

## **Mid Devon District Council - Local Plan**

### **Sustainability Appraisal/Strategic Environmental Assessment**

#### **Non-technical Summary January 2015**

##### **1. Introduction**

- 1.1 The Council has a duty to consider the sustainability of its plans through the Planning and Compulsory Purchase Act 2004 (as amended). It also has to prepare a Strategic Environmental Appraisal (SEA) as a result of requirements contained in the Environmental Assessment of Plans and Programme Regulations 2004. The requirements of both pieces of legislation have been met by the SA, which has been prepared following Government guidance.
- 1.1 This SA assesses the sustainability of the Local Plan Review Publication draft (2015) which has reviewed the targets, allocations, and policies contained within the current plan to reflect the latest evidence and guidance including the National Planning Policy Framework (2012) and will supersede the following three parts of the existing plan:
  - Core Strategy (adopted 2007)
  - Allocations and Infrastructure Development Plan Document (adopted 2010)
  - Local Plan Part 3: Development Management policies (adopted 2013)
- 1.2 The SA helps planning authorities to consider the merit of a variety of options to help determine the most sustainable policy decisions. It should be read in conjunction with the Local Plan Review Publication draft (2015) document. The SA highlights potential negative impacts of a plan, thereby providing the opportunities for these effects to be avoided or mitigated. However, the SA cannot ensure that development will be absolutely sustainable in all its aspects. It is possible that in some cases development which is in some respects less sustainable may still have to take place, perhaps where the social and/or economic benefits outweigh environmental impact.
- 1.3 The SA is an iterative, ongoing process and integral to plan making. During the process of preparing the Local Plan Review, consultation was held in July 2013 on the Scoping Report and SA Scoping Report and in January 2014 on the Options Report and SA Interim Report. Comments received during these two consultations have been taken into account and amendments made to the Local Plan and the SA accordingly.
- 1.4 The Local Plan sets out a strategy for meeting the needs of the District over the plan period (2013-2033), including for housing and employment. Through the preparation of the plan there has been consideration of what the appropriate level of development should be and different options for delivering growth in light of environmental and other constraints.

## **2. Sustainability Appraisal Process**

2.1 Government guidance advises a number of stages of SA work that need to be carried out as a Local Plan is being prepared:

Stage A: Setting Context and Scope

Stage B: Developing Options and Assessing Effects

Stage C: Preparing the SA Report

Stage D: Consulting on the Plan and the SA

Stage E: Monitoring Implementation of the Plan

2.2 The SA Scoping Report met the requirements of Stage A, assembling the background information, or evidence base, to inform the appraisal process and establishing the framework for the process including setting the objectives against which options would be tested.

2.3 The Interim Report met the requirements of Stage B, reviewing the Strategic Policies, Site Options and Managing Development Options against the sustainability objectives set out in the SA Scoping Report.

2.4 The SA of the Local Plan Publication Draft (2015) focuses on Stages B, C and D of the process and covers the following:

- A summary of the findings of the Scoping Report and Interim Report;
- An assessment of the sustainability of the options and reasonable alternatives considered in the preparation of the Local Plan, including overall housing numbers and site allocations;
- The identification of the potential significant effects resulting from the implementation of the Local Plan; and
- An outline of the proposed monitoring strategy to measure the effects of implementing the Local Plan.

2.5 The SA Report includes the following appendices:

- Appendix 1: Review of Plans and Programmes; and
- Appendix 2: Preferred Policies and Sites and Alternative Policies and Sites.
- Appendix 3: Undeliverable sites

## **3. Context and Scope**

3.1 Mid Devon District Council covers an area of 353 square miles (914 sq. km) in the heartland of Devon. The District had a population of around 77,500 at the time of the 2011 Census and is located roughly equidistant between the Bristol and English Channel coast. The significant urban areas of Exeter (population 117,800) and Taunton (63,000) are just beyond the southern and eastern boundaries of the district respectively. Major east-west transportation routes run through the district, including the M5, A361, A30 and the Great Western Mainline Railway.

3.2 The majority of Mid Devon's settlements are nestled within the folds of the landscape, with many small historic settlements containing thatched cottages and ancient churches. Tiverton is the main town within the district, with the two smaller market towns of Cullompton and Crediton. Natural England has divided England into Natural Character Areas, with Mid Devon

falling into three distinct areas: the Culm, the Devon Redlands and the Blackdowns. The Mid Devon Landscape Character Assessment provides further more localised characterisation. Mid Devon is a district with a rich historic and cultural heritage. There is a wealth of historic buildings and features throughout the district, with over 2680 listings of buildings, bridges and milestones. The district has three historic parks and gardens of national importance – Knightshayes, Bridwell Park and Shobrooke Park, with 16 of local value. There are also 51 Conservation Areas and 49 Scheduled Ancient Monuments as well as a wide range of archaeological remains which are not listed.

3.3 There are a large range of plans, policies and programmes relevant to the production of the Local Plan. These range from the international to local level documents, covering social, economic and environmental issues. From these it has been possible to identify a number of key objectives that have informed the preparation of the SA and Local Plan. Appendix 1 of the SA Report outlines the relevant plans, policies and programmes.

