

Landscape Sensitivity Assessments

(Including summary of site sustainability assessments)



**East Budleigh with Bicton
Neighbourhood Plan, July 2016**

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Summary: - Landscape Sensitivity Assessments

Franks Patch has the least impact on the landscape based on the landscape sensitivity assessment followed by Carters Yard. The sites at Collins Cross Allotment, the field below Syon House have the greatest landscape sensitivity impact.

Criteria	Franks Patch	Field below Syon House(C059)	North of Vicarage Road(C082)	Carters Yard (C307)	Collins Cross Allotments(C058)
Special qualities/significance of designated landscapes	L-M	M-H	M-H	M-H	M-H
Criteria					
Skylines and landform	L-M	M	L-M	M	M
Criteria					
Sense of openness and enclosure	M	M	M	L-M	M
Criteria					
Landscape pattern and complexity	L-M	M	L-M	L-M	L-M
Criteria					
Experiential landscape character	L-M	L-M	M-H	M	M
Criteria					
Relationship to existing settlement edge and cultural pattern	L-M	L-M	L-M	L-M	L-M
Criteria					
Visual sensitivities and intervisibility	L	M	L-M	L-M	M
Criteria					
Overall landscape sensitivity to residential development	L-M	M	M	M	M
Score(the highest score has the least sensitivity)	8	1	2	3	1
Ranking (Rank 1 greatest landscape sensitivity)	5	1	3	4	1

1.0 Introduction

- 1.1 The landscape of the East Budleigh with Bicton Parish is of extremely high scenic quality, recognised in the national designation of the countryside around the Parish as an Area of Outstanding Natural Beauty (AONB).
- 1.2 The National Planning Policy Framework includes a number of references to landscape and the requirement to understand the landscape in relation to spatial and development proposals. Specifically, at paragraph 170, the NPPF states that:
- ‘Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character and for areas where there are major expansion options assessments of landscape sensitivity’*
- 1.3 The importance of the landscape is also recognised by the European Landscape Convention, which recognises landscape as the setting for every aspect of peoples’ lives, and that all landscapes are of value. It seeks to ensure the consideration of landscape in every aspect of spatial planning and design decisions. This includes an approach based on protect, manage and plan – protecting the best and most characteristic landscape features, planning for change and managing it in ways which respond to landscape character and sense of place. These concepts are relevant to consideration of change which may affect the landscape of the Parish (e.g. residential development),
- 1.4 The landscape appraisal that follows has used the East Devon Landscape Sensitivity Analysis Template which provides an approach to assessing landscape sensitivity of potential housing sites. The template was applied to potential housing sites identified in EDDC’s Strategic Housing Land Availability Assessment (SHLAA) which fed into the draft East Devon Village Development Plan Document 2014.
- 1.5 This document incorporates the assessments undertaken by EDDC (other than for Franks Patch) for the draft East Devon Village Development Plan Document 2014. The assessment for Franks Patch has been undertaken as part of the Neighbourhood Plan process using the East Devon Landscape Sensitivity Analysis Template. Where appropriate the landscape sensitivity assessment includes reference to the site by site assessments undertaken by EDDC in the document ‘East Devon Villages Plan - Built-up Area Boundary Area Assessment for East Budleigh – June 2016 EDDC’

2.0 Methodology

- 2.1 **The box below** identifies some common landscape attributes by which key characteristics of the Parish landscape may be grouped, as a basis for assessing sensitivity to residential development (It should be noted that these may vary according to the specific scale or type of development being assessed).

Special qualities/significance of the designated landscapes which would be affected by development – Presence or absence of qualities which would be sensitive to residential development. Consider also other national designations relevant to landscape (World Heritage Site/Heritage Coast)

Skylines and landform - Whether skylines are open or framed, settled etc, role in relation to surrounding areas; the role landform plays as backdrop, nature and level of landform variation

Sense of openness and enclosure – This also relates to consideration of landscape scale; presence or absence of enclosing features

Landscape pattern and complexity – Presence or absence of cultural pattern, landscape structure/fabric, enclosure patterns, interplay of colour and texture, juxtaposition of landscape/landcover/coastal features

Experiential landscape characteristics - Such as sense of remoteness, tranquillity, presence/absence of intrusive features; aesthetic qualities such as texture, pattern, colour, movement, light, reflection

Relationship to settlement edge and cultural pattern – Settlement edge character and level of integration, character of settlement vernacular and sense of time depth; Presence/absence of historic environment features in the landscape

Visual sensitivities and intervisibility – Visual character, availability and nature of views, including intervisibility with protected landscapes expansive/open landscapes/coastlines/landmarks/identified vantage points

Consideration should also be given to the sensitivity of specific elements – hydrology, biodiversity, archaeology, where these relate to character and sense of place

2.2 When assigning landscape sensitivity, a five point sensitivity scale has been used. This is set out in **table below**.

Definition of landscape sensitivity levels

Sensitivity Level	Score	Definition
High(H)	-2	The key characteristics and qualities of the landscape are highly sensitive to change from the type and scale of residential and mixed use development being assessed
Moderate-High (M-H)	-1	The key characteristics and qualities of the landscape are sensitive to change from the type and scale of residential and mixed use development being assessed.
Moderate (M)	0	Some of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of residential and mixed use

Sensitively Level	Score	Definition
		development being assessed.
Low-Moderate (L-M)	1	Few of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of residential and mixed use development being assessed.
Low(L)	2	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type and scale of residential and mixed use development being assessed.

Landscape sensitivity assessment criteria

Special qualities/significance of the designated landscapes which would be affected by development

Around 66% of the landscape of East Devon District falls within Areas of Outstanding Natural Beauty (AONB) and is covered by the associated special qualities of designation. Many of the special qualities/aspects of significance of the AONBs also relate and cross reference to the criteria defined in relation to landscape character below. It should be noted that these should be considered not just in relation to AONBs, but also where sites form part of the AONB setting.

East Devon AONB

- Prominent, high open plateaux and associated views (due to the changes that residential development would introduce to this open character)
- Areas of small scale landscape dissected by open combes and valleys (the legibility of associated landscape patterns would potentially be vulnerable to residential development footprints)
- Undulating landforms and prominent scarps would be sensitive (due to their legibility as skyline features which may be compromised by development)
- Complex landscape patterns created by juxtaposition of landscape/habitat features such as ancient woodlands and varied habitat mosaics (legibility of such features would potentially be affected by residential development)
- Aspects of the historic environment, such as small scale vernacular villages and archaeological features such as earthworks would also be sensitive to residential development, due to potential impact upon their integrity.

Lower sensitivity		Higher sensitivity	
The special qualities present are robust and unlikely to be adversely affected by residential development.	The majority of the special qualities present are robust and unlikely to be affected by residential development.	A landscape of high scenic quality with few detracting features and with considerable evidence of the special qualities sensitive to residential development.	A landscape of exceptional scenic quality, with no detracting features and with most/all of the special qualities sensitive to

				residential development.
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Skylines and landform

Open and/or undeveloped skylines of remote character, with few modern human interventions, will be more sensitive to residential and mixed use development, than would more developed and settled skylines/those characterised by modern development, due to the greater potential for change.

An integral part of skyline character in East Devon is landform and topography. Complex and/or visually prominent landforms or geological features, such as scarps, which form skyline features, would be sensitive to residential development which could affect their function as backdrops. Significant/complex landforms may also be potentially vulnerable to development footprints (e.g. combes, intimate valleys or historic earthworks).

Lower sensitivity			Higher sensitivity	
A skyline of very strongly developed character and/or with very few distinctive 'natural' landscape and landform features.	Skylines are largely of developed character and/or with few distinctive 'natural' landscape or landform features.		A skyline of predominantly open or undeveloped character/with few instances of modern development, or a skyline defined by distinctive topographic features	A skyline of open and/or entirely undeveloped, remote character, or a skyline defined throughout by highly distinctive topographic features

Sense of openness and enclosure

Very open and exposed landscapes will have a lower sensitivity in landscape terms than will intimate, enclosed landscapes defined by hedgebanks/Devon hedges or strong hedgerow networks, due to the lower potential for residential development to impact upon the former. It should be noted that open and exposed landscapes, however, have a far greater sensitivity in visual terms, and cross reference should be made to this criterion. It is also recognised that open landscapes may have a combination of landscape elements which could be sensitive to development – mosaics of particular types of habitat such as heathland, grassland, riparian pasture for example, and this can be addressed in the 'landscape

Lower sensitivity			Higher sensitivity	
An entirely open landscape with very few or no enclosing features/structural landscape elements/landscape features which would be vulnerable to residential	A mostly open landscape with relatively few enclosing features/structural landscape elements/landscape features which would be vulnerable to residential development		A mostly strongly enclosed, intimate landscape with a strong network of landscape features which would be vulnerable to residential development footprints.	A highly enclosed, intimate landscape with a very strong network of landscape features which would be vulnerable to residential development

development footprints. An entirely open landscape with very few or no enclosing features/structural landscape elements/landscape features which would be vulnerable to residential development footprints.	footprints.			footprints.
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Landscape pattern and complexity

Landscapes of complex and varied pattern/defined by the juxtaposition of a diverse range of landscape features (e.g. ancient woodlands, species rich hedgerows/hedgebanks/Devon hedges, heathland, riparian/rush pastures and flood meadows/coastal cliffs and foreshores) will have a higher sensitivity to residential development footprints than will landscapes of a very simple or 'monotonous' pattern, or those where characteristic features such as boundaries have been substantially eroded. This is due to the potential vulnerability of complex landscape features/mosaics to residential development footprints and associated potential impact on legibility of these features

Lower sensitivity		Higher sensitivity		
A very simple, monotonous landscape, defined by erosion of landscape pattern and component features.	Mostly a simple, monotonous landscape, with a generally eroded landscape pattern.		Mostly a rich and diverse/complex landscape pattern, which is generally intact, and sensitive to development footprints in terms of legibility.	A very rich and diverse/complex landscape pattern which is strongly intact, and therefore highly sensitive to development footprints in terms of legibility.

