

Site Sustainability Appraisal



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

Contents	Page Number
Site Options Appraisal Summary	3-5
Site Sustainability Appraisal Methodology	6-7
Site Information	8-15
Site Availability and Suitability for Development	16-21
Site Sustainability Assessment	22-48
Site Option Appraisal Summary	49-52
Overall Conclusions	53-56
Appendix 1:- Map of site locations and constraints	57
Appendix 2:- Site sustainability objectives	58-60
Appendix 3:- Site sustainability objectives	61-77

Site Option 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?)
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)

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 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 (-)
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	Promoted in the SHLAA 2012.	Promoted by the landowner during	Promoted in the SHLAA 2012 as a	Promoted by the landowner during

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)
	the Pre-Submission Neighbourhood Plan consultation period		the Pre-Submission Neighbourhood Plan consultation period and in the SHLAA 2012	new site. The landowner indicated the site was no longer available during the Pre-Submission Neighbourhood Plan consultation period	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.

Site Sustainability Appraisal Methodology

This Site Sustainability Appraisal assesses four sites identified in the East Devon SHLAA in 2012. It also includes another site Frank's Patch which has come forward for development. These sites are detailed in the table below. A map showing the location of the sites is shown in Appendix 1.

Site Name	SHLAA Ref
Frank's Patch	n/a
Land north of Vicarage Road	C082
Allotments, Collins Cross	C058
Field below Syon House	C059
Carter's Yard	C307

Approach

The appraisal is split into the following sections:-

- Site Information
- Site Availability and Suitability for Development
- Site Sustainability Assessment

Site Sustainability Assessment

Sustainability is and has been a major consideration throughout the Plan and potential sites have been assessed using the Sustainability Objectives (see Appendix 2) 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.

A two tier scoring system has been applied as follows:-

- Within each Sustainability Objective there are several indicators and an assessment has been made whether development is likely to result in a positive, neutral or negative impact.
- An overall score is then applied to the Sustainability Objective taking into account the score for the indicators. For consistency the scoring system applied is the same as for the Sustainability Appraisal used in the East Devon Local Plan. Guidance on how to score each objective is provided in Appendix 3.

++	Significant Positive effect	2 points
+	Minor Positive effect	1 point
0	Negligible effect	0 points
-	Minor Negative effect	-1 point
--	Significant Negative effect	-2 points
+/-	Mixed effect	0 points
?	Uncertain effect	0 points

This Site Sustainability Assessment has also taken into account the following documents-

- East Devon Local Plan Sustainability Appraisal Reports, October 2012 and August 2015
- Draft East Devon Village Boundaries Development Plan Document - Sustainability Appraisal Report December 2013
- Draft East Devon Village Boundaries Development Plan Document - East Budleigh landscape assessment December 2013 – incorporated into the document ‘Landscape Sensitivity Assessment’ prepared for the East Budleigh with Bicton Neighbourhood Plan
- East Devon Villages Plan(East Budleigh) – Draft for Consultation Friday 17th January 2014 to 12 Noon Monday 10th March 2014
- East Devon Villages Plan - Built-up Area Boundary Area Assessment for East Budleigh – June 2016 EDDC
- EDDC Habitat Regulations assessment - Screening for Likely Significant Effects - Draft East Devon Villages Development Plan Document July 2016
- Draft East Devon Villages Plan Document, July 2016
- Criteria produced by East Devon District Council Planning Policy Section to guide definition of Built-up Area Boundaries for the draft East Devon Villages Plan for consultation July 2016
- Preferred Site/Sites Response Form submitted by East Budleigh with Bicton Parish Council to East Devon District Council in 27th November 2012. This response form presented the results from a Site Development Questionnaire that determined Parish views on their preferred site/s to accommodate the 15 dwellings identified as being required by East Devon District Council in the emerging East Devon Local Plan (this requirement now removed in the Adopted Local Plan). The results were published on 27th November 2012.
- Neighbourhood Plan Questionnaire Results November 2015

Requirement for Housing

In 2012 the emerging East Devon Local Plan allocated 15 dwellings to East Budleigh. This requirement was removed in the Adopted East Devon Local Plan.