3.4 The existing position in the District in relation to the environment, economy, local community and a number of other matters has been reviewed. The likely evolution of the District without the Local Plan was also considered which helped in the identification of a range of issues and problems and consequently informed the preparation of the sustainability objectives. The following sustainability issues within Mid Devon have been identified:

<b><i>Key sustainability issues</i></b>	
<b>Natural Environment</b>	Biodiversity levels are continuing to fall, often dramatically for some species. There is potential for negative impact on the Water Framework Directive status of waterbodies across the district as a result of development.
<b>Built Environment</b>	Some heritage assets are at risk. Some climate change objectives can conflict with the conservation of the area’s historic environment, particularly in the installation of renewables technologies that may impact on heritage assets.
<b>Climate Change and Flooding</b>	There is pressure for the installation of renewable energy developments to meet energy shortage however this may conflict with other objectives e.g. built environment. There is an increased risk of flooding as a result of climate change.
<b>Resource Use</b>	There are high levels of best and most versatile land across the district. There may be a conflict between protecting this resource and the need for development across the district. There are limited brownfield sites and therefore pressure to develop primarily on greenfield sites. There is also a need to avoid disposal of waste instead of prioritising re-use, recycling or reduction.
<b>Economic Growth</b>	There are higher levels of out-commuting than in-commuting, especially to Exeter and the potential loss of employment within Mid Devon. There is declining town centre health with town centre regeneration having the potential to be affected by any new out-of-centre development.
<b>Housing</b>	There has been a large population growth within the last decade and demographic household change leading to the need for new

	housing. Houses have not previously been constructed of a sufficient size to meet the needs of the modern family. There is a continued need for affordable housing.
<b>Community Health and Wellbeing</b>	Mid Devon has small areas of social deprivation within Tiverton, Cullompton and some of the remote rural areas (including high levels of child poverty). Access to services and facilities for rural communities has worsened and may continue to do so. There is a low retention of high-attaining school leavers. There are issues around traffic congestion and poor air quality within Crediton and Cullompton.
<b>Infrastructure</b>	There is a high dependency on the car across the district, with levels of car ownership having grown and continuing to grow. Rural self-employment or small business start-up is a growing sector, however this may be constrained by poor broadband speeds.

#### 4. Sustainability Appraisal Methodology

4.1 A framework is used to understand the sustainability effects of the Local Plan as has been developed, consisting of sustainability objectives, each of which include a number of elements against which a policy will be appraised. The framework includes all those factors highlighted within the SA that will affect the sustainability of the Local Plan and is central to the process of sustainability appraisal. The following objectives have been used to test the different options in the Local Plan. The sustainability objectives are:

- A) Protection of the natural environment;
- B) Protection and promotion of a quality built environment;
- C) Mitigating the effects of climate change;
- D) Safeguarding and minimising resource use;
- E) Promoting economic growth and employment;
- F) Supporting retail;
- G) Meeting housing needs;
- H) Ensuring community health and wellbeing; and
- I) Delivering the necessary infrastructure.

4.2 The sustainability objectives proposed are distinctive from the objectives in the Local Plan, though they may in some cases overlap with them. In order to consider the impact of the Local Plan against the sustainability objectives, a scoring system has been used. #

4.3 The use of a scoring system with a range from +3 to -3 highlights the scale of any potential impact. This system enables the opportunity to differentiate between marginal or significant impacts. In some instances where there were technical deficiencies in which specific data was not available at the time of the sustainability appraisal assessments, an uncertain effect has been identified. It is important to note that the scores should not be summed to produce a total score to determine the overall sustainability of a policy or proposal. Mathematical models can lead to an ‘artificial certainty’ in determining the effect of a policy or proposal where the impacts of issues can be subjective.

4.4 The following table sets out the scoring system that has been used:

<b>Score</b>	<b>Rationale</b>
+3	The policy/proposal will have a significant positive contribution towards achieving the objective
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective
+1	The policy/proposal will have a minor positive impact in contributing towards achieving the objective
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective
-2	The policy/proposal will have a negative impact in contributing towards achieving the objective
-3	The policy/proposal will have a significant negative contribution towards achieving the objective

4.5 In addition to the scoring process, a commentary against each objective has been provided. This sets out a summary of the context of the policy/allocation and a description of the impact against each of the sustainability objectives. Measures for mitigation are also described and scores for post-mitigation are provided, whereby if mitigation measures are applied negative impacts may be reduced. This includes consideration of whether impacts noted are offset by other policies in the plan. Secondary, cumulative, synergistic, temporary, permanent, short, medium or long-term impacts are also reflected.

## **5. Reasons for selecting / rejecting policy alternatives**

5.1 The development of the Local Plan has been an on-going and iterative process with key pieces of evidence influencing the selection and rejection of options.

### **Amount and Distribution of Development**

5.2 The level of growth and development required is a key consideration in the Local Plan. Where the need is identified there is then the consideration as to how this need should be met. In terms of residential development, the SA has given consideration to the implications of different scales of housing development, the approach to distributing it and the locations of sites to provide housing. The first stage was to consider the scale of housing development that should be provided within the District informed by the evolving evidence base. The options assessed focused on whether the amount of development should meet the housing need (7,200 dwellings) or exceed the housing need (8,400 dwellings). A summary of the SA results are provided below.