Experiential landscape character

Tranquil and remote, sparsely settled landscapes (whether defined by isolated, scattered farmsteads or small, dispersed areas of vernacular settlement, or 'uninterrupted' coastal influence) would have the highest sensitivity to residential and mixed use development. This is due to the potential impact/change on this aspect of character which would be introduced by such development. This analysis should also include consideration of aesthetic attributes of the landscape, such as colour, texture, movement and reflectivity.

Lower sensitivity		Higher sensitivity		
A landscape dominated by frequent intrusions such as exposed/modern	A landscape largely defined by intrusions such as exposed/modern development edges, lighting,		A mostly tranquil, remote landscape with few modern/discordant elements/intrusions	A highly, tranquil, remote landscape almost entirely untouched by modern/discord

development edges, lighting, energy /transport/industrial infrastructure.	energy/transport /industrial infrastructure.			ant elements/intrusions
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Relationship to existing settlement edges and cultural pattern

Landscapes with well integrated), or those defined by an intact historic settlement pattern, will have the highest sensitivity to new residential and mixed use development. This is due to the potential for new development to breach existing well-defined settlement edges. On the other hand there may be potential for new development to create a better settlement edge in some locations, for example by creating a more filtered transition. Current exposed settlement edges would have a lower sensitivity

Lower sensitivity ← → Higher sensitivity

A very exposed, raw settlement edge/one characterised by modern development, and with no structural landscape features or landform features which delimit the settlement. However, such edges may also present possibilities for better integration through enhanced landscape mitigation.	An exposed, raw settlement edge characterised mostly by modern development and with the majority of integrating features (landscape structure etc) eroded (and which may present opportunities for improved edge integration through enhanced landscape mitigation. Few landform features which delimit the settlement		A well-integrated settlement edge by virtue of mostly intact landscape structure and historic landscape pattern with little erosion. Existing settlement edge is mostly accommodated within this framework. There may be landform variation providing integration.	A very well-integrated settlement edge by virtue of intact landscape structure and or intact historic landscape pattern, with existing settlement edge accommodated within this framework. There may be strong landform variation providing integration, for example settlement could be well-integrated by virtue of its landform/setting (contained within a small valley etc), where settlement extension could breach the natural setting
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Visual sensitivities and intervisibility

Landscapes which are visually prominent by virtue of elevation and/or exposure will be highly sensitive to change such as residential and mixed use development. This criterion also encompasses consideration of intervisibility with other landscapes, open, undeveloped coastlines in the World Heritage Site, and with the AONBs, or if the

landscape/site is visible/prominent from advertised vantage points within the AONBs, or from landmarks identified as important in the AONB landscape appraisal and management strategy (note links to 'special qualities and significance' criterion).

Note that landscapes which have a lower visual sensitivity in terms of a more enclosed character may have a higher landscape sensitivity due to the more intimate landscape scale/intact landscape structure. Cross refer to sense of openness and enclosure criterion.

Lower sensitivity		←————→	Higher sensitivity	
A landscape which is very enclosed, contained and strongly visually filtered. Very little or no intervisibility, or not visible from specific/identified viewpoints in the AONB(s). No prominent landmarks or topographic features.	A landscape which is mostly enclosed, contained and visually filtered. Little intervisibility, or unlikely to be visible from specific/identified viewpoints in the AONB(s). No/few prominent visual features.		A largely open, exposed landscape with generally wide intervisibility and little sense of visual filtering. It may be seen from specific/identified vantage points in the AONB(s) or from identified landmarks. Apparent presence of visual landmarks or topography such as elevated ridge lines/scarps.	A very open, exposed landscape with extensive intervisibility and no sense of visual filtering. Visible from specific/identified viewpoints in the AONB(s) and/or from identified landmarks. Prominent presence of visual landmarks or topography such as elevated ridge lines/scarps.

3.0 Parish Landscape Classification

Parish landscape classifications include:-

National Level

At a national level East Budleigh falls within NCA 148: Devon Redlands2.

Defining characteristics of this area are given as deep, narrow lanes, gently rolling hills, network of hedgerows enclosing relatively small grazed or arable fields, hedgerow trees and small copses give wooded appearance, flat bottomed valleys, and extensive floodplains, with larger arable or grazed fields.

County Level

At the County level the Parish falls within the Pebble Bed Heaths and Farmland Character Area. Relevant key characteristics include:-

- Small streams that drain the ridge and form gentle undulations and valleys

extending into the surrounding farmland, often associated wet heath and valley mires.

- Well-wooded, particularly the south and west slopes which form a distinctive wooded skyline.
- Oak/ash semi-natural ancient woodland with hazel/holly understorey and bluebell and wood anemone flowers; some areas replanted with conifer and beech.
- Tree-lined watercourses and small farm copses and hedgerow oaks that give a well wooded appearance to the wider farmland surrounding the ridge
- Few enclosures on elevated ridge with variable field sizes and irregular patterns in the surrounding farmland, with boundaries comprising Devon hedgebanks.
- Some areas where there is evidence of 'open fields' and strip farming.
- Open heathland areas; surrounded by mainly dairy farming with some fodder crops and orchards on drier slopes near farmsteads and settlements.
- Patches of gorse, bracken, mire, acid grasslands and remnant heath on upper slopes; ancient woodlands; and areas of species-rich meadow and rush pasture fringing streams.
- Iron Age hillforts in commanding positions above surrounding landscape.
- Notable areas of parkland within a wider farmed landscape.
- Settlement on ridge limited to a few isolated farms; surrounding farmland and Otter valley have a pattern of nucleated villages at river crossing points and dispersed farmsteads.
- Some larger villages that have spread outside their historic cores (e.g. East Budleigh) or are characterised by suburban housing set in woodland (e.g. West Hill and Broad Oak).
- Strong local vernacular with regular use of stone with slate roofs.
- Views out to sea and also across Exe Estuary to the west.

Local level

At a local level the East Devon District landscape character assessment identifies the Parish as falling predominately within landscape character type (LCT) 3B 'Lower rolling farmed'. Parts of the Neighbourhood Plan area also fall within 1C; 'Pebblebed heaths' and 3C 'sparsely settled farmed valley floors' (previously 4A).

Relevant key characteristics and sensitivities/special qualities for LCT 3B 'Lower rolling farmed and settled slopes:

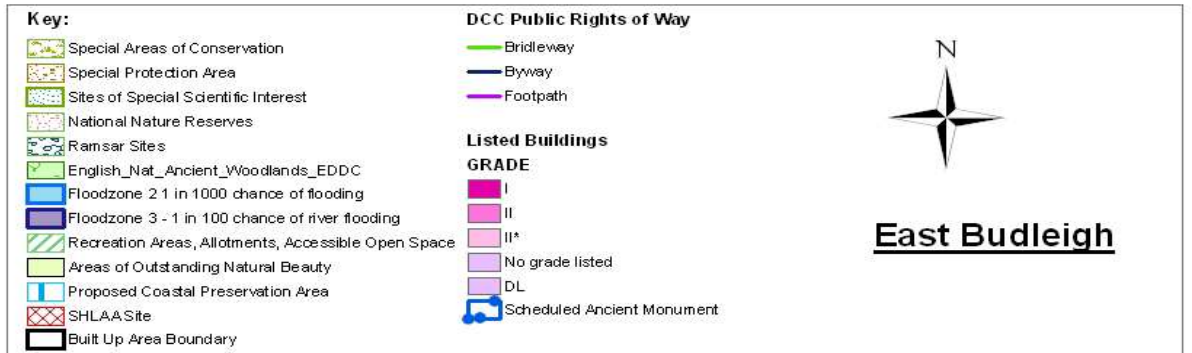
- Gently rolling landform, sloping up from valley floor
- Variable size fields with wide, low boundaries and irregular pattern
- Pastoral land use, often with wooded appearance
- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied building ages, styles and settlement size
- Much use of stone as building material
- Winding, often sunken lanes
- Streams and ditches
- Tranquil and intimate

