

Managing Development Policies

Please note the original DM 1 'Presumption in favour of sustainable development' is deleted.

Policy DM1 High quality design

This policy recognises the importance of good design as a key aspect of sustainable development, setting out key principles to be adhered to. It requires development to have a clear understanding of character, context and surrounding area. New development is required through the policy to make a positive contribution to local character, create safe places, encourage sustainable transport and take account of architecture, layout, siting, scale, massing, orientation, fenestration, materials, landscaping and green infrastructure. The Government's review of housing standards mean that a requirement for major residential developments to achieve a 75% score against the Building for Life standard is no longer supported.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Criteria within the policy states that development should demonstrate a clear understanding of the characteristics of the site, wider context and the surrounding area as well as a positive contribution to the local character including biodiversity assets, a positive effect on the natural environment.	+2		+2
B) Protection and promotion of a quality built and historic environment	The policy states that the design of new development must be of high quality and based on set principles: characteristics of the site, efficient and effective use, positive contribution to local character, creation of safe and accessible places, visually attractive places including taking into account Architecture, Siting, layout, scale and massing, orientation and fenestration, materials and landscaping and green infrastructure and appropriate use of sustainable urban drainage schemes. The policy also requires development to make a positive contribution to character including heritage assets, and therefore scores positively for the effect it should have on listed buildings, historic parks and gardens and the character of conservation areas. The policy's focus on architecture, scale, and materials ensure that the details that contribute towards historical character are positively emphasised. Overall this policy will have a significant positive effect.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	Criteria within the policy seek the efficient and effective use of sites, a positive effect. Policy criteria seek appropriate drainage including sustainable urban drainage systems (SUDs) and connection of foul drainage to a main sewer where available, a positive effect. Through designs that maximise opportunities for the use of sustainable transport modes such as walking, cycling and public transport and environmental improvements incorporating facilities such as plug-ins for ultra-low emission vehicles, carbon emissions can be reduced, a significant positive effect towards climate change.	+3		+3
D) Safeguarding and minimising resource use	Criteria within the policy seek the efficient and effective use of sites, a minor positive effect.	+1		+1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Criteria in policy seek high quality development that create visually attractive places that do not adversely effect on the privacy and amenity of proposed neighbouring properties, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Criteria within the policy seek the creation of safe and accessible places that encourage sustainable modes of travel such as walking and cycling, a positive effect.	+2		+2
I) Delivering the necessary infrastructure	Proposals should take into account green infrastructure, a positive effect.	+2		+2

Secondary/cumulative/synergistic effects:	This policy will complement a number of other policies within the plan. DM3 (transport and air quality) through prioritising sustainable modes of transport in developments, particularly walking and cycling; and DM12 (design of housing) through complementary approaches to high quality local places, daylight, orientation, materials etc; and
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	DM25 (development affecting heritage assets) as the policy requires development to make a positive contribution to local character.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as this policy will apply to all new development that takes place in the district over the lifetime of the plan. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM2 Renewable and low carbon energy

The policy requires proposals for renewable or low carbon energy to be weighed against their impact. The policy recognises the importance of delivering low carbon or renewable technology, but understands that there are other considerations that need to be taken account of in order for such developments to be acceptable in planning terms. The policy text has been updated from LP3 to list proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact on character, amenity, visual quality, “the community and agricultural land” of the area reflecting Government guidance. Requirement’s for Environmental Impact Assessment has been deleted.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy requires development proposals to take account of landscape character, which could be detrimentally affected by renewable technology development, for example where large scale solar farms are proposed in sensitive landscapes. A negative effect is considered. The policy seeks to reduce the likelihood of habitat fragmentation and to consider the environmental amenity of nearby properties. Such proposals would also have to be assessed against other policies within the Local Plan Review, which provide protection for landscapes, a positive effect.	-2	In order to mitigate such development in sensitive landscapes the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on ‘character, amenity and visual quality of the area’. The policy seeks to reduce the likelihood of habitat fragmentation.	+2
B) Protection and promotion of a quality built and historic environment	The policy requires development proposals to take account heritage assets, which could be detrimentally affected by renewable technology development, for example where solar panels are proposed on listed buildings or buildings in a conservation area. A negative effect is considered.	-2	In order to mitigate such issues the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on ‘character, amenity and visual quality of the area’. Such proposals would also have to be assessed against other policies within the Local Plan Review, a positive	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			effect.	
C) Mitigating the effects of climate change	Proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact, a positive effect towards mitigating climate change.	+3	The policy contains a number of factors to mitigate a number of possible negative aspects of renewable and low carbon development including having regard for character, amenity, visual quality of the area, agricultural land value and biodiversity. The policy represents a significant positive impact on delivering the objective.	+3
D) Safeguarding and minimising resource use	The policy, by permitting renewable energy generation, could reduce district-wide and nation-wide reliance on other forms of energy, such as those derived from fossil fuels. This could have a significant impact on reducing the loss of limited resources.	-2	The policy requires development to recognise the quality and productivity of agricultural land including the quality and productivity of the best and most versatile agricultural land (grade 1, 2 & 3a). Overall the impacts are considered to significantly contribute towards achieving the objective.	+3
E) Promoting economic growth and employment	Renewable energy schemes can provide a form of alternative income, particularly for farmers wishing to diversify from traditional land uses. Overall, a slight positive outcome has been assumed as a result.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	There are positive and negative impacts in terms of public support, which vary depending on the individual proposal in question. Overall a neutral impact has been assumed, given the both positive and negative feedback the Council has previously received about such projects.	0		0
I) Delivering the	Renewable energy schemes now form a significant component in the	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	Countries energy mix and infrastructure, Contributing significantly towards the UKs renewable energy target.			

Secondary/cumulative/synergistic effects:	Wind turbines can have cumulative impacts on a landscape, particularly where isolated small scale developments are granted, eventually dotting the landscape. The policy requires development not to have significant adverse impacts, including cumulative impacts in relation to other similar developments, with many developments being required to support their application with a Landscape and Visual Impact Assessment (LVIA). The policy also works in tandem with DM3 (transport and air quality) to consider the environmental amenity of nearby properties, and with DM27 (protected landscapes) and DM28 (other protected sites) to provide protection against habitat fragmentation. Proposals should have reference to the Mid Devon Landscape Character Assessment (2011) and Landscape Sensitivity Study (2013).
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The scoping stage of installing renewable energy technology to investigate feasibility, such as the installation of anemometer masts to assess wind speeds, will have a temporary effect on the landscape, as temporary permissions are often granted for the masts. Large renewable projects, such as solar farms are often granted long-term permissions, for example 25 years, so that once the Fed In Tariff expires, the facility is required to be removed, in order to protect the landscape and best agricultural land. Immediate to long term as an increasing number of applications have been received in recent years, which is likely to increase as time progresses given the pressures to reduce carbon emissions as a result of climate change.
Spatial extent: (District wide / local)	District wide.

Policy DM3 Transport and air quality

The policy aims to manage the impact of additional transport on air quality arising from development proposals. The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Where Low Emission Assessments are required the policy requires them to specify their impact on existing Air Quality Management Areas, to set out modelling of transport emissions and onsite mitigation measures to off-set negative impacts on air quality. The impacts of transport emissions on environmental assets must also be assessed and mitigated where necessary.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The impacts of transport emissions on environmental assets must also be assessed, with the policy requiring mitigation measures to reduce negative impacts.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Through the implementation of the requested statements it is anticipated that traffic movements in new development can be reduced, thereby decreasing traffic CO2 pollution, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	The impact on town centres could also be a positive factor. Cullompton and Crediton are both Air Quality Management Areas, with Tiverton at risk of being classified in addition. It is noted that the poor air quality, caused by the significant amount of road traffic through Cullompton and Crediton, has a link to the viability and vitality of the town centre. This policy may have a positive effect on the town centres through the requirement for development in those areas to provide on-site mitigation to reduce negative impacts on air quality.	+2		+2
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	It is acknowledged that new development can result in an increase in transport and associated emissions, a negative effect. Without this policy in place only the site specific measures on the largest allocations will apply. These provide a level of protection, however the policy has a specific	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	requirement for major development to provide low emission assessments and associated on site mitigation measures that include encouraging public transport, walking and cycling. This provides a mechanism for addressing negative air quality impacts, whilst also encouraging the introduction of low emission technologies, such as electric charging points, thereby creating the infrastructure for longer term climate change mitigation, an overall positive effect.			
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Emissions can have significant indirect negative impacts on biodiversity and in particular on protected species. The policy links to Policy DM28 (other protected sites) in order to provide protection for sites that may be vulnerable due to their proximity to major roads (such as the Rackenford Special Area of Conservation near to the A361).
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary effects will arise during construction phase, for which the provision of Travel Plans are designed to allow developments to set out alternative sustainable modes of transport as a means of accessing the development site. Permanent effects should be highlighted within the supporting evidence submitted with an application, and mitigation required. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM4 Pollution