<b>Amount of Residential Development</b>		
<b>Sustainability objective</b>	<b>Preferred Meet housing need Scenario (7,200 dwg)</b>	<b>Alternative Higher Growth Scenario (8,400 dwg)</b>
A) Protection of the natural environment	0	-1
B) Protection and promotion of a quality built and historic environment	0	0
C) Mitigating the effects of climate change	0	0
D) Safeguarding and minimising resource use	-2	-3
E) Promoting economic growth and employment	+1	+1
F) Supporting retail	+1	+1
G) Meeting housing needs	+3	+3
H) Ensuring community health and wellbeing	+1	+1
I) Delivering the necessary infrastructure	0	-2

5.3 In summary meeting housing need was the most appropriate option when assessing the overall impact against the sustainability options. Meeting the housing need would meet the economic and social needs of the District, while the environmental impacts would be neutral or balance out than a higher growth scenario which could have a minor negative impact. A higher growth scenario could potentially have negative impact on the delivery of necessary infrastructure, as opposed to the option of meeting housing need having no impact.

5.4 For commercial development, the SA has given consideration to the implications of the different scales of commercial development within the district over the plan period. The scale of commercial development appropriate within the district has been informed by the evidence base. The options focused on whether the amount of development should meet the need (154,000sq m) or exceed the need (310,000sq m). A summary of the results are provided below.

<b>Amount of Commercial Development</b>		
<b>Sustainability objective</b>	<b>Preferred Meet commercial need Scenario (154,000sq m)</b>	<b>Alternative Higher Growth Scenario (310,000sq m)</b>
A) Protection of the natural environment	0	-1
B) Protection and promotion of a quality built and historic environment	0	0
C) Mitigating the effects of climate change	0	-1
D) Safeguarding and minimising resource use	-1	-3
E) Promoting economic growth and employment	+3	+3
F) Supporting retail	+3	+2
G) Meeting housing needs	0	0
H) Ensuring community health and wellbeing	+2	0
I) Delivering the necessary infrastructure	0	-2

5.5 In light of recent evidence provided by the Employment Land Review (2013) which concluded that the market is unlikely to support the delivery of the current employment land allocations and the shift of policy emphasis in national policy to avoid the long-term protection of sites allocated for employment uses the reduced level of employment development of 154,000sq m is preferred.

5.6 An assessment for the three different options for the distribution of development across the District was completed and the results are outlined below.

<b><i>Distribution of Development (using preferred option of 7,200 dwellings)</i></b>			
<b><i>Sustainability objective</i></b>	<b><i>Preferred New Community (J28 Cullompton)</i></b>	<b><i>Alternative Town Focus (Hartnoll Farm)</i></b>	<b><i>Alternative New Community (J27 Willand)</i></b>
A) Protection of the natural environment	-1	-1	-2/?
B) Protection and promotion of a quality built and historic environment	0/?	-2/?	0/?
C) Mitigating the effects of climate change	0/?	0/?	0/?
D) Safeguarding and minimising resource use	-3	-3	-3/?
E) Promoting economic growth and employment	+3	+2	+3
F) Supporting retail	+1/?	+2	-3/?
G) Meeting housing needs	+3	+3	+3
H) Ensuring community health and wellbeing	0	+1	0
I) Delivering the necessary infrastructure	+2	+2	+2/?

5.7 The New Community option at Junction 28 preferred by the Local Plan Review is relatively unconstrained in landscape and environmental terms and forms a natural extension to one of Mid Devon’s most sustainable settlements. Cullompton has excellent connections to the M5 motorway and the economic benefits this brings in particular with storage and distribution uses. The expansion of Cullompton is both achievable and supported by the local community.

5.8 The alternative option of a town focussed strategy considered that should this option be preferred it would require strategic growth above and beyond Tiverton’s Eastern Urban Extension. Given Tiverton’s topographical constraints only two directions of growth remain viable for development, firstly north of the A361 and secondly to the east along the valley. The Council has explored land availability to the north and has received confirmation that this is not available. To the east the only option is Hartnoll Farm, which is available and of significant scale to bring forward major housing and employment growth. However the SA identifies a number of significant constraints including a negative effect on the landscape character and concerns of the development merging into Halberton which has its own distinct identity. This option was therefore not preferred.

5.9 The assessment of the third option of developing Junction 27 land adjacent Willand raised potential issues around the impact on the environment, town centre viability, the future working of Hillhead Quarry and the relationship of this development with existing facilities. In considering the range of potentially significant issues with either the commercial or residential elements of development at J27, development at this site is not preferred. The separate assessments of the commercial and residential elements of J27 are reflected in the villages section of the matrices and Appendix 2.

**Other strategic policies**

5.10 No alternative strategies exist for the Strategic Policies apart from Policies S2, S11, S12 and S13. Alternatives for S2 for the amount and distribution of development are discussed above, therefore Policy S2 preferred and alternative options are not included in the summary table below. Alternatives for S11 and 12 are in regard to the amount of development in Cullompton and Crediton respectively. The Alternative for S13 is for Bampton to remain as a town rather than be classed as a town. The preferred and alternative options are included in the summary table below. The table below gives a summary of the Strategic Policies against the 9 strategic objectives. Full assessments for each Strategic Policy are outlined in Appendix 2 of the full SA Report.