The Adopted East Devon Local Plan has allocated 206 dwellings to be delivered in smaller towns, villages and rural areas in the period 2013-2031. On 15th January 2016 the Inspector reported on the examination into the East Devon Local Plan. In paragraph 30 the report states “*The number remaining to be delivered through Strategy 27(206 dwellings) is relatively small compared to the overall target and lack of delivery does not pose a significant threat to meeting the overall target*”. Meanwhile in paragraph 33 the inspector agreed that the District has “*a housing land supply in excess of 5 years*”.

Strategy 27 of the Adopted East Devon Local Plan names 15 villages including East Budleigh that are considered to be ‘sustainable’ as they offer a reasonable range of accessible services and facilities, some or many of which meet the everyday needs of the local residents and have reasonable public transport. These settlements will have a Built-up Area Boundary that will be designated in the East Devon Village DPD although land is not specially allocated for development. The provision of new housing in the listed settlements (and others not listed) will be left to Neighbourhood Plans.

The current position is that no dwellings have been allocated to East Budleigh within the East Devon Local Plan and that due to a district housing land supply in excess of 5 years and the limited number of dwellings that remain to be delivered in rural areas there is no pressing need to allocate housing to East Budleigh. The provision of new housing in East Budleigh will be left to Neighbourhood Plans.

Site Information

Site information					
Site Reference	Frank's Patch	C058	C059	C307	C082
Site Name	Area known as Frank's Patch	Allotments, Collins Cross	Field below Syon House	Carters Yard	Land North of Vicarage Road
Site Size (hectares)	-	2.47 hectares (0.81 hectares relates to the allotments)	1.09 hectares	0.46 hectares	0.69 hectares
Site Description	The site is situated in the centre of the village on Middle Street. 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	An elevated prominent greenfield site 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.	A prominent greenfield site in an AONB 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.	Prominent site that is partly brownfield in an AONB 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.	An open greenfield site. The site is to the north of the village in an AONB. The site is surrounded on three sides by low density residential development.
Public Preference	As part of a consultation exercise in 2012 to determine the village site preference for 15 houses as part of	As part of a consultation exercise in 2012 this site was not favoured by the members of the public who completed the questionnaires, only	As part of a consultation exercise in 2012 this site was not favoured by the members of the public who completed the questionnaires, only	As part of a consultation exercise in 2012, 68.5% of the village community were in favour of this site in conjunction	Site not consulted on.

Site information

Site Reference	Frank's Patch	C058	C059	C307	C082
	<p>the emerging local plan (no longer required), 34% of the village community were in favour of this site in conjunction with site C307.</p> <p>As part of the Neighbourhood Plan process in October 2015, 32.7% of the village community would be happy to see the site developed if a need was identified</p>	<p>17% were in favour</p> <p>As part of the Neighbourhood Plan process in October 2015, 12.4% of the village community would be happy to see the site developed if a need was identified</p>	<p>29.5% were in favour</p> <p>As part of the Neighbourhood Plan process in October 2015, 14.4% of the village community would be happy to see the site developed if a need was identified</p>	<p>with the site known as Franks Patch.</p> <p>As part of the Neighbourhood Plan process in October 2015, 35.5% of the village community would be happy to see the site developed if a need was identified</p>	
Existing Use (e.g. agricultural land, vacant land, mixed use, open space)	The site is overgrown with unkempt vegetation with evidence of some dumping, a shed and greenhouse. There are also remnants of previous residential development.	Allotments and agricultural land(arable)	Agricultural land(arable and pastoral)	Crane and training depot	Paddock
If the land is currently vacant, what was the last known use	Market garden and previous to that terraced cottages were located on the site	n/a	n/a	n/a	n/a