This policy aims to protect individuals, the natural environment and general amenity from the harmful effects of noise, odour, light, air, water, land and other forms of pollution. The policy requires development to provide an impact assessment of the effects of pollution from development and details of mitigation where necessary.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	level of protection against developments that would pollute the local environment, a positive effect.			
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	There could be a positive impact on town centres as a result of implementing the policy. Cullompton and Crediton are already Air Quality Management Areas, with Tiverton at risk of being classed in addition. The various forms of pollution can have a damaging impact on the vitality of a town centre. This policy may result in mitigation schemes being put in place within town centres to address potential negative impacts.	+2		+2
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution including on light, air, odour and noise. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional level of protection against developments that would pollute the local environment, a positive	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect.			
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Traffic pollution from individual vehicles can have a low level impact, but indirectly and cumulatively there can be more significant impacts on amenity, biodiversity and the environment. The policy seeks to minimise such unacceptable negative impacts.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary, in that some pollution may result during construction; however it is the lifetime of a development where pollution will continue to have an effect. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM5 Parking

The policy takes account of the fact that car ownership is predicted to increase, rather than decrease, over the next 10-15 years, and particularly reflects the importance of car usage in Mid Devon due to its rural nature. Rather than try to limit car usage through applying maximum parking standards, the policy seeks to provide adequate parking, and seeks to deliver low emission vehicle infrastructure to new developments. This recognises that restrictions in parking do not correspond to a reduction in car ownership, which has caused increasing congestion within residential areas. A parking SPD has been produced which provides further guidance. The policy has been updated from LP3 to clarify the retail requirements and “Gross floor area” as opposed to “shop floor area”.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The analysis highlights that the policy has potentially a mixed outcome in terms of reducing carbon dioxide emissions. This is because the positive benefits of using electric vehicles is to some extent offset by the fact that	0	The policy states that design must enable and encourage the maximum use of sustainable modes of transport, including	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	their production incurs a high carbon cost, whilst the electricity that powers them may be derived from fossil fuels, which are a finite resource. However the supporting text does encourage the option for other alternative fuel sources to be used in future.		the provision for cyclists and low-emission vehicles.	
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0		0
F) Supporting retail	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0		0
G) Meeting housing needs	These are related to the delivery of affordable housing, as the requirement to deliver low emission technologies adds an additional requirement and cost to developers which may impact on viability. However, building EV charging infrastructure into a development alongside all the other utilities infrastructure is likely to be far cheaper than retro-fitting, and is not considered to impose an excessive burden on development, a slight positive effect. The application of a minimum parking standard has implications for the land take of development, as requiring more parking is an additional requirement on space within a development. Therefore, it is possible that this requirement may result in a squeeze on other land-based uses within a development, such as garden sizes, or could perhaps result in a reduction in the overall number of dwellings to be constructed on a given site (and hence would lower the ratio of dwellings per hectare). However, given that residential sites can exceed the proposed minimum, it is considered that the standard does not place a disproportionate burden on development. Therefore, the implementation of a minimum parking standard is considered to have a balanced/neutral impact, taking account of some positive and some negative impacts arising.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	It is difficult to be absolutely certain about the positive outcomes, given that low emission technologies are relatively new, though there should be beneficial impacts on public transport and opportunities for walking and cycling, a slight positive effect.	+1		+1
I) Delivering the necessary infrastructure	The success of the policy will be greatly determined by the introduction of affordable mass-market low emission vehicles. The introduction of low emission infrastructure alone is unlikely to be sufficient to change car ownership preference from petrol/diesel usage to more sustainable alternatives. However, without infrastructure in place to enable residents and businesses to charge/re-fuel low emission vehicles there would be a significantly reduced likelihood of the technologies taking hold in the district. It is likely that residents will continue to make use of traditional diesel/petrol vehicles until mass market low emissions technology becomes common across the country, thereby driving down costs, a slight positive effect.	+1		+1

Secondary/cumulative/synergistic effects:	The impact on the use of electric vehicles is likely to have a cumulative effect, as a 'critical mass' will need to be reached in terms of the availability of infrastructure and reduced costs of vehicles for their wider use to take place. Synergistically, this policy, and others such as DM9 (conversion of rural buildings) and DM18 (rural employment development) is unlikely to lead to a reduction in car use in the countryside; more likely car usage may be increased as a result.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The impact will be permanent in relation to setting the amount of parking available per development, and through permanent installation of electric vehicle charging infrastructure. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM6 Rural exception sites

The policy allows for the development of sites for predominantly affordable or low cost housing, including self-build housing to meet proven local need in rural areas subject to certain criteria. The policy has been updated from a version contained within the Allocations and Infrastructure Development Plan Document to allow the inclusion of a proportion of market housing within exception sites. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs. The proportion of market housing will be expected to be less than the provision of affordable housing and the market housing will be at the lowest level to ensure that the development is deliverable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on landscape, a negative effect.	-2	Criteria within the policy note that exception sites are expected to adjoin a settlement and take into account the visual impact and other relevant planning issues, positive effect. Given the potential for cumulative impact against mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy allows for the development of sites for predominantly affordable or low cost housing; including self-build housing to meet proven local need in rural areas subject to criteria, a positive effect. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs.	+2	Criteria within the policy ensure that the proportion of affordable housing will always be larger than the provision of market housing on exception sites and developers will be expected to submit evidence to demonstrate the level of market housing proposed is the lowest	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			level needed to deliver significant affordable housing. Evidence of local need will also be required in relation to exception sites.	
H) Ensuring community health and wellbeing	Exception sites allow affordable housing to come forward in rural locations where other developments would not normally be permitted. Such schemes allow people to remain living in settlements where they have a strong local connection. This is considered to be a positive impact on local community well-being.	+1		+1
I) Delivering the necessary infrastructure	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on local infrastructure including traffic, schools and health services. However, such affordable housing schemes are generally exempt from contributions towards infrastructure, so there may be a negative impact as a result of housing growth taking place without the necessary accompanying growth in rural infrastructure.	-2		-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on the landscape and local infrastructure. Any proposals would be determined with regard to DM1 (high quality design) and also Mid Devon's Landscape Character Assessment.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development coming forward through this exception site policy is considered permanent. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM7 Gypsy and traveller accommodation

Planning applications for gypsy and traveller pitches including for travelling showpeople will be permitted subject to certain criteria. The policy has been updated from the version included within the Allocations and Infrastructure Development Plan Document to clarify sites will be permitted subject to suitable on-site facilities, consideration of environmental quality and that sites with employment or storage elements should not have a harmful impact on local amenities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The location of gypsy and traveller sites in the open countryside could impact upon landscape sensitivity and local biodiversity, a negative effect.	-2	Development proposals should be considered against all policies within the Plan including those on landscape protection and biodiversity. Sites with associated employment or storage elements will be permitted where the location will not have a harmful impact on the local amenity or the environment. Given the negative impact on the natural environment but availability of mitigation measures a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	The location of gypsy and traveller sites in the open countryside could impact upon sites of historical interest, a negative effect.	-2	Development proposals should be considered against all policies within the Plan including those on the historic environment.	-1
C) Mitigating the effects of climate change	Sites should be located where they can access services within the use of a car. Though the use of cars for such purposes cannot be ruled out, the possibility of the use of sustainable modes of transport is considered to be a minor positive impact on carbon emissions.	+1		+1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	Sites with associated employment or storage will be permitted where there is a specific justification subject to harmful impact on local amenity or the local environment, a positive effect towards supporting local businesses.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy supports proposals for gypsy and traveller pitches including travelling showpeople where a need is identified. Occupancy will be	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	limited to those who met the Governments published definition of gypsies and travellers, a positive effect.			
H) Ensuring community health and wellbeing	New gypsy and travellers sites could place extra pressure on existing services, a slight negative impact. The GTAA (2015) identified that many Gypsy and Traveller families live in specific locations because they want to live close to family members, a slight positive impact. Overall, a neutral impact.	0	Criteria within the policy seek proposals that provide suitable on-site facilities including space for children's play, consideration of environmental quality for residents, a positive effect.	+2
I) Delivering the necessary infrastructure	The policy may result in residential sites being built in the open countryside which cumulatively could impact on local road infrastructure. A minor negative impact, given the generally small scale of typical sites in the district.	-1		-1

Secondary/cumulative/synergistic effects:	The provision of gypsy and traveller sites in rural locations will increase the number of people living in the countryside, this has effects in terms of carbon emissions and services reaching those dwellings
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permissions can be either temporary or permanent. Immediate too long term.
Spatial extent: (District wide / local)	District wide.