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Strategic Policies*																		
Sustainability Objectives	S1: Sustainable development priorities	S3: Meeting housing needs	S4: Ensuring housing delivery	S5: Public Open Space	S6: Employment	S7: Town Centres	S8: Infrastructure	S9: Environment	S10: Tiverton	S11: Cullompton	Alternative Cullompton: Meet needs of community	Alternative Cullompton: Under provision	S12: Crediton	Alternative Crediton: Under provision	S13: Villages	Preferred: Bampton as a village	Alternative Bampton as a Town	S14: Countryside
A	+3	0	0	+2	0	0	-1	+3	+2	-1	0/?	0/?	-1	+2	+3	0	0	+3
B	+3	0	0	+2	0	+2	0	+3	+2	0	+1/?	+1/?	0	0	0	+1	+1	-2
C	+3	0	0	0	0	+2	+2	+2	+1	+1	+1/?	+1/?	-1	-1	+1	+2	+2	+2
D	+2	0	0	0	0	+2	0	+3	0	-2	0/?	0/?	0	0	0	-1	-2	+2
E	+3	0	0	0	+3	+2	+1	0	+3	+3	+3	+2	+3	-2	+3	+1	+1	+3
F	+3	0	0	0	+3	+3	+1	0	+3	+3	+3	+2	+2	+2	+3	+1	0	+3
G	+3	+3	+3	-1	+1	+2	+1	0	+3	+3	+3	+2	+3	+2	+3	+2	+2	0
H	+3	+1	+1	+3	+2	+1	+2	+1	+2	+2/?	+2	+1	0/?	0	+3	+1	+2	+1
I	+2	0	0	+2	0	+2	+3	0	+2	+2/?	+2/?	+2/?	+3	+3	+2	0	-1	+3

\*Separate matrices are provided for ‘S2 Amount and Distribution of development’ in the relevant section above.

## **6. Site Allocations**

- 6.1 The selection of site allocations at Tiverton, Cullompton, Crediton and the villages has been an iterative process principally steered by the scale and distribution of development set out in Policy S2: Amount and distribution of development, the availability of deliverable sites, public consultation and the Sustainability Appraisal process.
- 6.2 All of the sites consulted on in the Local Plan Review: Options Consultation were considered deliverable by the Strategic Housing Land Availability Assessment (SHLAA) panel and the Strategic Commercial Land Availability Assessment (SCLAA) panel and were assessed by the SA. Further sites put forward at the Options Consultation stage were taken to the relevant SHLAA or SCLAA panel. All new sites thought to be deliverable by the SHLAA or SCLAA panel have also been subject to detailed SA. Appendix 3 provides a list of sites considered undeliverable by the panels.
- 6.3 In general, the SA identified that none of the sites assessed outperformed all the others in all regards. However, there were factors that resulted in some sites being considered to be less suitable, for example, as a result of environmental impacts, flood risk or accessibility. The SA process therefore informed the identification of a number of sites to meet the housing requirement. The following tables show the preferred sites and the alternative sites, in Tiverton, Crediton and Cullompton and the villages. Full assessments and the conclusions on each of the assessed sites are outlined in Appendix 2 of the full SA Report.

**Tiverton Housing Sites**

Sustainability Objectives	Preferred Sites											Alternative Sites					
	TIV1-5: Eastern Urban Extension (Mixed use)	TIV6: Farleigh Meadows	TIV7: Town Hall/St Andrews Street	TIV8: Moorhayes Park	TIV9: Howden Court	TIV10: Roundhill	TIV11: Palmerston Park	TIV12: Phoenix Lane (Mixed use)	TIV13: Tidcombe Hall (Contingency)	TIV14: Wynnards Mead (Contingency)	TIV15: Tiverton Infrastructure	Hartnoll Farm (Mixed use)	Blundell's School	Hay Park	The Avenue	Exeter Hill	Leat Street
A	-1	-1	+1	0	0	0	0	0	-1	-1	0	-1	+2	0	0	-2	0
B	-1/ ?	0	0	0/?	0	?	0	+1	-1/ ?	0	0	-2/ ?	0/?	-1/ ?	0	0/?	0/?
C	+1	0	0	0/?	0	0	0	0	0/?	0	+2	0/ ?	-1	-1/ ?	0	0	-1
D	-3	-2	+2	-2	-1/ ?	+2	-1/ ?	+2	-3	-1/ ?	0	-3	-1	-1/ ?	+2	-1/ ?	+2
E	+3	+1	0	0	0	0	0	+2	+1	+1	0	+2	+2	0	0	0	-2
F	+2	+2	+1	+1	+1	+1	+1	+3	+2	+1	0	+2	+2	+1	+1	+1	+1
G	+3	+3	+2	+1	+1	+1	+1	+2	+3	+2	+2	+3	+2	+1	+1	+2	+1
H	+2	+2	+1	+1	+1	+1	0	+2	0	+1	+3	+1	+1	-1	+1	0	+1
I	+2	0	0	0	0	0	0	+1	0	0	+3	+2	+1	0	0	0	+1