Relevant key characteristics and sensitivities/ special qualities for LCT 4A

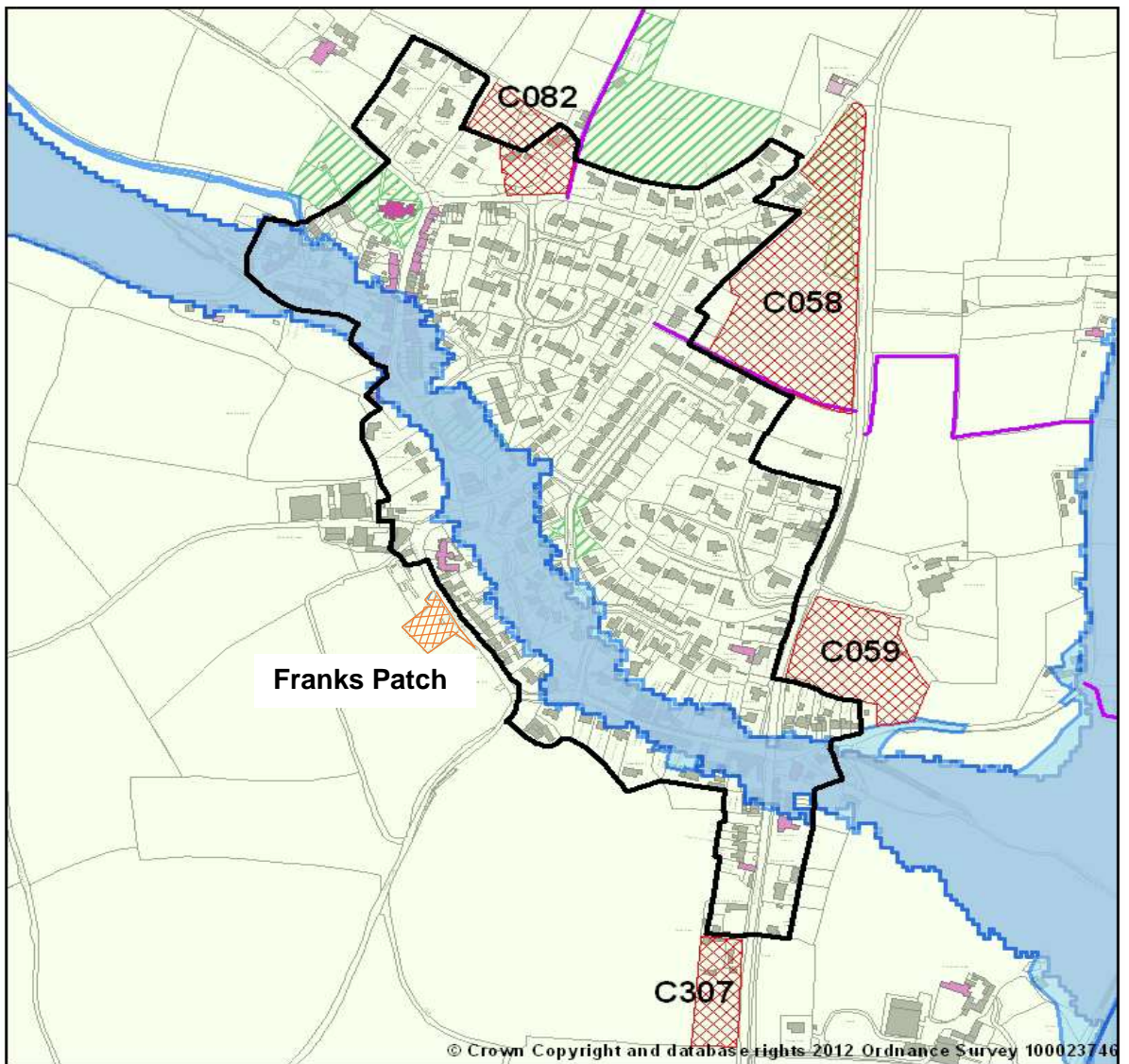
‘Unsettled farmed valley floors(now 3C):

- Open flat landform, often with distinct vegetated floodplain edge
- Shallow watercourses screened by riparian vegetation
- Hedges, not banks, generally on the boundary with rising land
- Pastoral land use, with wet meadows and some arable, with variable field sizes
- Unsettled
- Narrow winding lanes
- Open internally, with views out screened by boundary vegetation

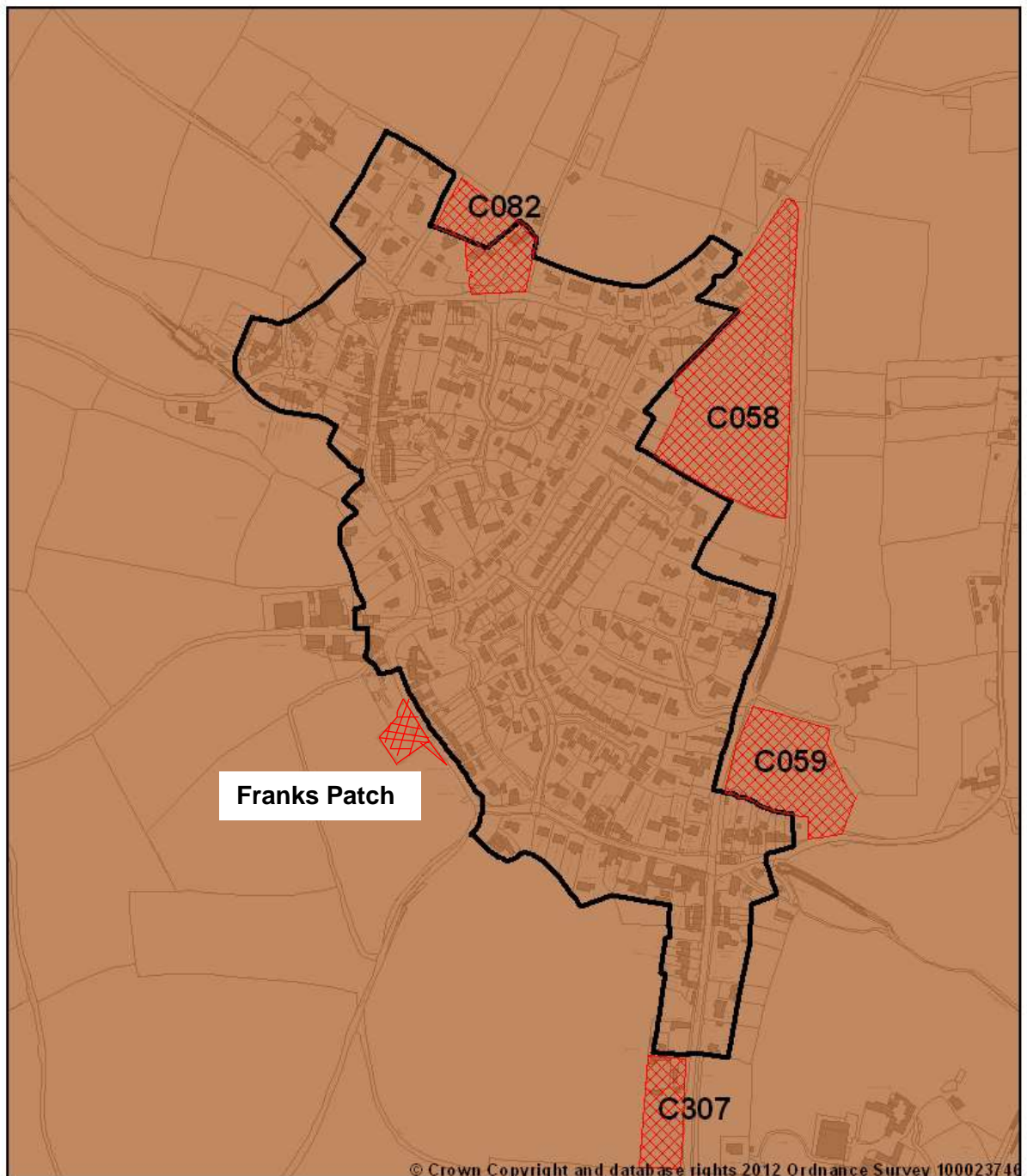
Map showing Site locations and constraints