Policy DM8 Rural workers dwellings

This policy permits the development of housing for rural workers outside of defined settlement limits, providing a criterion based approach when this can take place: the nature and demand of an existing rural business are such that a full time worker has an essential need to be a permanent resident, the need cannot be met elsewhere (a nearby settlement or dwelling), the size and scale of the residence is commensurate with the scale of operation and the rural enterprise has been established for at least three years and is financially sound. Where a rural business is not established the policy allows for a mobile home on a temporary period against set criteria. Permission will also be subject to an occupancy condition.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Negative impacts could arise from development taking place within the open countryside to the detriment of the surrounding landscape.	-2	To minimise the harm, the policy has been worded so that the scale of any building is proportionate to the size of	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the enterprise, and that it reflects the location and setting of the site. Given the proposed mitigation measure an overall slight negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The location of the dwelling, outside of a settlement is likely to lead to increased car usage in order to access services that potentially could be some distance away, resulting in increased carbon emissions, a negative effect.	-2	In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
D) Safeguarding and minimising resource use	This policy permits the development of housing for rural workers outside of defined settlement limits.	-2	In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	The policy will positively help a rural business where the need for a worker to be permanently on site is essential to the success of the enterprise, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting	The policy will deliver a limited number of new housing where there is a	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	rural need, a positive effect. This policy attaches a planning condition to rural workers dwellings, tying the dwelling to the agricultural or occupancy use. The removal of a tie is restricted to situations where the use is no longer needed, and requires provision of strong evidence as justification. Whilst not classed as affordable housing, this type of housing could be considered low cost. The tie placed on the building by a planning condition effectively keeps the cost of the property to a level that makes it more affordable to rural workers, thereby possibly providing a form of lower cost housing that meets a local need. Whilst this cannot be highlighted on the SA as having a positive effect on 'affordable housing', it does have a local positive impact.			
H) Ensuring community health and wellbeing	By providing rural workers' dwellings, the policy may permit people to remain living in places from which they originate, where otherwise, many people may have had to move away to find suitable affordable accommodation. A slight positive impact is anticipated.	+1		+1
I) Delivering the necessary infrastructure	The policy may result in more homes being built in the open countryside which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.	-2		-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built in the countryside which cumulatively could impact on the landscape. Any proposals would be determined with regard to DM1 (high quality design) and also Mid Devon's Landscape Character Assessment and the Landscape Sensitivity Assessment. This will have secondary effects on the availability of agricultural/forestry/other important rural labour in the vicinity. The policy should have a positive impact in this regard.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy permits temporary dwellings where a firm intention to establish a rural enterprise is demonstrated, which will result in dwellings appearing for a limited period. Otherwise, the construction of rural workers dwellings is likely to have a permanent impact. The effects will be permanent for occupancy conditions, though the policy does set criteria whereby an occupancy condition can be removed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM9 Conversion of rural buildings

This policy permits the conversion of redundant or disused rural buildings to a residential or employment use. The policy recognises the importance of rural buildings to the landscape and character of Mid Devon and permits their conversion where proposals meet a number of criteria regarding access, design, amenity and compatibility with rural character.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Rural buildings such as barns can provide habitats for creatures such as barn owls and bats, particularly if the buildings have been redundant for some time, and therefore negative effects could be anticipated. Other effects include the impact on the rural landscape of the district. Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact. Given the negative effect to nature conservation / landscape through conversion but an overall negative effect is considered.	-2	However, criteria within the policy seek to retain any nature conservation interest associated with the site or building and provide a net gain in biodiversity where possible, and the supporting text requires provision of a habitat survey and makes reference to other legislation that exists to provide protection for priority species, a positive effect. The policy seeks to improve the landscape by retaining buildings of character – others will eventually be knocked down, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact.	-2	The policy seeks designs that will retain the original character of the building and its surrounds, a positive effect. Given the negative effect to through conversion but the mitigation measures available an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	The policy could have an effect on carbon emissions. Locating development away from existing settlements is likely to lead to increased car usage, given the low levels of public transport in the more rural parts of the district. Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. This has implications for carbon usage in increasing the length of collection rounds, as well as increasing the cost of services. To some degree there will be a positive impact on carbon	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	emissions as converting an existing building will use less energy than constructing a brand new dwelling. Given the negative effect through the creation of isolated homes in the countryside against some positive effects an overall slight negative effect is considered.			
D) Safeguarding and minimising resource use	Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. To some degree the re-use of rural buildings is a positive effect. Given some positive and some negative impacts, and overall neutral impact has been considered.	0		0
E) Promoting economic growth and employment	There are positive impacts on the provision of employment floorspace in rural areas as a result of converting rural buildings for a commercial purpose. Tourism could also be affected as the rural nature is central to the attraction of the district, a minor negative effect.	-1	To mitigate such impacts the policy requires a conversion to be undertaken without significant alteration to existing building, to retain the original character of the building and surrounding landscape, and to result in an overall enhancement to the immediate vicinity as required by the NPPF. Given the positive effect of employment floorspace and negative effect to tourism through conversion but mitigation measures available an overall neutral effect is considered.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	There are positive impacts on the number of houses created, in rural areas.	+2		+2
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the	The policy may result in more homes being built in the open countryside	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.			

Secondary/cumulative/synergistic effects:	The conversion of rural buildings to residential use will increase the number of people living in the countryside; this has effects in terms of carbon emissions and services reaching those dwellings. Synergistically, when assessed alongside Policy DM18 (rural employment development) which sets criteria by which new employment development can take place in the countryside, both policies will be adding to the number of people not living and working in the main settlements. However there is a limited stock of available buildings for conversion, so it is anticipated that these effects will not be too significant.			
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once converted, those buildings cannot be used again for their original purpose. However the policy stipulates that any conversion must result in an enhancement of the setting, thereby having a positive permanent effect on the landscape. Immediate to long term. Proposals for conversion of rural buildings could be submitted immediately given the provisions of the NPPF.			
Spatial extent: (District wide / local)	District wide.			

Policy DM10 Replacement dwellings in rural areas

This policy permits the replacement of existing dwellings with new buildings, but limits the floorspace to no greater than that of the original property.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts landscape.	+2		+2
B) Protection and promotion of a quality built and historic environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts built and historic environment.	+2		+2
C) Mitigating the effects of	In terms of carbon emissions the construction of a new building will result in the use of large amounts of emissions during the manufacture of the	0	A new building will have to adhere to higher standards of energy efficiency as	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	materials and during construction. A new building may also feature renewable energy technologies as part of the design, thereby increasing the capacity of the district.		set out by building control regulations. Given the negative effect associated with construction but mitigation measures proposed, an overall neutral effect is considered.	
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	A general beneficial impact of the policy is that it may allow sub-standard homes to be improved, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Synergistically this policy will be read in conjunction with policies DM1 (high quality design) and DM12 (design of housing) thereby ensuring that any replacement dwellings are built to a high standard, improving the quality of the housing stock across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Replacement buildings will be permanent additions to the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM11 Residential extensions and ancillary development

This policy sets out the conditions under which extensions to existing dwellings and any other ancillary development can take place.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Extensions and ancillary development can have an impact on an area, though the scale of the impact is typically determined by the size of the development. Small domestic extensions, where there are few immediate neighbours can have very little impact. Larger extensions, taking up significant parts of a garden, or that affect the amenity of neighbours, or are in a rural location and visually impact on the quality of a landscape can be particularly detrimental to the local environment. Given the positive and negative effects an overall neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	Extensions and ancillary development can have an impact on building character, a negative effect.	-2	Criteria within the policy require development to respect the character, scale, setting and design of the existing dwelling, a positive effect. Given the positive and negative effects an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	In terms of climate change impacts, permitting extensions increases the footprint of a property, and thereby the energy consumption of a property, a slight negative effect.	-1		-1
D) Safeguarding and minimising resource use	The land an extension is built on is often classed as previously developed land, which is being reused, a slight positive effect.	+1		+1
E) Promoting economic growth and employment	Householder applications make up approximately 30% of the applications received by Mid Devon District Council and these typically request planning permission for extensions. The building work undertaken for this type of development is an important part of the local economy and is typically undertaken by local self-employed building contractors or small firms, an overall positive effect.	+2		+2
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	In rural areas adding an extension to a property can significantly increase the desirability and therefore the price of a dwelling. The reduction of 'lower cost' housing in rural areas contributes towards gentrification and creates less sustainable communities. On the reserve of this however, permitting someone to extend their home may remove their need to move home, either to a bigger property, or to one that is designed to meet their needs, e.g. if they have a disability. In such cases allowing them to extend their own home may mean they do not need to join a waiting list for an adapted local authority or housing association property. Given the positive and negative effects an overall neutral effect is considered.	0		0
H) Ensuring community health and wellbeing	Residential extensions and ancillary development could harm the living conditions of neighbours through the loss of light, privacy, and overbearing or over-dominating effect, a negative effect.	-2	Criteria within the policy state that development will not have a significant adverse impact on the living conditions of occupants of neighbouring properties and will not result in the over-development of the dwelling curtilage. Given the negative effects but mitigation available, an overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The local street scene can be affected by many properties adding extensions. Extensions may also present opportunities for home working.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once built, extensions and ancillary development are permanent additions. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM12 Design of housing