**Cullompton Housing Sites**

Sustainability objectives	Preferred Sites									Alternative Sites			
	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU13: Knowle Lane	CU14: Ware Park and Footlands	CU15: Land at Exeter Road	CU16: Cummings Nursery	CU19: Town Centre Relief Road	CU20: Cullompton Infrastructure	CU21: Land at Colebrook (Contingency)	Acklands	Tiverton Road	Court Farm	Bradinch Road
A	0	-1	0	0	0	0	-2	-2	0	0	0	0	-1
B	-1/?	0/?	0	0/?	0/?	+2/?	+1	+2	0/?	0/?	0/?	+2	0/?
C	+1/?	0/?	0	0	0	+1	+2	+2	+1	0	0	0	0
D	-3	-3	-2	-2	-1	+2	-1	+1	-2	-2	-2	+2	-1
E	+3	+3	+1	0	0	+1	+2	+2	+1	0	0	-1	0
F	+2	+1/?	+2	+1	+1	+1	+2	+2	+1	+1	+1	+1	+1
G	+3	+3	+3	+2	+2	+3	0	+2	+3	+2	+2	+2	+2
H	+2	0	+1	0	0	-1	+2	0	0	0	0	+1	0
I	+2	+2	+1	0/?	0	0/?	+3	+3	0/?	0/?	0	0	0

**Crediton Housing Sites**

Sustainability objectives	Preferred Sites									Alternative Sites					
	CRE1: Wellparks (Mixed use)	CRE2: Red Hill Cross	CRE3: Cromwells Meadow	CRE4: The Woods Group, Exeter Road	CRE5: Pedlerspool	CRE6: Sports Fields, Exhibition Road	CRE7: Land at Barn Park	CRE8: Land at Alexandra Close	CRE10: Crediton Infrastructure	Stonewall Lane Playing Field	Land at Westwood Farm	Land at Chapel Down Farm	Barnfield	Fairpark House	Higher Road
A	-1	0	0	0	-1	0	0	0	0	0	0	-1	0	0	0
B	0	0	0	+1	-1	0/?	0	0	0	0/?	0/?	-1/?	0/?	-1/?	0
C	+1	0	0	0	0	0	+1	0	+2	0	0/?	0	0	+2	+2
D	-2	-2	-1	+2	-2	-2	-1/?	-2	0	-1	-1	-2	+1/?	-1/?	-1/?
E	+2	+1	0	0	+1	+1	0	0	0	0	0	+1	0	+1	+1
F	+1	+1	+1	+1	+2	+2	+1	+1	0	+1	+1	+2	+1	+1	+1
G	+3	+3	+2	+1	+3	+3	+1	+1	+2	+2	+2	+3	+1	+2	+1
H	+1	0	0	0	+2	0	0	0	+3	0	-1	0	+1	0	0
I	0	0	0	0	0	0/?	+1	0	+3	0	0	0	0	0	0

**Commercial Sites for Tiverton, Cullompton and Crediton**

	<b>Tiverton</b>					<b>Cullompton</b>								<b>Crediton</b>			
	<b>Pref.</b>		<b>Alternative</b>			<b>Preferred Sites</b>				<b>Alternative Sites</b>				<b>Pref.</b>		<b>Alt.</b>	
<b>Sustainability objectives</b>	TIV1-5: Eastern Urban Extension (Mixed use)	TIV12: Phoenix Lane (Mixed use)	Land at the Foundry	Hartnoll Farm (Mixed use)	Land at Bampton Street / William Street Car Park	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU17: Week Farm	CU18: Venn Farm	Land adj Venndale	NW Kingsmill Industrial Estate	NE Part of Kings Mill	Land South of Springbourne, East of Exeter Road	CRE1: Wellparks (Mixed use)	CRE9: Land south of A377	Land south of Commonmarsh Lane	Land east of Exeter Road
A	-1	0	0	-1	0	0	-1	0	0	0	0	0	-2	-1	0	-1	-1
B	-1/ ?	+1	0/?	-2/ ?	0	-1/ ?	0/?	0/?	0/ ?	0/?	0/?	0/?	0	0	0	-1/ ?	-1
C	+1	0	-3/ ?	0/?	0	+1/ ?	0/?	0	0	0	0	0	0	+1	0/ ?	0	0
D	-3	+2	+2	-3	+2	-3	-3	-2	-1	-1	-1	-1	-1	-2	-1	-2	-1/ ?
E	+3	+3	+2	+2	+3	+3	+3	+3	+3	+3	+3	+3	+2	+2	+2	+2	+3
F	+2	+2	+1	+2	+3	+2	+1/ ?	0	0	0	0	0	0	+1	0	0	0
G	+3	+2	0	+3	+2	+3	+3	0	0	0	0	0	0	+3	0	0	0
H	+2	+2	0	+1	+2	+2	0	-1	-1	-1	-1	-1	-1	+1	-1	-1	-1
I	+2	+1	0/?	+2	0	+2	+2	0/?	0/ ?	0	0	0	0/?	0	0	0	0