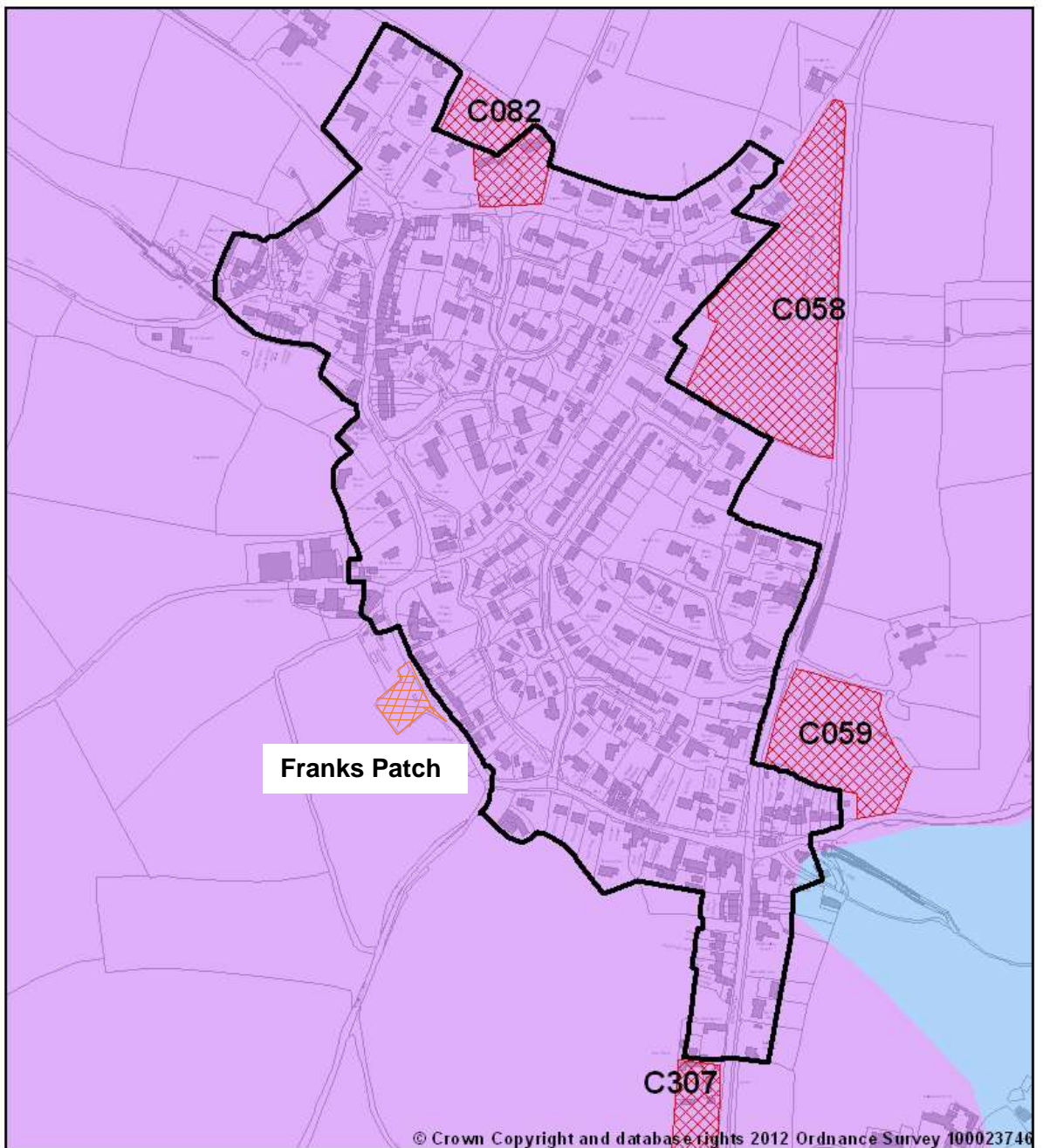
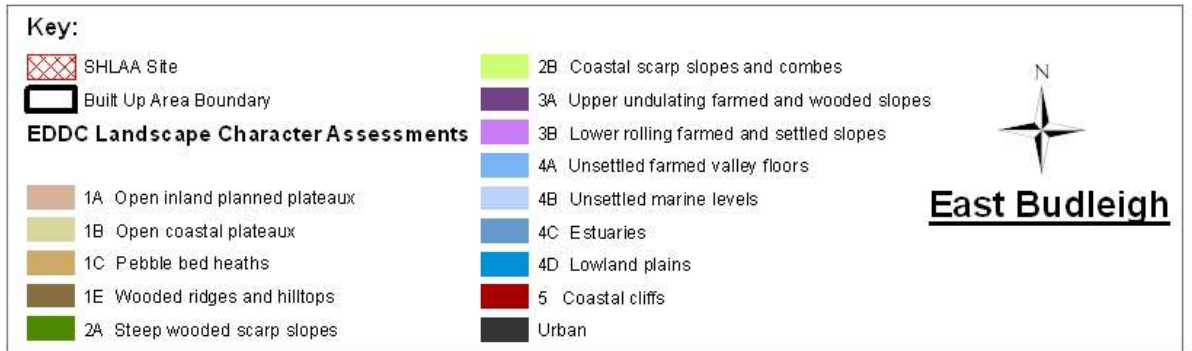
East Budleigh



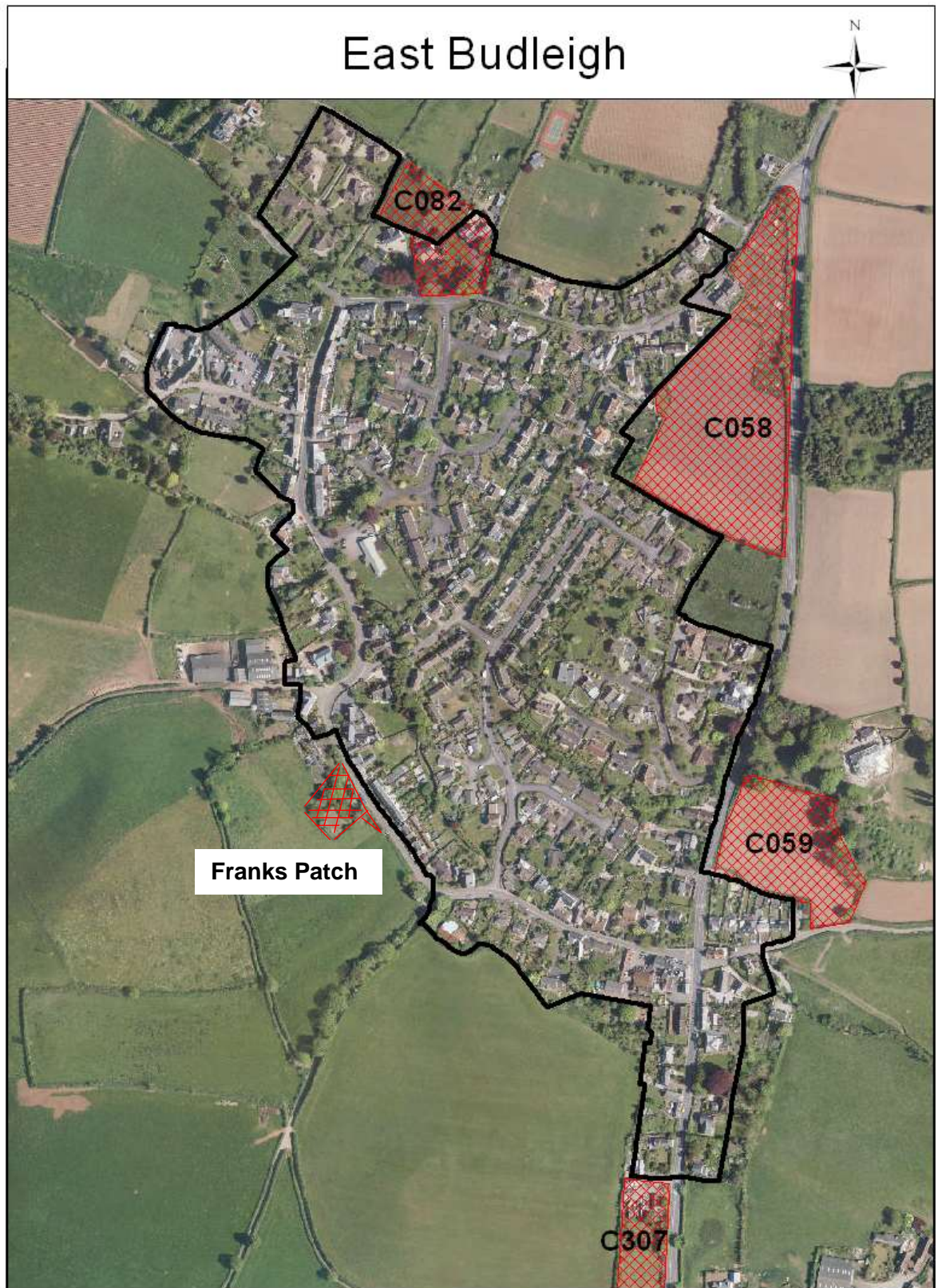
Map showing Devon Character Areas



Map showing EDDC Character Areas



Aerial photograph showing Site locations



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Franks Patch:- Landscape Sensitivity Assessment (Site EB09 on map below)