This policy seeks to guide the development of new housing within the district. It stipulates requirements to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and in accordance with car parking standards. The policy deviates from LP3 as a requirement for a proportion of homes to meet lifetime homes is no longer supported by the Governments Review of Housing Standards.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, an overall positive effect for the protection of the natural environment.	+2		+2
B) Protection and promotion of a quality built and historic environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, a significant positive effect for the promotion of a quality built environment.	+3		+3
C) Mitigating the effects of climate change	Housing development should include space for cycle storage, a minor positive effect. Criteria within policy seek sustainable forms of development that maximise the natural benefits of the site through design, materials, technology and orientation, a further positive effect.	+2		+2
D) Safeguarding and minimising resource use	Adaptable dwellings that can accommodate a range of occupiers and their changing needs over time which will include the provision of a stairway suitable for stair lift installation or space for the provision of a lift in homes with more than one storey, allowing residents to remain in their homes for longer is considered a positive effect.	+1		+1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy seeks to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and a proportion of homes to meet lifetime homes standard and in	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	accordance with car parking standards, a significant positive effect on the new housing stock of the district.			
H) Ensuring community health and wellbeing	Research by the RIBA in recent years highlighted that the UK is building some of the smallest houses in Europe. It noted the importance of providing flexibility of space within the home to adapt to changing needs, to provide space for family life and opportunities for children to study in private and most importantly that improved health and well-being can result from living in a well-designed home that provides sufficient space to function well and support privacy and social activity. This policy includes the inclusion of space for cycle storage and the impact this could have on local cycling activity and the need for adequate room for storage and movement within a property, a positive effect. The impact on public open space deriving from the requirement to provide 'private amenity space that reflects the size, location, floorspace, type and orientation of the property' could result in larger private gardens at the expense of public open space, an uncertain effect. However, overall the policy is considered to have a generally positive effect.	+2		+2
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Cumulatively the policy will start a process by which more properties across the district are adaptable, though the policy will have no effect on the existing housing stock. The policy is therefore likely to have the indirect effect of allowing elderly or disabled people the opportunity to remain in their homes, should their needs change. The policy complements DM1 (high quality design) in the delivery of both a high quality urban realm with well-designed housing that meets the needs of local residents.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as the policy requires a high standard of design which will affect the lifetime of a development. The requirement for adaptable properties will have a changing effect over time on the layout of a house, for example allowing buildings to be altered as circumstances change. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM13 Housing sizes

This policy requires development proposals to meet a minimum dwelling size in order to allow new dwellings to be adaptable and large enough for the expected number of occupants. The policy differs from LP3 as it now follows National described Space Standards.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The minimum standards for dwelling size may have a negative impact as the sizes for some of the properties are slightly larger than the current policy, leading to fewer dwellings per hectare. This would result in a slight increase in the amount of land needed to meet the housing need.	-1	Planning permission will be granted where appropriate mitigation measures have been put in place.	-1
B) Protection and promotion of a quality built and historic environment	Policy requires that the quality of homes meets the Nationally described Space Standard, providing adequate internal space within new dwellings for the number of occupants. A positive impact.	+1		+1
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The Policy will allow the housing needs of a variety of Mid Devon residents to be met through providing dwellings which provide enough internal floorspace to allow movement.	+1		+1
H) Ensuring community health and wellbeing	Dwellings would meet the National described Space Standard to ensure houses are designed with sufficient space for activity, privacy, circulation and storage for the expected number of occupants. A positive impact.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	New housing developments will meet the Nationally described Space Standards, allowing residents enough internal space for the number of inhabitants.			
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; the policy provides the sizing of dwellings across the District to enable space for privacy, activity, circulation and storage. Once built, dwellings will be permanent.			
Spatial extent: (District wide / local)	District wide.			

Policy DM14 Town centre development

This policy encourages sustainable growth and regeneration of the district's principal settlements of Tiverton, Cullompton and Crediton. The policy focuses on promoting a variety of town centre uses, whilst resisting development that would harm the vitality and viability of defined primary shopping frontages. The policy has been updated from LP3 to remove Bampton town centre reflecting its proposed new settlement status as a village.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	This policy encourages sustainable growth and regeneration of the district's principal settlements of Tiverton, Cullompton and Crediton including their historic cores which could be adversely affected, a minor negative effect.	-1	Development will be supported where it retains or enhances the town centre's historic character, a positive effect.	+2
C) Mitigating the effects of climate change	There are anticipated to be positive impacts of permitting a wide variety of uses within town centres. These are places where there are already a range of uses, facilities and services, which are already used to varying degrees. Promoting further and more varied uses could help regenerate the town centres, ensuring that residents continue to make use of their	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	centralised locations, which can be accessed by sustainable modes of transport, i.e. on foot, or via bus services.			
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	It is considered that providing some housing within town centres can positively contribute towards vitality. Mixed use town centres can have a wider economic benefit through developing the evening economy, whereby residents' access facilities such as restaurants/cinemas after traditional retail closing hours. The policy is therefore striking a balanced approach to maintaining vitality and viability, seeking to encourage a range of uses that support economic growth, an overall positive effect.	+2		+2
F) Supporting retail	Development and change of use of ground floor premises to alternative uses will not be permitted where the primary retail role and character is undermined causing unacceptable fragmentation and isolation of remaining shops, a detrimental effect on the visual character and harm to the vitality and viability of the primary shopping area, a positive effect.	+2		+2
G) Meeting housing needs	This policy may also increase the level of housing across the district. It is felt that providing some housing within town centres can positively contribute towards vitality, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The town centres of Crediton and Cullompton are already designated as Air Quality Management Areas, whilst Tiverton is at risk of being given the same status. Whilst town centre living is likely to result in increased use of sustainable modes of transport, evidence suggests that residents will still wish to own a vehicle. More residents living in a town centre could have a negative impact on town centre air quality, but overall the concentration of commercial development in town centres is likely to reduce travel to out of centre retail and business premises and reduce the district's residual transport emissions. Overall a neutral effect is anticipated.	0	The policy should be read in the context of other policies in the plan.	0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	As a direct consequence the policy concentrates town centres uses within town centre boundaries, and therefore indirectly may make residential uses more likely outside of those boundaries. Synergistically this policy along with DM15 (development outside town centres) directs new employment development towards the town centres, i.e. the most sustainable location. The policy will need to be applied alongside DM5 (parking), given that driving to town centres is a popular means of travel, and any new developments will need to take account of parking levels, noting what existing provision is currently in place.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, but will be incremental in nature, and the option to revise town centre boundaries to permit different uses can be revisited in future should circumstances change. Medium to long term - change of use is an incremental process, and the concentration of town centre uses within the primary shopping areas and shopping frontages is likely to be more noticeable in the medium to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM15 Development outside town centres

The policy aims to guide development to the most sustainable locations, e.g. town centres, closer to other shops, services and public transport provision. This policy sets out a sequential approach to approving main town centre uses in the three towns of the district. Retail and leisure development over 500 square metres gross floorspace is required to be accompanied by an impact assessment. The policy has been updated from LP3 to remove Bampton town centre reflecting its new settlement status as a village.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The policy aims to have a positive impact on reducing carbon emissions. By applying a sequential approach which directs development towards town centres, and away from out of town sites, this should reduce the number of vehicle journeys to less sustainable locations. A positive impact is anticipated.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	<p>The variation in impact is dependent on whether new development is located within the town centre (and largely has positive benefits), or as it moves to the edge of, or out of centre, those impacts become less pronounced or can have a negative effect. It is noted that the policy does not stop development taking place, and therefore should result in a positive impact on the amount of employment floorspace for the district. However, where edge-of-centre and out-of-centre land is marketed at a lower price than land within the town centre, there could be considerable pressure to be less than rigorous in applying the sequential test. The perceived benefit would be the creation of additional jobs. Whilst new employment development would create new posts, there could be negative effects on the viability of existing retail or other employment, particularly in town centres. The creation of jobs in one location could reduce jobs in another location, having no net effect on jobs, or degrading the town centre to the point that there is an overall reduction in employment. People may choose to work or shop in new developments if they are out of town, and in doing so, visit town centres much less frequently. The policy aims to minimise such opportunities by applying the sequential approach and requiring an undertaking of an impact assessment which considers the effect on town centre vitality and viability. It will be the Council's responsibility to make balanced judgements based on evidence. An overall positive effect.</p>	+2		+2
F) Supporting retail	<p>National policy requires local authorities to apply a sequential approach to retail development in towns, to ensure the vitality and viability of town centres are not harmed by out-of-centre development. A proportionate, locally set threshold may be applied to retail floorspace proposed outside of town centres, over which an impact assessment should be required. The Mid Devon Retail Study recommends a threshold of 500 square metres gross floorspace. In considering development proposals in edge of centre</p>	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	or out of centre locations, the Council will assess whether there are suitable sites in more sustainable location according to the order of preference and apply a flexible approach where justified. The nature scale, car parking requirements and market demands of the proposal will be taken into account, a positive effect towards town centre vitality and viability.			
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The policy directs development towards the town centres as the most sustainable locations. Indirect effects of this include the impact on traffic, which would be reduced if not having to access out of centre retail parks, instead making use of accessible sites in town centres with good public transport links. This policy complements Policy DM5 (parking) in this regard. The policy also works synergistically with DM17 (rural shopping) to direct larger retail towards town centres, rather than permit any development in the countryside or on the edge of settlements that may jeopardise town or village centre viability.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once built these facilities are a permanent fixture of the townscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM16 Fronts of shops and business premises