Site information

Site Reference	Frank's Patch	C058	C059	C307	C082
<p>Is the site:-</p> <ul style="list-style-type: none"> • Brownfield • Greenfield • Mixture • Unknown 	Previously developed land (brownfield land)- derelict market garden and previous to that residential.	Greenfield site- open space(allotments) and agricultural land(arable)	Greenfield site-agricultural	Existing employment site, partly brownfield and partly greenfield.	Greenfield used as a paddock in recent past (part of residential curtilage)
Surrounding land uses (housing, industrial, agricultural etc.)	Agricultural and residential	Agricultural and residential	Agricultural and residential	Agricultural and residential	Agricultural and residential
Height and character of surrounding buildings	No dwellings immediately adjacent site. Opposite the site on Middle Street mixed age terraced cottages	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 .	Built development (houses) on the southern edge of the site of mixed age. East Budleigh village to West of site, across B3178.	Lightly settled to the North of the site (houses)	Lightly settled modern and pre 20 th century housing to West, South and East
Is the site within the built-up area boundary, adjacent to the boundary or in open countryside	Adjacent to Built-up Area Boundary	Adjacent to Built-up Area Boundary	Adjacent to Built-up Area Boundary	Adjacent to Built-up Area Boundary	Smaller site promoted by landowners is adjacent to Built-up Area boundary.
Could the site be well integrated with the surrounding area	The site is small in size and integration into the surrounding area will depend on ensuring the design of the dwellings should reflect the	The site is large and open with mature vegetation around the periphery. It is prominent and visible and development will be difficult to integrate into the surrounding landscape	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. The Northern part of the site is	The site is an enclosed, elevated landform. Integration will depend on the design of the development	The site is surrounded on three sides by lightly settled development. Integration will

Site information

Site Reference	Frank's Patch	C058	C059	C307	C082
	<p>surrounding built form (terraced dwellings).</p> <p>The site is an enclosed landform and inwards looking. It 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. This enables the site to be well screened from the surrounding countryside.</p>	<p>which is sensitive to change.</p> <p>It will be important to retain and enhance the green infrastructure. The site should not be overdeveloped and the density/scale/height of any development should reflect the surrounding built form (single storey to south of site) and position in the AONB.</p> <p>Development should be concentrated to the north and north west of the site and relate to the surrounding built form in this area.</p>	<p>elevated and open. It will be difficult to fully integrate the development into the surrounding area and a landscape which is sensitive to change.</p> <p>Integration will depend on the design of the development and on ensuring the retention and enhancement of the green infrastructure and in particular screening of the site in the North and the East. Development would also need to be concentrated to the South of the site to minimise impact on the landscape.</p>	<p>and on ensuring the retention and enhancement of the green infrastructure to maintain a sense of enclosure . In particular screening of the site from the South would be required.</p>	<p>depend on ensuring any development considers the proximity to existing built form and the density should reflect built form, field pattern and position in AONB.</p>
Landscaping					
Topography	The site rises steeply to the west and rear of the site	Open flat landform	The site is elevated to the north and decreases to the south	Flat enclosed, elevated landform	Flat with a slight gradient from North East to South West.
Views into the site (can be seen from a distance, gaps in hedgerows etc.)	The skylines are framed due to the vegetation and mature trees creating a sense of containment. The site cannot be seen from a distance due to its enclosed nature,	<p>Highly visible site from B3178, Vicarage Road and from surrounding development.</p> <p>Distant views from River Otter footpaths to the East.</p>	<p>Visible from the B3178 and Oak Hill to the West. This is particularly so to the North of site where the land is elevated and open.</p> <p>Distant views from River Otter footpaths to the East.</p>	Views to the site from the North and East are limited due to topography and vegetation cover. The site is not visible from rights of way to the West.	Limited views from the North due to topography and vegetation cover. From rights of way to the West the site is not visible.