**Housing Sites in Villages – Bampton to Chawleigh**

	<b>Bampton</b>						<b>Bickleigh</b>	<b>Bow</b>					<b>Bradnich</b>	<b>Burlescombe</b>	<b>Butterleigh</b>	<b>Chawleigh</b>	
	<b>Preferred Sites</b>			<b>Alternative Sites</b>			<b>Alt.</b>	<b>Preferred</b>		<b>Alternative Sites</b>			<b>Pref.</b>	<b>Alt.</b>	<b>Alt</b>	<b>Pref.</b>	<b>Alt.</b>
<b>Sustainability objectives</b>	BA1: Newton Square	BA2: Scotts Quarry (Mixed use)	BA3: Ashleigh Park	South Molton Rd	Land at Ball Hill	Bouchier Close (Mixed use)	Land South of Glen View	BO1: Land adjacent to Hollywell	BO2: West of Godfrey Gardens	Land adjacent Bow Mill Lane	East Langford Farm	Land adjacent Jackman car park	BR1: Hele Road	Churchyard Field	North West of Homefield	CH1: Barton	Tower Meadow
A	0	0	0	-1/?	0	0	0	0	0	0	0	0	0	0	0	0	0
B	0/?	0	0	0	0	0	0	0/?	0/?	0/?	-1/?	-1/?	0/?	-1/?	0	0/?	-2/?
C	+1	+1	+1	+1	+1	+1	+1/?	+1	0	+1	+1	+1	0	+1	+1	+1	+1
D	+2	+2	-1	-1	0	-1	-1	-2	-1	-1	-2	-1	-1	-1	-2	-1	-1
E	0	+2	0	0	0	+2	0	0	0	0	0	0	0	0	0	0	0
F	+2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+1	+1	+2	+1	+2	+2	+1	+1	+2	+2	+2	+1	+1	+1	+2	+1
H	0	0	0	0	-1	0	-1	0	+1	0	0	0	0	-1	-1	0	0
I	0	0	0	-1/?	0	0	0/?	0	0	0	0	0	0	0	-1	0	0

**Housing Sites in Villages – Cheriton Bishop to Culmstock**

	Cheriton Bishop					Cheriton Fitzpaine					Colebrook	Copplesstone			Culmstock			
	Pref.	Alternative Sites				Preferred Sites		Alternative Sites			Alt.	Pref.	Alternative		Preferred		Alternative	
Sustainability objectives	CB1: Land off Church Lane	Cheriton Bishop Glebe	Land near the Church	Land adjacent Woodleigh Hall	Land east of Hill View	CF1: Barnshill Close	CF2: Land adjacent school	Cheriton Fitzpaine Glebe	Landboat Farm	Poole Barton	Colebrook Glebe	CO1: The Old Abattoir	Land adjoining Dulings Meadow	Bewsley Farm	CL1: Linhay Close	CL2: Hunters Hill	Culmstock Glebe and Rackfields	The Croft
A	0	0	0	-1	0	0	0	0	0	0	0	0	-1	0	0	0	0	-1
B	+1	0	0/?	-1	0	0	+1	0	0	0/?	0	0	0	0	0/?	0/?	0/?	0/?
C	+1/?	+1/?	+1/?	+1/?	+1	+1	+1	+1	+1/?	+1	+1	+3	+1	+1/?	+1	+1	+1	+1/?
D	-1	-1	-1	-1	-1	-1	-1	-2	-1	-1	-2	+2	-2	-1	-1	-1	-1	-1
E	0	0	0	+1	0	0	0	0	0	0	0	0	+1	0	0	0	0	
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G	+2	+2	+2	+3	+1	+1	+2	+2	+2	+2	+1	+2	+3	+2	+1	+1	+2	+2
H	+2	0	0	-1	0	0	+1	-2	0	0	-2	0	-1	0	0	0	0	
I	0/?	0	0/?	0/?	0	0	0	0	0	0/?	-1/?	+2	0/?	0/?	0	0	0/?	0/?



**Housing Sites in Villages – Halberton to Newton St Cyres**

	<b>Halberton</b>		<b>Hemyock</b>					<b>Kentisbeare</b>	<b>Lapford</b>		<b>Morchard Bishop</b>			<b>Newton St Cyres</b>		
	<b>Pref.</b>	<b>Alt.</b>	<b>Pref.</b>	<b>Alternative Sites</b>				<b>Alt.</b>	<b>Alternative</b>		<b>Pref.</b>	<b>Alternative</b>		<b>Pref.</b>	<b>Alternative</b>	
<b>Sustainability objectives</b>	HA1: Land adj Fishers Way	Land at Blundells Road	HE1: Depot	Land South West of Conigar Close	Culmbridge Farm	Land north of Culmbridge Farm	Land adj cemetery	Land by Kentisbeare Village Hall (Mixed use)	Land between the Primary School and the Church	Land South of Sandhurst	MO1: Greenaway	Tatepath Farm	Church Street	NE1: Court Orchard	Land west of Tytheing Close	Land east of Tytheing Close
A	0	0	0/?	-1/?	-1/?	-1/?	-1/?	0	0	0	0	0	0	0	0	0
B	0/?	0/?	+1/?	0/?	0/?	0/?	0/?	0/?	0	0	0/?	-1	0/?	0/?	0/?	0/?
C	+1	+1/?	+1	+1/?	+1/?	+1	+1/?	+1	+2	+2/?	+1	+1	+1	+2	+2	+2
D	-2	-2	+1	-1	-1	-1	-1	-2	-1	-1	-1	-1	-1	-2	-2	-2
E	0	0	-1	0	0	0	+1	+2	0	0	0	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+2	+1	+2	+2	+2	+3	+2	+2	+1	+2	+1	+2	+2	+2	+2
H	0	0	0	0	0	0	-1	0	0	0	+1	0	-2	+2	0	0
I	0	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0	0	0	0/?	+2	0	0