This policy sets a standard for the design of shop fronts and business premises. The three towns of the district are all historic settlements, where the character of the high street is integral to their sense of place. Most of the town centre area for each of the three towns forms part of a conservation area. Over time the significance of a historic character can be diluted if unsympathetic shop and business fronts are permitted.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	The policy will have a positive effect on listed buildings and the character of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the criteria of the policy. It is possible that in some cases this could be the determining factor between an operations remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre. Given the positive and negative effects, an overall positive effect is still considered.	+2		+2
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting	The policy will have a positive effect on listed buildings and the character	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the criteria of the policy. It is possible that in some cases this could be the determining factor between an operations remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre in the long-term. Given the balance between positive and negative effects, an overall slight positive effect is still considered.			
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Synergistically the policy support DM25 (Development affecting heritage assets) in that the town centres of the three towns are all conservation areas. The quality of the retail environment in these centres is closely interlinked to their history as market towns and both policies would be applied together in order to preserve the character of the street scene.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, though the effects can be reversed much more simply (relatively), than making changes to buildings that have been constructed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM17 Rural Shopping

This policy sets the criteria by which retail development can take place within villages, adjacent to villages, or elsewhere in the open countryside. The policy aims to direct rural shopping to the centre of villages, setting stricter criteria for proposals on the edge of settlements or in the countryside.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Landscape impacts could be negative if developing in the countryside.	-2	Criteria within the policy also seek development that would not have an unacceptable adverse impact on the character and appearance of the countryside, an overall neutral effect.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The overall effect of the policy on sustainability is largely determined by the eventual location of development. Locating retail development within villages is likely to have a much less harmful impact in terms of reducing the need for the use of unsustainable modes of transport and promoting walking and cycling. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the private car. The policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts. An overall slight negative effect.	-1		-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	The policy scores positively for increasing overall employment floorspace, particularly within villages, but this should be tempered against the impact this will have on existing retail offers. The impact on the availability of jobs within rural areas should be positive, given the criterion that the development should not impact on the viability of existing facilities.	+2		+2
F) Supporting retail	The overall effect of the policy on sustainability is largely determined by the eventual location of development. Locating retail development within	+2	The policy requires that the location and scale of the development would not harm	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	villages is likely to have a much less harmful impact in terms of encouraging vitality of rural centres. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the risk of detrimental effect on existing village retail viability. Therefore the policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts, an overall positive effect.		the vitality and viability of town centre or village shopping facilities.	
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	Retail development adjacent villages or in the open countryside will put extra pressure on existing infrastructure, a minor negative effect.	-1	Criteria within the policy require development that would not lead to an unacceptable impact on the local road network, an overall neutral effect.	0

Secondary/cumulative/synergistic effects:	Indirectly the policy may reduce traffic in the open countryside or edge of settlement locations, instead directing uses to more central locations depending on the scale of the proposal. The policy supports DM15 (development outside town centres) in directing development towards central locations with better public transport links.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM18 Rural employment development

This policy sets out the criteria by which employment development can take place within the open countryside. The policy permits employment development, but seeks to ensure that it is appropriate in scale for its location and reduces adverse impacts.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
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Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This policy sets out the criteria by which employment development can take place within the open countryside. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result, which could impact on biodiversity.	-2	Criteria within the policy state that there should not be an unacceptable adverse impact on the character and appearance of the countryside, an overall slight negative effect.	-1
B) Protection and promotion of a quality built and historic environment	The supporting text of the policy notes that there are various indirect consequences of employment development, such as security fencing, lighting, advertising material, open storage and vehicle parking. This is considered to be a minor negative impact.	-1	To ensure that new employment development contributes to a quality built environment, the policy requires that there is not an unacceptable adverse impact on character, and that the proposal is of an appropriate scale and use for its location.	0
C) Mitigating the effects of climate change	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result. Furthermore, for the most rural locations, access to these locations via sustainable modes of transport becomes increasingly unlikely. A slight negative impact has been assumed, given that the impacts can vary depending on the location of the development.	-1	This policy has in place a number of criteria that set standards by which development would have to be in accordance. Transportation impacts are limited by criterion (a), whilst other impacts on character and appearance of the countryside are restricted by criterion (b).	-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	This policy sets out the criteria by which employment development can take place within the open countryside supporting new build employment opportunities or the expansion of existing businesses, specifically where there is insufficient suitable sites or premises in the immediate area to meet the needs of the proposal, a positive effect for economic growth.	+2		+2
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries, this could result in a negative effect on road infrastructure. Overall therefore, there could be some negative impacts on road capacity for certain developments, dependent on their location – therefore a slight negative impact has been assumed.	-1	Criteria in the policy state that development should not lead to an unacceptable impact on the road network.	0

Secondary/cumulative/synergistic effects:	Indirectly this policy may lead to a greater number of businesses operating within the countryside. When combined with Policy DM9 (conversion of rural buildings) together this could result in more people both working and potentially living in the countryside. This has an effect on the delivery of services, e.g. waste collection that would need to access new employment sites, increasing the size of collection rounds, increasing carbon emissions and potentially increasing costs for service delivery agencies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM19 Protection of employment land

This policy sets out Mid Devon's approach to protecting allocated and existing employment sites. The SA Scoping Report highlighted the loss of employment land as being a particularly importance sustainability issue for the district. Out-commuting to larger centres such as Exeter and Taunton is an existing concern, which has negative impacts on transport emissions, pollution and climate change. Employment sites have been allocated in sustainable locations within the Local Plan Review, to meet an identified shortfall across the district. Therefore, the protection of these sites, in the immediate term is a priority.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	In the short term the policy could mean that sites allocated for development remain in their current state. For greenfield sites this is not an issue, but for brownfield sites, particularly where there are dilapidated buildings, the immediate result could be a negative impact on the quality of the overall street scene. For this reason, a minor negative impact has been assumed.	-1		-1
C) Mitigating the effects of climate change	Without the policy it is possible that should these sites be given over to other uses, most likely to housing, out-commuting would likely increase. This would have negative impact on the transportation emissions and climate change, and reduce the district's ability to meet its own needs. The application of this policy will therefore be likely to have a positive effect in terms of mitigating climate change.	+2		+2
D) Safeguarding and minimising resource use	Without a safeguarding policy there could be increased pressure for non-allocated sites to come forward for employment, which could likely be on greenfield land. The policy has a positive effect in respect of minimising the loss of greenfield land.	+2		+2
E) Promoting economic growth and employment	This policy sets out Mid Devon's approach to protecting allocated and existing employment sites, a positive effect for business by ensuring the district has a range of available sites of different sizes. Criteria within the policy allow for alternative uses where there is a suitable range of suitable and available employment sites in the local area, there is no commercial interest in the site which has been marketed for 18 months, a sequential viability test has been applied following unsuccessful marketing, testing mixed use and non-employment uses. Overall, it is considered that the policy will have a positive impact on economic growth.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy seeks to protect employment land from the change of use to other use. As housing is a likely alternative use for such sites this policy has	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the potential to provide a limited amount of residential development should other uses prove unlikely to come forward in the long term. However, there needs to be consideration of the appropriateness of the location for housing, as some employment land will be in a location where it is acceptable, but perhaps, housing would not be. Overall, there are possible positive and negative impacts on housing, so a neutral impact has been assumed.			
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The redevelopment of existing employment sites is covered by the policy which states this will be permitted where there are not strong economic reasons. Mid Devon has an undersupply of small employment allocations and such sites may be protected from development for alternative uses in line with this policy. In the short term this may result in certain sites in towns not being redeveloped immediately, and potentially being vacant. Vacant sites can attract vandalism, can deteriorate and affect the feel of an area, therefore there are circumstances where a negative indirect impact could be felt. Though a long-term view on the availability of employment land across the district would be taken. Any proposals to redevelop the site would also be considered in light of Policy DM1 (high quality design) as it may be inappropriate to redevelop a site in a predominantly industrial area for residential use as this would result in a poor level of amenity for potential residents.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary in that an employment site may be protected for up to 5 years, but after this period it may be considered for other uses. Short to medium term.
Spatial extent: (District wide / local)	District wide.