Site information					
Site Reference	Frank's Patch	C058	C059	C307	C082
	<p>vegetation cover and sloping topography.</p> <p>Close views from Middle Street</p>				
Views out of the site e.g. church spire	No significant views	The site is open and has distant views to the elevated landforms to the North East and less distant elevated landforms to the East. Wooded hills to the South are visible from the site. The listed obelisk is visible to the North. A public right of way across the site	There are views from the site to elevated positions in the South. Views to the West are screened by existing built form.	The skyline to the East is open and to the West and South there are views to the wooded skylines. Undulating landforms are visible from the site.	Skylines to the North are open and lightly wooded. Views to the Church to the West are screened by mature trees. Views to recreation area to East. Distant views to the South of elevated wooded landforms.
Other site features					
Vegetation (trees and hedgerows)	Mature overgrown vegetation in and around the periphery (boundary hedges and trees).	Mature vegetation around the periphery (boundary hedges and trees).	Mature vegetation around the periphery (boundary hedges and trees). The Northern ridge boundary has mature trees which are a significant feature on the site.	Mature vegetation around the South, East and West periphery (boundary hedges and trees).	Mature vegetation around the periphery (boundary hedges and trees)
Hydrological features (ponds, watercourses, streams etc.)	None identified	None identified	There is no watercourse on site but there is a stream in close proximity to the Southern boundary	Disturbance from B3178 on Eastern boundary	None identified

Site information					
Site Reference	Frank's Patch	C058	C059	C307	C082
Other site features (existing buildings etc.)	None identified	Telephone wires run from East to West along the Southern part of the site. Disturbance from B3178 on Eastern boundary	Telephone wires run along the Western boundary of the site. Disturbance from B3178 on Western boundary	None identified	None identified
Public accessibility					
Is the settlement served by public transport?	Yes	Yes Bus stop within 600m of site. No pavements link the site to the village or nearby bus stop. Members of public will need to walk along the narrow rural roads of the village to reach facilities.	Yes Bus stop within 600m of site. No pavements link the site to the village or nearby bus stop. Members of the public will need to walk along the narrow rural roads of the village to reach facilities	Yes Bus stop within 600m of site. No pavements link the site to the village or nearby bus stop. Members of the public will need to walk along the narrow rural roads of the village to reach facilities	Yes Bus stop within 600m of site. No pavements link the site to the village or nearby bus stop. Members of the public will need to walk along the narrow rural roads of the village to reach facilities
If so how frequent is the service?	Hourly service (service 157) between Sidmouth and Exmouth. No service evenings and weekends (except Summer)	Hourly service (service 157) between Sidmouth and Exmouth. No service evenings and weekends(except Summer)	Hourly service (service 157) between Sidmouth and Exmouth. No service evenings and weekends(except Summer)	Hourly service (service 157) between Sidmouth and Exmouth. No service evenings and weekends (except Summer)	Hourly service (service 157) between Sidmouth and Exmouth. No service evenings and weekends (except Summer)
Is there a public right of way on the site?	No	Adopted public right of way to the South of the site. The rural setting of the footpath will need to be protected and enhanced.	No	No	No

Site information

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Highway access	<p>Site has an access onto a road which is suitable and within a 30mph (or less) speed limit</p>	<p>Currently no acceptable access into the site (see below).</p> <p>No access possible from B3178 which is derestricted and the vertical and horizontal alignment of the adjoining carriageway will make it impossible to achieve adequate sightlines and a suitable access.</p> <p>Any access from Vicarage Lane is uncertain given it is a narrow single track road. An improved junction layout to East Budleigh Road would be required.</p>	<p>Access possible as detailed in recent planning permission (see below).</p> <p>Site access would be onto a section of unclassified road with a speed limit of over 30mph. However recent highway comments suggest if the 30mph speed limit was extended to the East of the site adequate visibility splays could then be achieved</p> <p>The issue of visibility to the East could however still be an issue despite the reduction of the speed limit</p>	<p>Site can be accessed from B3178 subject to alterations to speed limits etc.</p>	<p>County Highways have not indicated there would a problem with access to the site (new access suggested as part of a recent planning application (now withdrawn))</p>
Policy constraints and local services					
Historic Constraints					
Archaeological site	None identified	None identified	None identified	None identified	None identified
Scheduled ancient monument	No	No	No	No	No