**Housing Sites in Villages – Oakford to Silverton**

	<b>Oakford</b>	<b>Sampford Peverell</b>						<b>Sandford</b>		<b>Shillingford</b>	<b>Silverton</b>				
	<b>Alt.</b>	<b>Pref.</b>	<b>Alternative Sites</b>					<b>Pref.</b>	<b>Alt.</b>	<b>Alt.</b>	<b>Pref.</b>	<b>Alternative Sites</b>			
<b>Sustainability objectives</b>	Land at Oakford	SP1: Former Tiverton Parkway Hotel (Mixed use)	Higher Town	Land off Whitnage Road	Land at Mountain Oak Farm	Morrells Farm (Mixed use)	Morrells Farm adj the main road	SA1: Fannys Lane	Land at Sandford (west)	Land off Bowdens Lane	SI1: Land at Old Butterleigh Road	Livinghayes Road	Glebe	The Garage	East of Hederman Close
A	0	0	0	0	-1	-1	0	0	-1	0	0	0	0	0	0
B	0/?	0	0/?	0/?	0/?	-1/?	-2	0	0/?	0	0	0	0/?	-1	0
C	+1/?	+2	+2	+2/?	+2/?	+2/?	+2/?	+1	+1	+1	0	+1/?	+1/?	+1	+1/?
D	-1	+2	-2	-1	-1	-2	-1	-2	-2	-1	-2	-1	-2	+2	-2
E	0	+1	0	0	+1	+3	0	0	0	0	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+1	+2	+2	+3	+3	+2	+2	+2	+2	+1	+1	+2	+1	+2
H	-1	+2	0	-1	-1	-1	0	0	0	-1	0	0	0	0	0
I	-2	0	-1/?	0	0/?	0/?	0/?	0	0/?	-1	0	-2	0/?	0	0/?

**Housing in Villages – Thorverton to Yeoford, including Junction 27 adjacent Willand**

	Thorverton	Uffculme					Willand					Yeoford	J27 adj Willand
	Pref. Site	Alternative Sites					Pref. Site	Alternative Sites				Alt. Site	Alt. Site
Sustainability objectives	TH1: South of Broadlands	Land adjoining Poynings	Land adjacent Sunnydene	Land off Chapel Hill	Land off Ashley Road	Land west of Uffculme	W11: Land east of M5	Quicks Farm	Dean Hill Road	Land NE of Four Crosses Roundabout	Lloyd Maunder Way	Land off Lower Road	Land at M5 J27 and adj Willand
A	0	-1	0	0	0	0	0	0	-1	-1	0	0	-2/?
B	0/?	0	0	0	0	-2/?	0	0/?	-1	-1/?	-1	0/?	0/?
C	0	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	0/?
D	-2	-1	-1	-1	-1/?	-1	-1	-1	-2	-1	-1	-1	-2
E	0	0	0	0	0	0	0	0	0	+1	0	0	+1
F	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+2	+1	+2	+2	+2	+2	+2	+2	+3	+2	+1	+3
H	+1	0	?	0	0	-1	+1	0	0	-2	0	0	-2
I	0	0	-1	0/?	0/?	0	0/?	0	0	0/?	0	0	+2/?

**Commercial Sites in Villages including Junction 27 adjoining Willand site**

	Bampton		Bow		Hemyock	Kentisbeare	Sampford Peverell		Uffculme	Willand		J27 adj Willand
	Preferred	Alt. Site	Alternative Sites		Alt. Site	Alt. Site	Pref. Site	Alt. Site	Alt. Site	Pref. Site	Alt. Site	Alt. Site
<b>Sustainability objectives</b>	BA2: Scotts Quarry (Mixed use)	Bouchier Close (Mixed use)	South of Iter Cross	South West of Junction Road	Brookridge Timber	Land by Kentisbeare Village Hall (Mixed use)	SP1: Former Tiverton Parkway Hotel (Mixed use)	Morrells Farm (Mixed use)	Hill Head Quarry	W12: Willand Industrial Estate	Lloyd Maunder	Land at M5 J27 and adj Willand
A	0	0	0	0	-1	0	0	-1	0/?	0	0/?	-2/?
B	0	0	0/?	0/?	0	0/?	0	-1/?	-1/?	+1/?	0/?	0/?
C	+1	+1	+1	+1	-1	+1	+2	+2/?	-1	+1	0/?	0/?
D	+2	-1	-2	-2	+2	-2	+2	-2	-3/?	0	-1	-3/?
E	+2	+2	+2	+2	+2	+2	+1	+3	+3	+3	+2	+3
F	0	0	0	0	0	0	0	0	0	0	0	-3/?
G	+1	+2	0	0	0	+2	+1	+3	+2	0	0	0
H	0	0	0	0	-1	0	+2	-1	-1	0	0	+2
I	0	0	0	0	0	0/?	0	0/?	0/?	0	0	+2/?

