, the proposed development could deliver a Neighbourhood Hub that would serve existing and future residents, delivering an overall positive effect.</p>	+
<p>11. Jobs and employment To foster a strong and entrepreneurial economy and increased</p>	+	<p>GH/ED/39 is within 1600m to jobs in the town centre and have the realistic potential to deliver on-site employment</p>	<p>Agreed – the site’s proximity to Honiton town centre as well as public transport routes to further employment areas</p>	+

access to high quality skills training to support improved job opportunities and greater productivity.		due to the scale of development, so minor positive effects.	delivers positive effects to the development.	
12. Town centres To safeguard and strengthen the vitality and viability of town centres.	+	The rest of the sites are located in the town centre area or within 800m of an existing town centre, major positive effect.	Agreed – the site’s proximity to the town centre of Honiton, delivers a majorly positive effect.	+
13. Connectivity and transport To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within and beyond East Devon	+	Whilst GH/ED/39 is within 800m of a bus stop, the service is less than daily and only serves rural locations. Several sites are accessed off narrow lanes where highways and footpath improvements will be required to deliver development, including GH/ED/39	Agreed - the site is within walking/cycling distance of a number of local facilities and amenities within Honiton as well as public transport opportunities such as Honiton Railway Station as well as bus services. A recent planning application also proposed improvements to be made to the adjoining highway and footpath, resulting in a scheme of up to 299 dwellings that is considered acceptable in terms of Highways and Access.	+

1.1 The revised suitability assessment for GH/ED/39 is therefore as follows:

	1.		2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.
East Devon SA assessment	+	-	-	0	0	0	-	-	++	-	+	+	+	+
Boyer revised assessment	+		0	0	+	+	-	0	++	0	+	+	+	