Photographs of Franks Patch



Approaching the site from the South



Approaching the site from the North

Photographs of the site



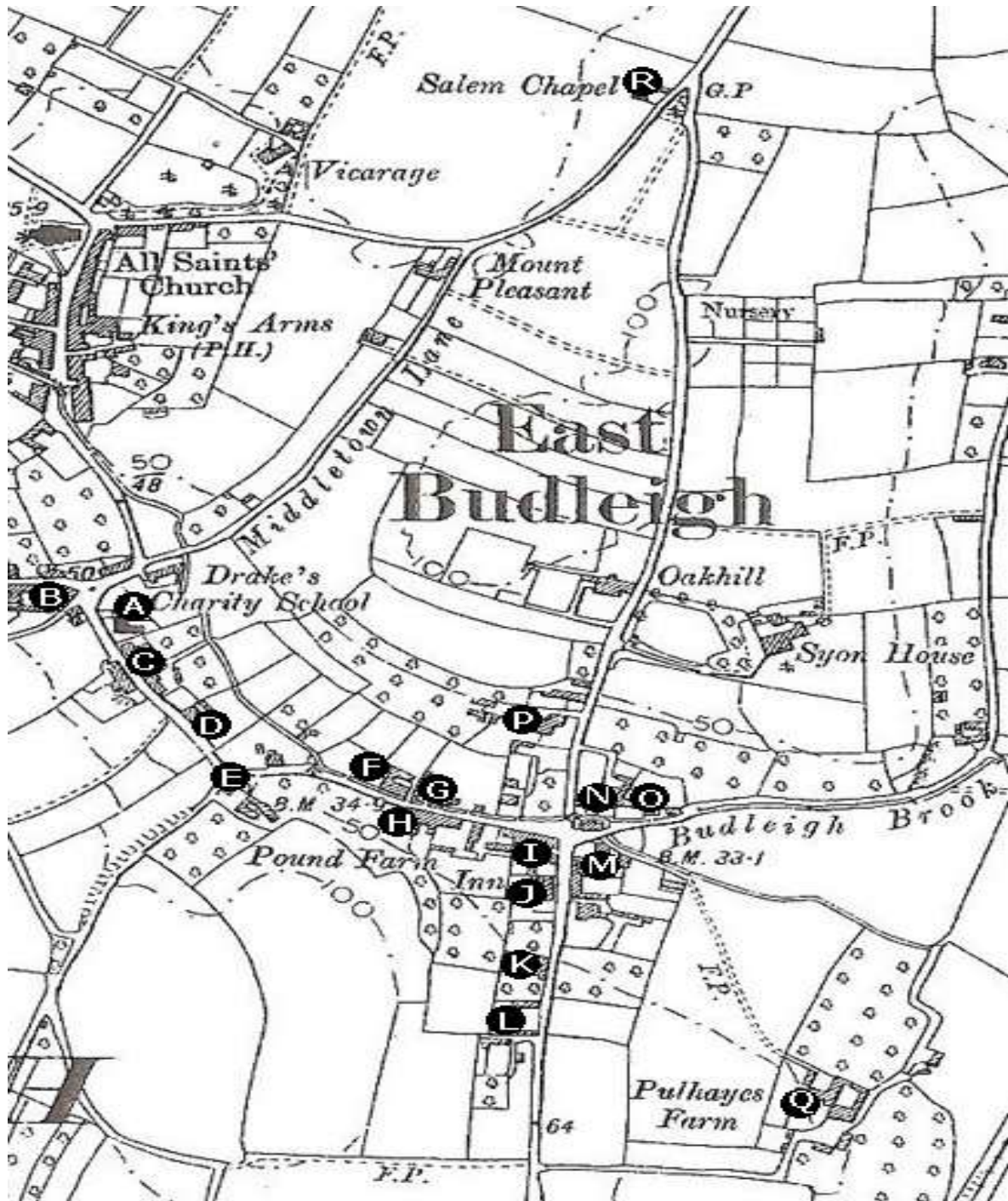


Evidence of Previous Development on Site



The photograph is on Middle Street in 1905. The cottages on left caught fire in 1961 and were demolished. These cottages were on the site of Frank's Patch.

Map showing location of cottages that were previously situated on the site (see area C)



Franks Patch:- Landscape Sensitivity Assessment

Landscape sensitivity assessment of Franks Patch	
Site Description	The site is situated in the centre of the village on Middle Street. It is small in size and has been identified in the Neighbourhood Plan for up to 3 dwellings. The site was previously a market garden now vacant. The site is now overgrown with unkempt vegetation with evidence of some dumping, a shed and greenhouse. There are also remnants of previous residential development and the site is on the footprint of cottages that were destroyed by a fire in the 1960's.
Criteria	Lower Sensitivity ←————→ Higher Sensitivity
Special qualities/significance of designated landscapes	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 25%; background-color: #f9e79f; border: 1px solid black; padding: 2px;">L-M</div> <div style="width: 25%; background-color: #ffff00; border: 1px solid black;"></div> <div style="width: 25%; background-color: #f9e79f; border: 1px solid black;"></div> <div style="width: 25%; background-color: #ff0000; border: 1px solid black;"></div> </div> <p>The site is within the East Devon AONB.</p> <p>Located centrally in the village but on the settlement periphery(western edge)</p> <p>The site is an enclosed landform and inwards looking. The landform is covered by unkempt vegetation including several mature trees. The site rises steeply to the west and rear of the site adding to this sense of enclosure.</p> <p>The site is generally tranquil but located adjacent to the main vehicular route through the village. The site has housing development to the north and east of the site.</p>
Criteria	Lower Sensitivity ←————→ Higher Sensitivity
Skylines and landform	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 25%; background-color: #f9e79f; border: 1px solid black; padding: 2px;">L-M</div> <div style="width: 25%; background-color: #ffff00; border: 1px solid black;"></div> <div style="width: 25%; background-color: #f9e79f; border: 1px solid black;"></div> <div style="width: 25%; background-color: #ff0000; border: 1px solid black;"></div> </div> <p>The area in which the site is located is settled to the north and east but undeveloped to the west and south.</p> <p>The skylines are framed due to the vegetation and mature trees creating a sense of containment.</p> <p>The landform slopes steeply downwards from the rear of the site in the west to the east.</p> <p>The site cannot be seen from a distance due to its enclosed nature, vegetation cover and sloping topography.</p>

Landscape sensitivity assessment of Franks Patch

	To the front and eastern boundary of the site are telecom wires				
Criteria	Lower sensitivity ←————→ Higher sensitivity				
Sense of openness and enclosure			M		
	<p>The site is small and irregular in shape.</p> <p>The site has a sense of enclosure with unkempt vegetation and mature trees within the site and around its periphery</p> <p>The site rises steeply to the west and rear of the site adding to this sense of enclosure</p> <p>To the front of the site is construction wire fencing boarding Middle Street.</p>				
Criteria	Lower sensitivity ←————→ Higher sensitivity				
Landscape pattern and complexity		L-M			
	<p>The site was formally a small market garden, now disused and the land cover is now unkempt vegetation and mature trees. There is evidence of dumping of materials on the site, as shed and greenhouse. There are also remnants of previous residential development and the site is on the footprint of cottages that were destroyed by a fire in the 1960's.</p> <p>The site is elevated to the west and decreases to the east</p> <p>The site is irregular in shape and small in size. It has been identified for up to 3 dwellings in the Neighbourhood Plan.</p>				
Criteria	Lower sensitivity ←————→ Higher sensitivity				
Experiential landscape character		L-M			
	<p>The site is generally tranquil but there is an impact from the adjacent road that forms the main vehicular route round the village.</p> <p>To the North and East the settlement is settled and to the West and South unsettled.</p>				

Landscape sensitivity assessment of Franks Patch


On the site there is evidence of material being dumped, a shed, greenhouse and remnants of the dwellings previously on the site.

The site has a sense of enclosure with unkempt vegetation and mature trees within the site and around its periphery. The site rises steeply to the west and rear of the site adding to this sense of enclosure

To the front and eastern boundary of the site are telecom wires

Criteria	Lower sensitivity ← → Higher sensitivity				
Relationship to existing settlement edge and cultural pattern		L-M			
	<p>While the site is centrally located in the village it is on the western settlement edge of the village, outside the Built-up Area Boundary. The East Devon Villages Plan - Built-up Area Boundary Area Assessment for East Budleigh – June 2016 concluded the site should be excluded from the BuAB on criteria A1. This criterion states that “boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development”.</p> <p>To the immediate north of the site are disused greenhouses, a modern dwelling and farm and to the east there are terraced cottages of mixed age.</p>				
Criteria	Lower sensitivity ← → Higher sensitivity				
Visual sensitivities and intervisibility	L				
	<p>The site is not highly visible in the landscape as it an enclosed landform and inwards looking. The landform is covered by unkempt vegetation including several mature trees. The site rises steeply to the west and rear of the site adding to this sense of enclosure.</p> <p>As a result of the vegetation cover and topography views to and from the site to the west, north, and south are limited.</p> <p>Views to and from the site to east are to build form and the main vehicular route through the village.</p>				

Landscape sensitivity assessment of Franks Patch

	There are no distant views from the site.				
Criteria	Lower sensitivity ←  Higher sensitivity				
Overall landscape sensitivity to residential development		L-M			
	<p>The site is within an Area of Outstanding Natural Beauty and any site development will be sensitive to change. However the site is very small in size, has been eroded by man-made features and is in close proximity to the existing settlement. Due to its level of containment it would have a limited visual sensitivity. Where the site is unsettled to the west due to the topography of the site with the land sloping steeply to the rear and west of the site its visibility is limited. Given the vegetation cover and mature trees within the site and on the periphery this will help mitigate the impacts of development.</p>				
Landscape Guidance	<p>Development of this site should consider its proximity to existing built form with a preference for terraced dwellings to reflect the previous history of the site and the form of adjacent cottages to the east</p> <p>Retention of vegetation and mature trees around the boundary (and within the site as appropriate) and particularly to the west and south of the site will ensure the enclosed nature of the site is retained with minimal impact on the landscape. A recent initial tree survey by EDDC has identified two significant trees on the site which will need to be retained and incorporated into any development.</p> <p>Given the vegetation cover, mature trees and protected species e.g. bats, owls, slow worms on the site a condition of any development and to be included in Policy D2 would be a requirement for a biodiversity appraisal(including detailed tree survey) to be a material part of any application. This to ensure there is no significantly adverse impact on the biodiversity on the site.</p>				