## **7. Managing Development**

- 7.1 The Local Plan Part 3: Development Management Policies (LP3) formed the latest set of adopted development management policies and the baseline position for the Local Plan Review. The Scoping Report consultation recognised that these policies would be newly adopted in the Local Plan and that only minor adjustments would be required to amend policies in response to updates to national policy or guidance and any lessons learnt through implementation. This approach was widely supported through consultation.
- 7.2 A number of the policies have been revised, and the policy on Waste Management has been deleted at the request of Devon County Council as it is replicated at a higher level within the Devon Waste Plan. A policy on dwelling size is no-longer supported and has been deleted as well.
- 7.3 There are no strategic alternatives identified for development management policies as policies have been developed to reflect the NPPF position, locally or are written to reflect the Local Plans supporting evidence base. The following table shows the development management policies against the 9 strategic objectives. Full assessments on each of the development management policies are outlined in Appendix 2 of the full SA Report.

**Managing Development Policies**

	Sustainability Objectives																												
	DM1: High quality design	DM2: Renewable and low carbon energy	DM3: Transport and air quality	DM4: Pollution	DM5: Parking	DM6: Rural exception sites	DM7: Gypsy and traveller accommodation	DM8: Rural workers' dwellings	DM9: Conversion of rural buildings	DM10: Replacement dwellings in rural areas	DM11: Residential extensions and ancillary development	DM12: Design of housing	DM13: Dwelling sizes	DM14: Town centre development	DM15: Development outside town centres	DM16: Fronts of shops and business premises	DM17: Rural shopping	DM18: Rural employment development	DM19: Protection of employment land	DM20: Agricultural development	DM21: Equestrian development	DM22: Tourism and leisure development	DM23: Community facilities	DM24: Protection of Local Green Space and recreational land/buildings	DM25: Development affecting Heritage Assets	DM26: Green infrastructure in major development	DM27: Protected landscapes	DM28: Other protected sites	DM29: Enforcement
A	+2	+2	0	+2	0	0	-1	-1	0	+2	0	+2	-1	0	0	0	-1	0	0	-1	0	0	0	0	+2	+3	+2	+2	
B	+3	+2	0	0	0	0	-1	0	0	+2	0	+3	+1	+2	0	+2	0	0	-1	+2	0	0	0	0	+3	+1	+2	0	+2
C	+3	+3	+2	0	0	0	+1	-1	-1	0	-1	+2	0	+2	+2	0	-1	-1	+2	-1	-1	-1	0	0	0	+2	-2	0	+2
D	+1	+3	0	0	0	0	0	-1	0	0	+1	+1	0	0	0	0	0	0	+2	0	0	+1	+2	+2	0	+2	0	0	0
E	0	+1	0	0	0	0	+1	+2	0	0	+2	0	0	+2	+2	0	+2	+2	+2	+2	+2	+2	+1	0	+2	-1	+2	0	0
F	0	0	+2	+2	0	0	0	0	0	0	0	0	0	+2	+2	+1	+2	0	0	0	0	0	+1	0	0	0	0	0	0
G	+2	0	0	0	0	+3	+2	+2	+2	+2	0	+3	+1	+2	0	0	0	0	0	0	0	0	-1	0	-1	-1	-1	0	0
H	+2	0	+2	+2	+1	+1	+2	+1	0	0	0	+2	+1	0	0	0	0	0	0	0	0	0	+2	+1	0	+2	0	0	+2
I	+2	+2	0	0	+1	-2	-1	-2	-2	0	0	0	0	0	0	0	0	0	0	0	-1	-1	+3	+3	0	+3	0	0	+2

## **8. Monitoring**

8.1 Monitoring is important to understand the characteristics of the local area, assess the impact of policies and determine whether the strategy is delivering sustainable development so that the policies can be reviewed as appropriate. The Local Plan contains local indicators and targets to measure the Council's performance against relevant policies and legislation as well as any significant environmental effects. The Local Plan monitoring indicators, relevant policies and targets are located in both the Local Plan and the full SA Report. The monitoring outcomes will be reported annually in the Councils Monitoring Report.

## **9. Conclusions**

9.1 The Sustainability Appraisal has played an integral role in the development on the Local Plan. It has been used to consider the various strategic options and inform the most sustainable approach for the District. The SA has led to the refinement of policies to minimise adverse impacts and has ensured that sustainability issues for the District are addressed. The wording of the specific site policies seeks to ensure that a potential negative effects resulting from the development of sites is addressed at masterplanning and/or planning application stage. Monitoring will be used to assess both the positive and negative effects of implementing the Local Plan.