Site information					
Site Reference	Frank's Patch	C058	C059	C307	C082
Listed building	None immediately adjacent to the site	Salem Chapel (Grade II*) in close proximity to site on Northern boundary	None immediately adjacent to the site	None immediately adjacent to the site	None immediately adjacent to the site
Conservation Area	West of site	West of site	West of site	West of site	South of the site
Natural Constraints					
AONB	Yes	Yes	Yes	Yes	Yes
Flood zone	No	No	No, but adjacent road within flood zone 2	No	No
TPO's	Not known	Not known	Not known	Not known	Not known
Biodiversity	Not on site or immediately adjacent.	Not on site or immediately adjacent	Not on site or immediately adjacent	Not on site or immediately adjacent	Not on site or immediately adjacent
SAC SPC Ramsar site SSSI NNRS					

Site Availability and Suitability for Development

Site information					
Site Reference	Frank's Patch	C058	C059	C307	C082
Site Name	Area known as Frank's Patch	Allotments, Collins Cross	Field below Syon House	Carters Yard	North of Vicarage Road
Landowner	Clinton Devon Estates	Clinton Devon Estates	Clinton Devon Estates	Clinton Devon Estates	Other Private Landowner
East Devon strategic housing land availability assessment and suitability for development	Not promoted in the East Devon Council SHLAA.	Promoted by the landowner for potential residential development and included in East Devon Council SHLAA .	Promoted by the landowner for potential residential development and included in East Devon Council SHLAA.	Promoted by the landowner for potential residential development and included in East Devon Council SHLAA in 2012(new site).	Promoted by the landowner for potential residential development and included in East Devon Council SHLAA.
Availability	Site in overgrown state. Recently promoted by the landowner during consultation period for the Pre-Submission Neighbourhood Plan.	Available as promoted by landowner in SHLAA	Available as promoted by landowner in SHLAA. Recent planning application (now withdrawn). Recently promoted by landowner during consultation period for the Pre-Submission Neighbourhood Plan.	Promoted by landowner in SHLAA. During the consultation period for the Pre-Submission Neighbourhood Plan the landowner indicated the site is no longer available.	Available as promoted by landowner in SHLAA. Recent planning application (now withdrawn) Recently promoted by landowner during consultation period for the Pre-Submission Neighbourhood Plan.
Potential capacity (as stated in SHLAA where site is included)	Up to 3 terraced dwellings	Max 74 Min 45 The capacity does not consider the re-location	Max 43 Min 26 The Landscape Sensitivity	Max 18 Min 11 8-9 dwellings suggested based	Up to 4 dwellings

Site information

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		<p>of the allotments within the site – to adjoin the build-up boundary to the West and South West of the site. Policy N4 of the Neighbourhood Plan also requires a green corridor to the South of the site to adjoin the existing public right of way.</p> <p>Taking these into account the suggested capacity is:-</p> <p>Max 50 Min 30</p> <p>The Landscape Sensitivity Assessment of the site recommends the site should not be over developed and density should consider surrounding built form, field pattern and position in AONB.</p>	<p>Assessment of the site recommends the site should not be over developed and density should consider surrounding built form, field pattern and position in AONB</p>	<p>on site shape. However depending on dwellings type and size this could be slightly higher.</p>	
Can the site be developed?	<p>Assessed as suitable for development by East Devon District Council as part of the East Devon Villages Plan – Draft for Consultation Friday 17th January 2014 to</p>	<p>The site was not identified as developable in the 2012 SHLAA due to highway constraints and its prominent location.</p> <p>In the 2011 SHLAA Devon County Council stated “The</p>	<p>The site was identified as developable in the 2010 and 2011 SHLAA</p> <p>Devon County Council comments from the 2011 SHLAA for site C059 were: - “Access</p>	<p>Site accessed as developable by 2016/17 in the SHLAA. Devon County Council comments from the 2012 SHLAA for site C307 were: Site acceptable from</p>	<p>Site not accessed as developable in the SHLAA (2010) due to access issues. As part of a recent planning application (now withdrawn) an</p>