Policy DM20 Agricultural development

This policy permits agricultural development where it supports activity on a farming enterprise and is sensitive in its design and location to limit any adverse effects.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The scale of some modern agricultural facilities and their impact on the surrounding landscape could have a negative effect. Development should also not have an unacceptable impact on the environment.	-2	Criteria within the policy however require development to be sensitively located to limit any adverse effects on residents and are well designed respecting the character and appearance of the area. Given the proposed mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Agricultural development could impact on the character and appearance of the historic environment, a minor negative effect.	-1	The policy requires development to be sensitively located, be well-designed and respectful of character and appearance of the area. Therefore a positive impact is anticipated.	+2
C) Mitigating the effects of climate change	The increased carbon emissions created at all stages of constructed a new building (i.e. at manufacture of materials, transportation, on-site energy usage), a slight negative effect.	-1	The policy states that development should not have an unacceptable adverse impact on the environment, although this would not mitigate all effects.	-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	Through being allowed to upgrade to more modern buildings and/or expand their farming enterprise, potentially creating more jobs in the process, the policy will have a positive effect for rural enterprise.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Pollution, air quality and transportation impacts on rural roads are also a negative impact, but these have been limited through criteria in the policy. An overall neutral effect is considered.	0		0
I) Delivering the	Agricultural development in the countryside can put additional pressure on	-2	Criteria within the policy seek	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	road infrastructure, a potentially negative effect.		development that will not have an unacceptable traffic impact on the local road network, so the overall effect is considered to be neutral.	

Secondary/cumulative/synergistic effects:	The cumulative development of large modern agricultural buildings can alter a landscape. The policy seeks to limit such cumulative impact by requiring development to respect the character and appearance of an area. Together with Policy DM9 (conversion of rural buildings) the policy could result in some agricultural buildings being developed that could later be converted to other uses, however they would need to demonstrate that they were of substantial and permanent construction and make a positive contribution to an area's character.			
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.			
Spatial extent: (District wide / local)	District wide.			

Policy DM21 Equestrian development

This policy permits equestrian related development within the countryside, providing that it is well integrated with the local landscape, through appropriate location, scale, design and materials. Commercial or large domestic developments are also required to demonstrate that they do not result in an unacceptable increase in traffic.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This policy permits equestrian related buildings within the countryside which are often located in fields away from other development leading to a negative effect on the landscape.	-2	The policy has been written so that any development must be well integrated with the surroundings, and to take account of factors such as location, scale, design and materials, in order to reduce any harmful effects of building within the countryside, an overall slight negative effect is still anticipated.	-1
B) Protection and promotion	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
of a quality built and historic environment				
C) Mitigating the effects of climate change	This policy permits equestrian related development within the countryside with the carbon dioxide emissions related to construction (from extraction/manufacture of materials, transportation and on-site emissions), being a slight negative effect.	-1		-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	This policy permits equestrian related development within the countryside with the growth in employment related developments, providing opportunities for economic growth and potentially tourism, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Potential negative impacts include pollution from vehicles accessing the site at construction and during operation use is also a concern, though that will be dependent on the scale of the development. Whilst some schemes could potentially have a negative effect, overall a neutral effect has been considered, typically because equestrian developments are largely very small scale.	0		0
I) Delivering the necessary infrastructure	There is the possibility of the potential negative impacts on road safety from riders using local roads, where the bridleway network coverage is poor, a slight negative effect.	-1	The policy specifics that equestrian development must not result in an unacceptable increase in traffic on the local highway network.	-1

Secondary/cumulative/synergistic effects:	Where there are a number of equestrian developments in an area this could cumulatively change the nature of the landscape, particularly in the case of smaller scale domestic size developments.
Temporary/permanent effects:	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape.

Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM22 Tourism and leisure development

This policy sets out the circumstances in which tourist or leisure facility developments are acceptable. Development is permitted inside or adjacent to settlements, and only permitted in the countryside where proposals meet a criterion based approach.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Developing within the open countryside could impact negatively on the landscape.	-2	Developing within the open countryside could impact negatively on the landscape, however to a degree this is mitigated by the policy requirement to respect local character and appearance. Overall a neutral effect is anticipated given the mitigation.	0
B) Protection and promotion of a quality built and historic environment	Development is required to take account of character and appearance, thereby ensuring the promotion of a quality built environment. A sequential approach is taken, whereby development is first directed to nearby settlements, in order to ensure unnecessary building in countryside locations.	0		0
C) Mitigating the effects of climate change	Negative impacts are linked to the transportation and carbon emissions associated with locating new development away from existing settlements. The policy applies a stricter control of tourist development away from settlements, only agreeing proposals where there is not an unacceptable impact on the road network. Despite this provision, any development away from settlements will involve a greater level of carbon emissions from the longer journeys required to access the site. This is in addition to the carbon emitted during the manufacture of materials and construction phases.	-2	The policy criteria seek where possible to involve conversion or replacement of existing buildings reducing the carbon emissions associated with construction, although a minor negative effect is still considered to be experienced.	-1
D) Safeguarding and minimising resource use	Policy supports proposals for new or expanded tourism, visitor or leisure facilities.	0	The policy criteria seek where possible to involve conversion or replacement of existing buildings, a minor positive effect.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	In terms of employment, it is noted that the policy supports the development of tourist, visitor and leisure facilities, both in/adjacent to settlements, or where justified, within the open countryside, thereby supporting an increase in employment floorspace in rural areas, and overall across the district. This will also result in an increase in the number of tourist bedspaces provided and thereby should positively impact on tourist numbers across the district, an overall positive effect.	+2		+2
F) Supporting retail	Town centres may also have a mixed outcome from the policy, which will largely be determined by whether the development is located in such a position as to draw focus towards itself and away from an existing centre, thereby impacting on vitality and viability. Given the positive and negative effects an overall neutral effect is considered.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Access to public transport and local services will depend on the location of the development. If located in or adjacent to a settlement this could have a positive impact on public transport provision, through an additional number of tourists/visitors accessing the facility. However, any development in the open countryside is considerably less likely to be close to public transport provision, and unless it is significant in size and attraction, is unlikely to lead to alterations to existing networks. Given the positive and negative effects an overall neutral effect is considered.	0		0
I) Delivering the necessary infrastructure	Tourism and leisure facilities located in the countryside could increase the amount of traffic on unsuitable roads, a negative effect.	-2	Criteria with the policy require proposals to justify the countryside location, avoiding unacceptable traffic impact on the local road network. Development will also be expected to demonstrate that the need is not being met by existing provision within nearby settlements, an overall slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The policy could work positively with DM9 (conversion of rural buildings) to convert appropriate buildings in the
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	countryside to tourist uses. These are lower impact in terms of sustainability than residential developments, such as not needing access to the same level of services, and generating lower carbon emissions because they tend to be less frequently used during autumn/winter, when more fuel would be needed to heat them if lived in all year round. Indirect effects could include the boost to rural incomes, particularly in cases where farm owners wish to diversify their activities, and research has often shown that tourism is traditionally an area considered.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM23 Community facilities

This policy covers a wide range of community facilities including shops, pubs, post offices, village halls, allotments and places of worship. It aims to provide new community facilities where they are accessible and provide a benefit to local residents, whilst only permitting the loss of existing facilities where it can be proven that the facility is not economically viable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	The policy supports proposals for the redevelopment of existing community facilities that enable them to modernise, remain viable and continue to be retained for the benefit of the community will be supported. The reuse of existing buildings is a positive effect towards minimising resources.	+2		+2
E) Promoting	New community facilities in rural areas could increase retail and	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	employment opportunities, a slight positive effect.			
F) Supporting retail	New shops in rural areas will increase retail and employment opportunities, a positive effect. New development could be harmful to the viability of existing facilities by acting in competition, e.g. a new edge of village retail offer could reduce footfall in the existing centre. However, such proposals will be judged against this policy, and others on employment set out in the Local Plan Review, a negative effect on existing retail facilities in towns and smaller settlements. The policy does not support proposals involving the loss of community facilities such as local shops and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs. Overall, a slight positive impact is anticipated.	+1		+1
G) Meeting housing needs	The policy does not support proposals involving the loss of community facilities such as local shops and pubs where the loss would damage the settlements ability to meet its day to day needs. As residential housing is a suitable re-use of these facilities, some small negative impact on housing supply maybe considered.	-1		-1
H) Ensuring community health and wellbeing	The appraisal highlights the positive effects this has in terms of delivering social objectives. In particular the provision of new community facilities in a settlement has positive effects on the viability of settlements. For instance the greater level of services in a settlement, the higher likelihood that it will be served by public transport. Such facilities include schools and colleges, thereby increasing access to education and training. The policy does not support proposals involving the loss of community facilities such as local shops, public houses, allotments, cultural and recreational facilities and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs.	+2		+2
I) Delivering the necessary infrastructure	The policy is supportive of new community facilities that provide a local community benefit where they are easily accessible by the local community and well related to the settlement. New community facilities	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	such as shops, pubs, post offices, village halls, allotments and places of worship will improve the self sufficiency of the settlement and reduce the need to travel, a significant positive effect.			