Field below Syon House (C059) Landscape Sensitivity Assessment

The following landscape sensitivity assessment was conducted by East Devon District Council on 15th February 2013 as part of the Draft East Devon Villages DPD 2014. EB05 below also relates to the site although it should be noted as part of the Pre-Submission consultation period a representation was received by the landowner on a site area smaller than EB05(land to the south of the site and bordering the existing dwellings)







Field below Syon House (C059) :- Landscape Sensitivity Assessment

Landscape assessment of field below Syon House (C059)	
Site Description	A greenfield site (that has recently been in agricultural use) south of Syon House, East Budleigh Road with trees along the northern and eastern boundaries. The B3178 and the main village are located to the west. There are group of houses to the south of the site. The site was promoted by the landowner in the 2012 SHLAA and during the consultation period for the Pre-Submission Neighbourhood Plan(southern portion of the site adjoining existing dwellings)
Criteria	Lower Sensitivity ←————→ Higher Sensitivity
Special qualities/significance of designated landscapes	
	<p>The site is within the East Devon AONB.</p> <p>Site C059 is on the settlement periphery</p> <p>The site is an open landform with hedges along its boundary.</p> <p>The site is generally tranquil but located adjacent but interrupted on the western boundary by the B3178.</p>
Criteria	Lower Sensitivity ←————→ Higher Sensitivity
Skylines and landform	
	<p>To the North and West of the site the skylines appear to be lightly settled</p> <p>The Northern ridge boundary has mature trees along it and a single dwelling</p> <p>There are open skylines to the South and East from the site</p> <p>Along the western boundary of the site are telecom wires</p>
Criteria	Lower sensitivity ←————→ Higher sensitivity
Sense of openness	

Landscape assessment of field below Syon House (C059)

and enclosure	<p>The site appears open from the West but a wall along part of the southern boundary gives the site a sense of enclosure from the road to the South.</p> <p>The Northern part of the site is elevated and gives the site a sense of openness.</p> <p>The Western boundary of the site is edged by hedgerows.</p> <p>The Northern and Eastern boundaries have mature trees along them.</p> <p>The Northern edge of the sites also appears to have post and wire fencing along it.</p> <p>There is also built development along the sites southern edge as well as a boundary wall.</p>
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Criteria	Lower sensitivity ←————→ Higher sensitivity
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Landscape pattern and complexity	
	<p>The site has in recent years been used for pastoral and arable land use</p> <p>The site does not have a watercourse running through it, but there is a stream in close proximity to its Southern boundary</p> <p>The site is reflective of the landscape character type of the area where irregular field patterns are common.</p> <p>The site is elevated to the north and decreases to the south</p> <p>The site has hedgerows and hedgerows with trees along its boundary</p>

Criteria	Lower sensitivity ←————→ Higher sensitivity
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Experiential landscape character	
	<p>The site is generally tranquil but the B3178 along its Western boundary interrupts this experience</p>

Landscape assessment of field below Syon House (C059)

The site is generally open but features such as the mature trees and southern boundary development do give the site a sense of enclosure.

Criteria	Lower sensitivity	←	→	Higher sensitivity
Relationship to existing settlement edge and cultural pattern		L-M		
	<p>This sites fringes existing development and adjoins the BUAB. The East Devon Villages Plan - Built-up Area Boundary Area Assessment for East Budleigh – June 2016 states that the site is close to the built core and facilities but separated by the main road. The site is considered to be visually part of the countryside on undeveloped agricultural land. EDDC excluded the site from BUAB on criteria A1 (boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development) and C4 (part of settlement compromising groups of houses which are separated by fields or open space from the main core of the village).</p> <p>The development on the settlement edge are a mix of building age</p>			
Criteria	Lower sensitivity	←	→	Higher sensitivity
Visual sensitivities and intervisibility			M	
	<p>There are views from the site to elevated positions in the South but these don't have ROW along there highest points.</p> <p>ROW to the East are along the River Otter and are not on elevated landforms.</p> <p>Views to the West are screened by existing built form.</p>			
Criteria	Lower sensitivity	←	→	Higher sensitivity
Overall landscape sensitivity to residential development			M	
	<p>The site is within an Area of Outstanding Natural Beauty and any site development will sensitive to change. However the site is in close proximity to the existing built form of East Budleigh and retention of existing boundary vegetation will help mitigate the impacts of development. There are views to elevated positions but</p>			

Landscape assessment of field below Syon House (C059)

	views into the site from ROW are limited.
Landscape Guidance	<p>Good design will be important with the density/scale/height of any development reflecting the surrounding built form, existing field position and position within the AONB.</p> <p>Development should consider its proximity to existing built form and be concentrated to the South of the site to minimise impact on the landscape. The amenity of residents to the South of the site should not be adversely impacted upon.</p> <p>The site should not be over-developed and it should integrate green infrastructure within the built form to reflect the sites prominence and situation in an AONB</p> <p>Hedgerows and trees on the periphery of the site need to be retained and where possible enhanced. Under Policy D2 a biodiversity appraisal (including tree survey) and landscape impact assessment will be required to ensure there is no significant adverse impact on the landscape and biodiversity on the site. A landscaping scheme and mitigation measures for any significant biodiversity will be required</p> <p>The northern part of the site is elevated and prominent. A landscape buffer is required, especially to the north of the site and on the eastern side.</p> <p>Flood alleviation measure such as SuD's are essential for this site given its close proximity to a Flood zone.</p> <p>Walking access into the village should be provided</p>

Land north of Vicarage Road (C082) Landscape Sensitivity Assessment

The following landscape sensitivity assessment was conducted by East Devon District Council on 15th February 2013 as part of the Draft East Devon Villages DPD. EB002 below also relates to the site although it should be noted as part of the Pre-Submission consultation period a representation was received by the landowner on a smaller site area to the west of the site.







Land north of Vicarage Road (C082):- Landscape Sensitivity Assessment

Landscape assessment of Land north of Vicarage Road (C082)	
Site Description	An open generally flat greenfield site last used as a paddock. The site is situated on the northern edge of the village and is surrounded on three sides by low density residential development. The site was promoted by the landowner in the SHLAA and during the consultation period for the Pre- Submission Neighbourhood Plan (western part of the site).
Criteria	<div style="display: flex; justify-content: space-between; align-items: center;"> Lower Sensitivity ←—————→ Higher Sensitivity </div>
Special qualities/significance of designated landscapes	<div style="display: flex; justify-content: space-between; align-items: center;"> </div> <p style="text-align: center;">M-H</p> <p>The site is within the East Devon AONB.</p> <p>Site C082 is on the settlement periphery and in a lightly settled location</p> <p>The site is an open generally flat landform that has recently been used as a paddock within a residential property curtilage</p> <p>The site is generally tranquil with boundary hedgerows and trees</p>
Criteria	<div style="display: flex; justify-content: space-between; align-items: center;"> Lower Sensitivity ←—————→ Higher Sensitivity </div>
Skylines and landform	<div style="display: flex; justify-content: space-between; align-items: center;"> </div> <p style="text-align: center;">L-M</p> <p>The area in which the site is located is lightly settled to the West, South and East.</p> <p>Skylines to the North are lightly wooded but generally open</p> <p>The landform is generally flat with a slight gradient from North East to South West</p> <p>Although the site is in close proximity to the church, views are screened by mature trees</p>

Landscape assessment of Land north of Vicarage Road (C082)

Criteria	Lower sensitivity	←————→	Higher sensitivity
Sense of openness and enclosure	M		
<p>The site has a sense of openness particularly to the North.</p> <p>The site has boundary trees within hedgerows.</p> <p>On the Eastern boundary there is fencing that is elevated above the ROW</p> <p>The field scale is small and an irregular shape</p>			
Criteria	Lower sensitivity	←————→	Higher sensitivity
Landscape pattern and complexity	L-M		
<p>The site is part of a residential curtilage and the land cover is scrubland</p> <p>The landscape structure has hedgerow with trees and hedgebanks along its boundary</p> <p>The field pattern for this site is irregular</p>			
Criteria	Lower sensitivity	←————→	Higher sensitivity
Experiential landscape character	M-H		
<p>Site C082 is a tranquil landscape with minimal activity.</p> <p>The site is open and exposed particularly to the North and East</p> <p>To the South the West the settlement is lightly settled</p> <p>Although East Budleigh has a strong historical element to its built environment there are modern development in close proximity to the site</p>			