Site information

Site Reference	Frank's Patch	C058	C059	C307	C082
	<p>12 Noon Monday 10th March 2014. Re-confirmed during the pre-submission consultation process into the Neighbourhood Plan.</p>	<p>road adjoining the site is derestricted and the vertical and horizontal alignment of the adjoining carriageway will make it impossible to provide suitable access. Unacceptable from a highway point of view"</p> <p>In 2012 the site was re-submitted and the SHLAA stated "The highway authority would not agree that an access off East Budleigh Road could be provided with adequate sight lines due to the vertical alignment of the carriageway. Although access could indeed be accommodated from Vicarage Lane, probably with an improved junction layout to East Budleigh Road, this would significantly affect the bank and edge on the eastern side of Vicarage Road"</p> <p>Vicarage Road is however a narrow road with single track traffic leading to the B3178 and even if the road</p>	<p>to the South would be impractical as the roads are narrow and without footways. It would be possible to construct a suitable access road to Oak Hill, however, together with suitable pedestrian footways etc. so the site is acceptable from a transportation point of view".</p> <p>In further consultation with Devon County Council the following comments were made "CO59 is fine as access can be derived from the south" This was re-confirmed in a recent planning application submitted for the site (no decision). In relation to this application the highway authority stated "access from the South was possible and while Frogmore Road did not have sufficient visibility in the easterly direction for a road in that direction that has a deregulated national speed limit if the 30mph</p>	<p>a highway point of view - subject to suitable access design.</p> <p>In further consultation with Devon County Council they stated "C307 is acceptable in principle, but there will need to be new footways, pedestrian crossing facilities, alterations to speed limits etc. in the event that this site was developed"</p> <p>Assessed as suitable for development by East Devon District Council as part of the East Devon Villages Plan – Draft for Consultation Friday 17th January 2014 to 12 Noon Monday 10th March 2014</p>	<p>alternative access was put forward. County Highways have not suggested there is a problem with this new access.</p>

Site information

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		is widened at the site entrance and new road junctions are introduced Vicarage Road for the majority of its length will remain single track creating danger to users of the road.	speed limit was extended to the east adequate visibility splays could then be achieved". Assessed as suitable for development by East Devon District Council as part of the East Devon Villages Plan – Draft for Consultation Friday 17th January 2014 to 12 Noon Monday 10th March 2014. East Devon District Council preferred site.		
Previous or current planning applications	None for residential development	<p>Planning application EM11076 for 40 houses. Refused 1965</p> <p>Planning application No 7-36-91-0919 00224, Withdrawn 1991 for 20 dwellings with access off Vicarage Road. Committee Report recommended refusal.</p> <p>These reasons for refusal were as follows:-</p> <ul style="list-style-type: none"> The proposed development together with the proposed roadworks would 	<p>Planning application for 21 dwellings submitted December 2014. Amended planning application for 18 dwellings(12 affordable) submitted March 4th 2016 (withdrawn)</p>	None for residential development	<p>Planning application for three 5 bedroom detached dwellings. Submitted to East Devon District Council on 29th February 2016(withdrawn)</p>

Site information

Site Reference	Frank's Patch	C058	C059	C307	C082
		<p>detract from the essentially rural and unspoilt character of this part of Vicarage Road</p> <ul style="list-style-type: none"> • The proposed development is likely to generate an increase in pedestrian traffic on a highway lacking adequate footways with consequent danger to all users of the road • The proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class III Country Road through a junction which does not provide adequate visibility from and of emerging vehicles, with consequent risk of additional danger to all users of the road • The application site has insufficient frontage with the County Road to provide an access with adequate visibility for and of emerging 			

Site information

Site Reference	Frank's Patch	C058	C059	C307	C082
		vehicles consequent additional danger to all users of the County Road.			