Secondary/cumulative/synergistic effects:	Retaining community facilities within settlements can increase the vitality and viability of a town/village. Where community facilities do not exist or are lost an indirect effect is likely to take place on the level of local traffic. Where people do not have access to local community facilities they may access others in different settlements; typically they will do this by using a car. The presence of community facilities in a settlement is likely to reduce traffic in that location.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once facilities are built they are a permanent feature of the landscape. Once community facilities are lost, such changes are unlikely to be reversed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM24 Protection of local green spaces and recreational land / buildings

This policy provides protection for recreational land and buildings against being used for alternative development. It provides a criterion based approach under which open space, sports or recreational buildings and land can only be redeveloped in certain circumstances. Redevelopment is limited to situations where the existing use is surplus, or where there will be replacement provision in a suitable location, or where the new development is for better sports or recreational provision. The policy expands on LP3 with new criteria that designated areas of Local Green Space will be protected from development unless development meets the criteria set out in national policy for Green Belts.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	This policy provides protection for recreational land and buildings against being used for alternative development. It provides a criterion based approach under which open space, sports or recreational buildings and land can only be redeveloped in certain circumstances.	0	The alternative use of open space, sports and recreation buildings and land will only be permitted subject to an assessment which demonstrates that the site is surplus to requirements, the proposed development would be a replacement or an alternative sport and recreation use a positive effect.	+2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The most likely alternative use for such sites is housing development. However, the plan will allocate sufficient housing to meet local need, so it is not felt that protecting recreational land and buildings will have a detrimental effect on housing provision.	0		0
H) Ensuring community health and wellbeing	There are positive outcomes in terms of the implications for public open space, in that its loss is severely restricted and can only take place where it is surplus or is to be replaced by equivalent or better provision. Development for alternative sports and recreational provision, where the need outweighs the loss. However because the policy does not result in a net increase of public open space, only a slight positive effect is considered.	+1		+1
I) Delivering the necessary infrastructure	Protecting sites of public open space, sports and recreational land is a positive impact, as these are critical elements of local infrastructure.	+3	The alternative use of open space, sports and recreation buildings and land will only be permitted subject to an assessment which demonstrates that the	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			site is surplus to requirements, the proposed development would be a replacement or an alternative sport and recreation use a positive effect.	

Secondary/cumulative/synergistic effects:	Indirectly, retaining open space, sports and recreational land and buildings is likely to have a positive impact on health and wellbeing by providing places for residents to take part in sport or other outdoor activities. When considered alongside policies within the Local Plan Review that allocate land for new housing, thereby creating additional demand, and putting pressure on existing facilities; their protection is therefore important to meet the needs of future generations.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once the loss has taken place this is not likely to be reversible. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM25 Development affecting heritage assets

This policy aims to preserve or enhance the heritage of the district, covering all heritage assets and their settings including; listed buildings, scheduled monuments, conservation areas, historic parks and gardens, archaeological sites and other locally important features. Heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	The policy scores positively against enhancing or improving the understanding of the district's heritage assets. Criteria within the policy include a presumption in favour of preservation in situ, requiring development proposals likely to affect heritage assets and their settings the opportunities to enhance them, only approving proposals that would be likely to substantially harm heritage assets and their setting if	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	substantial public benefits outweigh the harm requirements of paragraph 133 of the NPPF, where development proposals would lead to less than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use and requiring developers to make a systematic assessment of the impact on setting as set down in the guidance from English Heritage, a significant positive effect.			
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	Local heritage and character is important for tourism, which whilst not playing as large a role as in other parts of the county, is an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority, a positive effect.	+2		+2
F) Supporting retail	The sustainability impacts on town centres also scores a mixed outcome. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority. However, for retailers in these areas this places limitations on changes they can make to the appearance of their facility, and can add a cost burden to and development they wish to carry out. Given the positive and negative effects an overall neutral effect is considered.	0		0
G) Meeting housing needs	Requiring development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting and local distinctiveness, and the opportunities to enhance them may in a limited number of cases add an additional financial cost to development. A minor negative impact has been assumed as a result.	-1		-1
H) Ensuring	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing				
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The policy provides protection from harm to heritage assets, even if that harm is indirect. Providing appropriate protection to heritage assets should result in no incremental or cumulative loss of historic character or gradual fragmentation of conservation areas across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, provides protection for heritage assets, as once they are lost they are gone forever. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM26 Green infrastructure in major development

This policy aims to ensure positive gains for biodiversity, flood and water management and other elements of green infrastructure are delivered as part of major development schemes. Allowances are made within the policy for alternative arrangements when viability or feasibility is a concern. The policy differs from LP3 in that policy requirement for public open space within housing development has been removed, as it is now separately considered under policy S5 Public open space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The requirement for a net gain in biodiversity where warranted, means that though biodiversity may be affected by development, overall there will be a positive effect, for example through establishing greater links between wildlife networks or increasing habitat areas. Criteria within the policy seek new green infrastructure such as the creation of native woodland where possible. Landscape quality and character should be positively impacted by the requirement to develop green corridors, new woodland and public open space.	+2		+2
B) Protection	Inclusion of green infrastructure within a development is considered to	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	add positively to its quality.			
C) Mitigating the effects of climate change	Green infrastructure should be incorporated into major sites as flood and water resource management a positive effect on flood risk. Green infrastructure can also act to mitigate the effects of climate change by acting as a 'carbon sink', thereby helping to reduce the overall CO2 levels in the atmosphere, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	Green infrastructure should be incorporated into major sites as flood and water resource management a positive effect towards the use of water as a resource.	+2		+2
E) Promoting economic growth and employment	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where evidence demonstrates that meeting these criteria in full would render the development unachievable, the Council will balance the benefits of development against the objectives of this policy.	-1		-1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where evidence demonstrates that meeting these criteria in full would render the development unachievable, the Council will balance the benefits of development against the objectives of this policy.	-1		-1
H) Ensuring community	The policy should also result in an increase in walking and cycling opportunities, through the creation and/or improvements to public rights	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	of way, a positive effect. There could also be an overall reduction in pollution, e.g. through inclusion of sound buffers to reduce noise or by sustainable urban drainage systems bringing about natural improvements to water quality, a further positive effect.			
I) Delivering the necessary infrastructure	This policy aims to ensure positive gains for biodiversity, public open space and other elements of green infrastructure are delivered as part of major development schemes, a significant positive effect. Where evidence demonstrates that meeting these criteria in full would render the development unachievable, the Council will balance the benefits of development against the objectives of this policy. .	+3		+3

Secondary/cumulative/synergistic effects:	Synergistically the policy works alongside a number of other policies within the Local Plan Review, impacting positively on district wide sustainability issues. In particular it works jointly with Policy DM1 (high quality design) to provide flood attenuation measures and walking and cycling opportunities. This policy should be considered alongside Policy S5, which sets local standards for the provision of public open space in new development.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, the policy sets the level of green infrastructure that is delivered per major development proposal, which will be a permanent feature. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM27 Protected landscapes