Landscape assessment of Land north of Vicarage Road (C082)

	The main transport corridors related to the site are winding rural lanes and sunken lanes.				
Criteria	Lower sensitivity ←		↔	→ Higher sensitivity	
Relationship to existing settlement edge and cultural pattern		L-M			
	<p>The settlement edge is a mix of modern and pre 20th century dwellings</p> <p>The settlement edge is lightly settled and open</p> <p>The settlement setting is within the lower rolling farm and settled slopes character types but is n close proximity to the open coastal plateaux to the East and Pebblebed Heaths to the West</p> <p>The site is outside the BUAB and adjoins the countryside. The East Devon Villages Plan - Built-up Area Boundary Area Assessment for East Budleigh – June 2016 EDDC excluded the site from the BUAB on criteria A1 (Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development) and C1 (the curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens should be excluded).</p>				
Criteria	Lower sensitivity ←		↔	→ Higher sensitivity	
Visual sensitivities and intervisibility		L- M			
	<p>Views to and from the site to the North are limited due to the topography and vegetations cover, as are views to the East.</p> <p>There are distant views from the site to elevated wooded landforms in the south. But this is interrupted by vegetation and built form.</p> <p>From ROW to the West the site is not visible.</p>				
Criteria	Lower sensitivity ←		↔	→ Higher sensitivity	
Overall landscape sensitivity to			M		
	The site is within an Area of Outstanding Natural Beauty and any site development will sensitive to change.				

Landscape assessment of Land north of Vicarage Road (C082)

residential development	However the site is in close proximity to the existing built form of East Budleigh and retention of existing boundary vegetation will help mitigate the impacts of development
Landscape Guidance	<p>Density of development should could consider surrounding built form, existing field pattern and position within the AONB</p> <p>Hedgerows and trees on the periphery of the site need to be retained and where possible enhanced. Policy D2 will require a biodiversity appraisal (including tree survey) and landscape impact assessment to ensure there is no significant adverse impact on the landscape and biodiversity on the site. A landscaping scheme and mitigation measures for any significant biodiversity will be required.</p>

Carters Yard (C307) Landscape Sensitivity Assessment

The following landscape sensitivity assessment was conducted by East Devon District Council on 15th February 2013 as part of the Draft East Devon Villages DPD. The site relates to EB07 on the map below.









Carters Yard (C307) :- Landscape Sensitivity Assessment

Landscape assessment of Carters Yard (C307)	
Site Description	Site, currently in employment use, on the southern periphery of the village. The site is surrounded on its South, East and West by hedgerows with trees and in the east by the B3178. The site is part brownfield (covered with unsightly, rusty industrial sheds) and part greenfield (although not in agricultural use). The site was promoted by the landowner in the 2012 SHLAA although during the Neighbourhood Plan process the landowner indicated the site is now unavailable.
Criteria	Lower Sensitivity ←————→ Higher Sensitivity
Special qualities/significance of designated landscapes	<div style="display: flex; justify-content: space-between; border: 1px solid black; margin-bottom: 5px;"> Lower Sensitivity M-H Higher Sensitivity </div> <p>The site is within the East Devon AONB.</p> <p>The site adjoins the settlement of East Budleigh</p> <p>To the South East of the site is a prominent plateau landform which is identified as the 'Sidmouth and Lyme Bay Coastal Plateau.</p> <p>The site is surrounded on its South, East and West by hedgerows with trees</p> <p>Experience of the site is tranquil although the East Budleigh Road (B3178) runs to the East of the site</p>
Criteria	Lower Sensitivity ←————→ Higher Sensitivity
Skylines and landform	<div style="display: flex; justify-content: space-between; border: 1px solid black; margin-bottom: 5px;"> Lower Sensitivity M Higher Sensitivity </div> <p>Site C307 is a flat landform that is in an enclosed, elevated position to the south of East Budleigh</p> <p>Skylines to the East are generally open, to the North the skyline is lightly settled and to the West is a wooded skyline due to elevated landforms.</p> <p>Undulating landforms are visible from the site and are a characteristic of this area.</p>

Landscape assessment of Carters Yard (C307)

Criteria	Lower sensitivity	←	→	Higher sensitivity
Sense of openness and enclosure	L-M			
	The site has a sense of enclosure due to dense hedgerow vegetation and boundary trees			
Criteria	Lower sensitivity	←	→	Higher sensitivity
Landscape pattern and complexity	L-M			
	<p>The land cover of the site appears to be scrubland with boundary hedgerows with trees</p> <p>The sites is a regular shape, but sits in an area whose characteristics include variable field sizes and irregular patterns</p>			
Criteria	Lower sensitivity	←	→	Higher sensitivity
Experiential landscape character	M			
	<p>The site is in a tranquil location with a sense of enclosure due to boundary vegetation.</p> <p>To the North of the site is the BUAB and lightly settled development.</p> <p>To the East of the site is the B3178 east Budleigh Road which is a busy road that impacts on the tranquillity of the site</p>			
Criteria	Lower sensitivity	←	→	Higher sensitivity
Relationship to existing settlement edge and cultural pattern	L-M			
	The site adjoins the BUAB. The East Devon Villages Plan - Built-up Area Boundary Area Assessment for East Budleigh – June 2016 EDDC excluded the site from the BUAB on criteria A1 (Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development) and C1 (the curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens should be excluded). This report considers development for residential would extend ribbon development into the countryside			

Landscape assessment of Carters Yard (C307)

Part of site on northern edge consists of employment use covered with unsightly rusty industrial sheds.

To the North there is a mix of pre 20th century building and more modern development and the south the site is surrounded on three sides by greenfields.

In relation to the settlement setting the site is fringing development.

Criteria	Lower sensitivity ← → Higher sensitivity				
Visual sensitivities and intervisibility		L- M			
	<p>Due to boundary hedgerows with trees on the site view from the site are generally of elevated sites to the south, although these are not expansive</p> <p>Due to the rolling landform to the West of the settlement and boundary vegetation views from ROW to the site are limited.</p> <p>ROW to the East are on a lower elevation along the path of the River Otter and vegetation limit view into the site.</p> <p>Elevated position to the South East do not have ROW over them so visibility of the site from viewpoints do not exist</p>				
Criteria	Lower sensitivity ← → Higher sensitivity				
Overall landscape sensitivity to residential development			M		
	<p>The site is an elevated position within an Area of Outstanding Natural Beauty and any site development will be sensitive to change. However the site is in close proximity to the existing built form of East Budleigh and retention of existing boundary vegetation will help mitigate the impacts of development</p>				
Landscape Guidance	<p>Density of development should could consider surrounding built form, existing field pattern and position within the AONB</p>				

Landscape assessment of Carters Yard (C307)

Hedgerows and trees on the periphery of the site need to be retained and where possible enhanced. Under Policy D2 a biodiversity appraisal (including tree survey) and landscape impact assessment will be required to ensure there is no significant adverse impact on the landscape and biodiversity on the site. A landscaping and mitigation measures for any significant biodiversity will be required.

The site is an enclosed, elevated landform but the Southern section of the site will require a landscape buffer to minimise the impact of the development when viewed from the South,

Walking access into the village should be provided

Collins Cross Allotments (C058) Landscape Sensitivity Assessment

The following landscape sensitivity assessment was conducted by East Devon District Council on 15th February 2013 as part of the Draft East Devon Villages DPD.





Collins Cross Allotments (C058):- Landscape Sensitivity Assessment

Landscape assessment of Collins Cross Allotments (C058)	
Site Description	<p>An elevated prominent greenfield site (allotments and grade 1 arable agricultural land) in an AONB on the northern periphery of and at a key entry point to the village. The site has an open flat landform with boundary hedges and trees. Built development is located to the West and South of the site and a Grade II* listed building to the North. The site is bordered on its eastern boundary by the B3178.</p> <p>The site was promoted by the landowner in the 2012 SHLAA for residential development. In the SHLAA EDDC did not consider the site to be suitable for development due to highway constraints and its prominence in the landscape.</p>
Criteria	Lower Sensitivity ←—————→ Higher Sensitivity
Special qualities/significance of designated landscapes	<div style="display: flex; justify-content: space-between; align-items: center; margin-bottom: 5px;"> <div style="width: 25%; background-color: #FFD700;"></div> <div style="width: 25%; background-color: #FFA500;"></div> <div style="width: 25%; background-color: #FFFF00;"></div> <div style="width: 25%; background-color: #FFD700; text-align: center; font-weight: bold;">M-H</div> <div style="width: 25%; background-color: #FF0000;"></div> </div> <p>The site is within the East Devon AONB on the periphery of East Budleigh village</p> <p>The site is an open flat landform with boundary hedges and trees</p> <p>Built development to the West and South of the site are of mixed age and there is a grade II* listed building to the North.</p> <p>The site is generally tranquil but there is disturbance from the B3178 on its Eastern boundary. The site is elevated above the road.</p> <p>The site is open and has distant views to elevated landforms to the North and less distant views of landforms to the East and South</p> <p>Distant views from River Otter footpaths to the East.</p> <p>A public right of way across the site with important and distant views to elevated landforms</p>