This policy affirms the value of protected landscapes and the need to safeguard them from inappropriate development. Strict controls are in place to ensure that proposals for development within or affecting these areas take account of the character, appearance, setting and special qualities of the landscape. The policy requires, where possible, these features and biodiversity to be enhanced as a result of the development proposal. Major development within or adjoining the AONB and National Parks will only be permitted in exceptional cases.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Protected landscapes, such as the Blackdown Hills AONB, are a distinctive and highly valued element that contributes to the character of the district. Development proposals within or affecting the Blackdown Hills Area of	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Outstanding Natural beauty, Dartmoor National Park, Exmoor National Park and the North Devon Biosphere Reserve must demonstrate that the a) cultural heritage and the character, appearance, setting and other special qualities of the landscape will be conserved or, where possible enhanced and b) biodiversity will be conserved and enhanced where possible through improved linking of habitats, appropriate landscaping and habitat creation. Against the sustainability framework this policy scores significantly positively for the effect it will have on priority habitats, protected/priority species, wildlife networks and landscape quality and character.			
B) Protection and promotion of a quality built and historic environment	There are also positive effects in terms of cultural heritage, which the policy supports. For example the Dartmoor landscape contains many examples of mining heritage that may be visible from long distances, and the implementation of this policy should ensure that the special qualities of these landscapes, in terms of cultural heritage, are conserved or enhanced.	+2		+2
C) Mitigating the effects of climate change	The policy is likely to restrict opportunities for new renewable/low energy developments within or affecting those landscapes, a negative effect.	-2		-2
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	None of the landscapes referenced in the policy text are in locations where strategic policy focuses development, therefore the effects on economic sustainability are not a major issue, a neutral effect. In contributing towards the district's character and appearance, these landscapes also are a primary factor in the area's attraction for tourism, a positive effect. On balance an overall positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy is likely to constrain some opportunities for new housing within or affecting those landscapes, a minor negative effect.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Indirectly this policy should have a positive impact on tourism, as the character, appearance and setting of these landscapes is directly linked to their appeal as visitor destinations. Synergistically the policy will work alongside a number of others that require consideration of the character and appearance of the landscape, e.g. Policies DM1 (high quality design), DM2 (renewable and low carbon energy), DM9 (conversion of rural buildings), DM15 (development outside town centres), DM17 (rural shopping), DM20 (agricultural development), DM21 (equestrian development) and DM22 (tourism and leisure development). This is likely to reduce opportunities for new housing or renewable/low energy developments within or affecting those landscapes.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; it provides protection for the special qualities of designated landscapes, which could be permanently affected by inappropriate development. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM28 Other protected sites

This policy requires development proposals to balance their benefits against any adverse impacts on protected sites. It aims to provide a degree of protection for important sites that do not have the level of security given to designations such as national parks or AONBs. The policy differs from LP3 as it now includes priority habitats define under the UK and Devon Biodiversity Action Plans.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Where development proposals would lead to an individual or cumulative adverse impact on Special Areas of Conservation, Sites of Special Scientific Interest, ancient woodland, Regionally Important Geological Sites, County Wildlife Sites and Local Nature Reserves, or priority habitats defined under	+2	Planning permission will be granted where appropriate mitigation measures have been put in place.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the UK and Devon Biodiversity Action Plans, the Council will balance the overall benefits of the proposal against the impact. Impacts on habitats, biodiversity and landscapes are noted as being positive because the criteria are strong enough to afford sufficient protection. In most cases a less harmful location for development could be identified, i.e. where most development is already provided for, such as the towns of the district, or elsewhere in the countryside such as on a farm. Overall the impact of the policy is considered to be positive.			
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	The policy could restrict economic growth where development proposals would lead to individual or cumulative adverse impacts, a negative effect. Although the Plan strategy directs strategic growth towards the towns and away from protected sites, an overall neutral effect.	0	Planning permission will be granted where appropriate mitigation measures have been put in place.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy could restrict housing growth where development proposals would lead to individual or cumulative adverse impacts, a negative effect. Although the Plan strategy directs strategic growth towards the towns and away from protected sites, an overall neutral effect.	0	Planning permission will be granted where appropriate mitigation measures have been put in place.	0
H) Ensuring community health and	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing				
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The cumulative effect of the policy is likely to be noted in directing some development to other locations that are less harmful to protected sites. The scope of the policy covers individual and cumulative adverse impacts on these sites and these are assessed in terms of the significance of the site. The policy provides greater protection for the most significant sites, and cumulative impacts could be felt on those sites of lesser significance. However any development proposals would need to meet the criteria of the policy, which does include demonstrating that other, less harmful locations are not available. The policy recognises that where development proposals would lead to an individual or cumulative impact on Natura 2000 sites, planning permission will be refused unless the proposal complies with criteria a) & b) and the fundamental integrity of the features of the Natura 2000 site would not be affected.			
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; the policy provides protection and appropriate mitigation for protected sites, which could be permanently affected by development. Short to long term.			
Spatial extent: (District wide / local)	District wide.			

Policy DM29 Planning enforcement

This policy sets out the district's approach to taking enforcement action. It confirms that investigations will be undertaken and action taken where it is deemed appropriate. The policy and supporting text notes that unauthorised development can have a detrimental impact on the local environment and can be a source of social tension.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Without effective enforcement action inappropriate development can have an adverse impact on the local environment, biodiversity and landscape character. Such development could affect feel of a landscape, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district's approach to taking	+2	Planning permission will only be granted where the benefits of the need for the development outweigh the direct and indirect impact to the protected site and ecosystem, development could be located in an alternative less harmful	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	enforcement action, a positive effect.		location & appropriate mitigation measures have been put in place.	
B) Protection and promotion of a quality built and historic environment	Without effective enforcement action inappropriate development can have an adverse impact on the historic environment through the detrimental impact on heritage assets such as listed buildings, conservation areas and historic parks and gardens. Such development could affect the setting of a heritage asset, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2		+2
C) Mitigating the effects of climate change	Without effective enforcement action inappropriate development can have an adverse impact on climate change and flood risk, by avoiding requirements that may have been put in place as part of any planning consent. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Without effective enforcement action inappropriate development can have an adverse impact on community health and well-being for example through inappropriately located development and lack of services. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2		+2
I) Delivering the	Without effective enforcement action inappropriate development can	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	have an adverse impact on infrastructure provision, for example through inappropriately located development placing unacceptable pressure on the local highways network. This policy sets out the district's approach to taking enforcement action, a positive effect.			

Secondary/cumulative/synergistic effects:	Cumulatively the impact of failing to tackle inappropriate development could result in a loss of public confidence in the planning system, and could mean an opportunistic increase in attempts at unauthorised development. The policy has indirect implications for the service provision of planning enforcement, requiring a budget contribution that ensures the local authority adheres to the text of the policy in 'investigating unauthorised development' and 'acting proportionately'. A sufficient level of resources will be required to ensure this is undertaken in accordance with the policy.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The effects of the policy may have both temporary and permanent effects. Planning enforcement may result in unauthorised development being regularised, either through granting of temporary or permanent planning permission; or may result in inappropriate development being addressed through enforcement action, which could mean developments that are currently part of the landscape or streetscape, being permanently removed. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Appendix 3: Sites which were not deemed deliverable by the SHLAA panel

<i>Town/Village</i>	<i>Sites which were not deemed deliverable by the SHLAA panel</i>
Ashill	Land at Southwoods Farm
Bampton	Land at Birchdown Farm
Blatchworthy	Land at Blatchworthy
Bow	Land south of Bow Mill Lane East Langford Farm (southern field)
Burlescombe	Valley View
Butterleigh	Butterleigh Sawmill
Cadbury	Cadbury Church Cadbury Cross
Cadeleigh	Land at Cadeleigh
Copplestone	Land off Basetts Close
Cove	Rivermead
Crediton	Land off Jericho Street The Orchard Land adj. Winfrith Mews Land adj. Four Mills Lane Land off Park Lane The Bike Shed
Cullompton	Higher Orchard Merrimead, Five Bridges Herons Bank Padbrook Park Part OS enclosure 7031 Colebrooke Padbrook Hill
Exebridge	Land opposite Higher Grants Farm
Hele	Land behind Hillside House
Hemyock	Churchills Farm (west) Churchills Farm (east)
Hittisleigh	Field adj. Old Smithy
Kennerleigh	Land north of old rectory Land adj. Woodbeare House
Kentisbeare	Ford Farm Tuscan Workshop
Morchard Bishop	Canns Meadow
Morchard Road	Car Park
Newton St Cyres	Newton St Cyres Glebe Land around Cartaway Lilly Field Pocock Hill Land adjacent school
Poughill	Poughill Glebe
Rackenford	Higher North Coombe Farm
Sampfard Peverell	Morells Farm and Land East Morells Farm (separate sties in 2013SHLAA panel, but later combined and enlarged site) Huntland Hill
Sandford	Land at Sandford (east)
Stenhill	Land at Stenhill

<i>Town/Village</i>	<i>Sites which were not deemed deliverable by the SHLAA panel</i>
Thorverton	Thorverton Glebe and paddock Land off Jericho Street The Orchard
Tiverton	William Street William Street Car Park Whitehall Crown Hill Field Westfield
Uffculme	Harvesters Pleasant Streams Three Acres Land at Hillhead Farm
Uplowman	Land at Uplowman
Wembworthy	Land opposite Coronation Villas The Farm
Westleigh	Land south of Westleigh
Willand	Land next to Willand Service Station Hillcrest and Dye House Farm
Woodland Head	Woodland Head
Yeoford	Land east of The Oaks, Station Road