Landscape assessment of Collins Cross Allotments (C058)

Criteria	Lower Sensitivity	←————→	Higher Sensitivity
Skylines and landform		M	
<p>Land to the East and North of the site is undeveloped and there are settled skylines to the West and South</p> <p>The listed obelisk is visible from the site to the North</p> <p>Telephone wires run from East to West along the Southern part of the site</p>			
Criteria	Lower sensitivity	←————→	Higher sensitivity
Sense of openness and enclosure		M	
<p>The site is quite large and open with mature vegetation around its periphery</p> <p>There are boundary trees predominantly to the South</p> <p>Hedgerows are well managed particularly on the Eastern boundary of the site which abuts the B3178. There are gaps within the hedgerow for access onto the site</p> <p>There are trees within boundary hedgerows</p>			
Criteria	Lower sensitivity	←————→	Higher sensitivity
Landscape pattern and complexity		L-M	
<p>Most of the site is used for arable farming. There is however an allotment in the northern part of the site</p> <p>The field pattern is irregular which is key characteristic of this landscape character type.</p>			
Criteria	Lower sensitivity	←————→	Higher sensitivity
Experiential landscape character		M	
<p>The site is open and generally tranquil but there is a noticeable impact from the B3178 to the East of the site.</p>			

Landscape assessment of Collins Cross Allotments (C058)

There is a winding rural road (Vicarage Road) to the North of the site which is at a lower level to the site. This is a key characteristic of this character type.

The site has telephone wires over the site at its southern boundary

The site is lightly settled to its West and South and is unsettled to the East

Criteria	Lower sensitivity	←————→		Higher sensitivity
Relationship to existing settlement edge and cultural pattern		L-M		
	<p>The settlement is in the 'Lower rolling farmed and settled</p> <p>Built development to the West and South of the site are of mixed age and there is a Grade II* listed building to the North. The properties are low density with single storey properties to the south and houses to the West.</p>			
Criteria	Lower sensitivity	←————→		Higher sensitivity
Visual sensitivities and intervisibility			M	
	<p>The site has distant views to elevated landforms to the North East and less distant elevated landforms to the East.</p> <p>Wooded hills to the South are also visible form the site.</p> <p>ROW to the East are along the River Otter and on a lower elevation than the site.</p>			
Criteria	Lower sensitivity	←————→		Higher sensitivity
Overall landscape sensitivity to residential development			M	
	<p>The site is within an Area of Outstanding Natural Beauty and given the site is an open prominent landform any site development will sensitive to change and difficult to blend into the surrounding landscape. However the site is in close proximity to the existing built form of East Budleigh and retention of existing boundary vegetation will help mitigate the impacts of development.</p>			

Landscape assessment of Collins Cross Allotments (C058)

Landscape Guidance

Development of this site should consider its proximity to existing built form. Development should be concentrated to the north and north west of the site and relate to the surrounding built form in this area.

Density/scale/height of development should reflect the adjacent built form, existing field pattern and position within the AONB

Development should be sensitive to tranquillity of the site and should not be over developed

Any development proposals will need to take into account the close proximity of the Grade II* listed building on the edge of the site and ensure its setting is not adversely impacted upon.

The site is elevated and prominent being at the entrance to the Village. It is open and visible from many angles, so good design will be necessary. Green infrastructure should be integrated with built form and a landscape buffer will be required, especially on the eastern side. This will alleviate the impact of noise from the B3178.

Hedgerows and trees on the periphery and within the site need to be retained and where possible enhanced. Under Policy D2 a biodiversity appraisal (including tree survey) and landscape impact assessment will be required to ensure there is no significant adverse impact on the landscape and biodiversity on the site. A landscaping and mitigation measures for any significant biodiversity will be required.

To protect the rural character and biodiversity of the existing public right of way to the South of the site a green corridor alongside the footpath is required(Policy N4)

The Allotments will need to be relocated on site and brought more into the village by relocating them to the West and South of the site

Walking access into the village should be provided

Site Sustainability Appraisal Summary

The full site sustainability assessment report is available at <http://www.eastbudleigh.org.uk/>

Sustainability is and has been a major consideration throughout the Neighbourhood Plan and potential sites have been assessed using the Sustainability Objectives (that formed part of the Sustainability Appraisal of the East Devon Local Plan. These objectives have been adapted where appropriate to apply to the local setting of East Budleigh rather than at the strategic level.

- The most sustainable site is Franks Patch followed by Carters Yard. The least sustainable site is the Allotments, Collins Cross followed by the Field below Syon House.
- All sites are available apart from Carters Yard. This site was available in the SHLAA 2012 as a new site identified for development in 2016/17. However, as part of the Neighbourhood Plan consultation process the landowners withdrew the site and it is no longer available.
- All sites are suitable for development other than the Allotments, Collins Cross. This site was in the SHLAA 2012 but EDDC have indicated the site is not developable due to highway constraints and its prominence in the landscape.
- Taking into account sustainability, availability and suitability for development Franks Patch scored the best followed by land north of Vicarage Road.

Site Sustainability Appraisal Summary

- The most sustainable site is Franks Patch followed by Carters Yard and the least sustainable site is the Allotments, Collins Cross.
- All sites are available apart from Carters Yard. This site was available in the SHLAA 2012 as a new site marked for development in 2016/17. However, as part of the Neighbourhood Plan consultation process the landowners withdrew the site and it is no longer available.
- All sites are suitable for development other than the Allotments, Collins Cross. This site was in the SHLAA 2012 but EDDC have indicated the site is not developable due to highway constraints and its prominence in the landscape.
- Taking into account sustainability, availability and suitability for development Franks Patch scored the best followed by land north of Vicarage Road.

Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Objectives	Area known as Frank's Patch	Allotments, Collins Cross (C058)	Field below Syon House (C059)	Carters Yard (C307)	Land north of Vicarage Road(C082)
Objective 1	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)
Objective 2	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)
Objective 3	Minor positive effect (+?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)
Objective 4	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)
Objective 5	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)

Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Objectives	Area known as Frank's Patch	Allotments, Collins Cross (C058)	Field below Syon House (C059)	Carters Yard (C307)	Land north of Vicarage Road(C082)
Objective 6	Negligible effect (0?)	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)	Negligible effect (0?)
Objective 7	Significant positive effect (++)	Significant positive effect (++)	Significant positive effect (++)	Significant positive effect (++)	Significant positive effect (++)
Objective 8	Negligible effect (0)	Uncertain significant negative effect (- -?)	Negligible effect (0)	Negligible effect (0)	Negligible effect (0)
Objective 9	Minor positive effect (+)	Significant negative effect (- -)	Significant negative effect (- -)	Minor negative effect (-?)	Significant negative effect (- -)
Objective 10	Negligible effect (0?)	Minor negative effect (-?)	Minor negative effect (-?)	Negligible effect (0?)	Minor negative effect (-?)
Objective 11	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)
Objective 12	Mixed impact	Mixed impact	Mixed impact	Mixed impact	Mixed impact
Objective 13	Negligible effect (0)	Overall minor negative impact (-)	Overall minor negative impact (-)	Negligible effect (0)	Minor negative effect (-)
Objective 14	Negligible effect (0)	Overall negligible impact(0)	Overall negligible impact(0)	Negligible effect (0)	Negligible effect (0)
Objective 15	Negligible effect(0)	Uncertain minor negative effect (- ?).	Uncertain Significant negative effect (- -?).	Uncertain minor negative effect (- ?).	Uncertain minor negative effect (- ?).
Objective 16	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)
Objective 17	Negligible effect(0)	Minor negative impact (-)	Minor negative impact (-)	Negligible effect(0)	Minor negative impact (-)
Objective 18	Minor negative impact (-)	Minor negative impact (-)	Minor negative impact (-)	Minor negative impact (-)	Minor negative impact (-)

Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies					
Objectives	Area known as Frank's Patch	Allotments, Collins Cross (C058)	Field below Syon House (C059)	Carters Yard (C307)	Land north of Vicarage Road(C082)
Objective 19	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)
Objective 20	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)	Negligible effect(0)
Points Score	5	-6	-5	0	-3
Ranking(Rank 1 most sustainable)	Rank 1	Rank 5	Rank 4	Rank 2	Rank 3
Availability ?	Promoted by the landowner during the Pre-Submission Neighbourhood Plan consultation period	Promoted in the SHLAA 2012.	Promoted by the landowner during the Pre-Submission Neighbourhood Plan consultation period and in the SHLAA 2012	Promoted in the SHLAA 2012 as a new site. The landowner indicated the site was no longer available during the Pre-Submission Neighbourhood Plan consultation period	Promoted by the landowner during the Pre-Submission Neighbourhood Plan consultation period and in the SHLAA 2012
Can the site be developed ?	Yes, EDDC indicated the site would be suitable during the Pre-Submission consultation period	No, not considered suitable for development by EDDC in the SHLAA	Yes, confirmed by EDDC in the SHLAA	Yes, confirmed by EDDC in the SHLAA. EDDC recommend development on the brownfield footprint	Yes, as a result of changes to the site access and size of site.