Site Sustainability Appraisal

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

Indicators/ 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					
To ensure everybody has the opportunity to live in a decent home					
Size of site?	Small site for up to 3 dwellings	Small site of 2.47 ha (0.81 hectares relates to the allotments)	Small site of 1.09 ha	Small site of 0.46 ha	Small site of 0.69 ha
	Positive	Positive	Positive	Positive	Positive
Can the site accommodate identified need?	Opportunity to develop up to 3 terraced dwellings including affordable housing (under current planning policies)	Opportunity to develop a small number of dwellings including affordable housing (under current planning policies)	Opportunity to develop a small number of dwellings including affordable housing (under current planning policies)	Opportunity to develop a small number of terraced dwellings including affordable housing (under current planning policies)	Opportunity to develop a small number of dwellings (4 dwellings) including affordable housing (under current planning policies)
	Positive	Positive	Positive	Positive	Positive
Overall impact on objective	Minor positive effect(+)	Minor positive effect(+)	Minor positive effect(+)	Minor positive effect(+)	Minor positive effect(+)
Objective 2					
To ensure that all groups of the population have access to community services					
Is the site within 600m of community services/facilities?	Yes, The site is within walking distance (600m) and very close proximity to a number	Yes, The site is within walking distance (600m) of a number of community services/	Yes, The site is within walking distance (600m) of a number of community services/	Yes, The site is within walking distance (600m) of a number of community services/	Yes, The site is within walking distance (600m) of a number of community services/

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

Indicators/ 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)
	of community services/ facilities including a church, village store, community hall, 2 pubs and Drakes Primary School. Positive	facilities including a church, community shop, village hall, a pub and Drakes Primary School Positive	facilities including a church, community shop, village hall, a pub and Drakes Primary School Positive	facilities including a church, community shop, village hall, a pub and Drakes Primary School Positive	facilities including a church, community shop, village hall, a pub and Drakes Primary School Positive
Is a bus stop reasonably accessible (within 600m)? If so how frequent is the service?	Yes Positive Limited hourly service between Sidmouth and Exmouth. Sufficient to access most community services except in evenings and Sundays(summer service) Positive	Yes, Positive Limited hourly service between Sidmouth and Exmouth. Sufficient to access most community services except in evenings and Sundays(summer service) Positive	Yes Positive Limited hourly service between Sidmouth and Exmouth. Sufficient to access most community services except in evenings and Sundays(summer service) Positive	Yes Positive Limited hourly service between Sidmouth and Exmouth. Sufficient to access most community services except in evenings and Sundays(summer service) Positive	Yes Positive Limited hourly service between Sidmouth and Exmouth. Sufficient to access most community services except in evenings and Sundays(summer service) Positive
Are there safe and convenient walking, cycling and wheelchair routes between the site and all local facilities?	Level route to facilities Access routes are not well lit No footpaths to avoid traffic at several points along the route,	Level route to facilities Access routes are not well lit No footpaths to avoid traffic at several points along the route. In particular Vicarage	Level route to facilities Access routes are not well lit The site is separated from the village facilities by the B3178. There is good visibility to cross	Slight gradient to facilities Access routes are not well lit No footpaths to avoid traffic at several points along the route.	Level route to facilities Access routes are not well lit No footpaths to avoid traffic at several points along the route

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

Indicators/ 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)
		Road is a narrow single track road that represents one of the two main entrances to the village. There are no footpaths along this road. This creates a danger to pedestrians and motor vehicles	the road but there are no footpaths to avoid traffic at several points along the route.		
	Negative	Negative	Negative	Negative	Negative
Overall impact on objective	Good access to community facilities and bus stops. However public transport is limited in its frequency and routes available. Safe and convenient access to all local facilities currently not available Minor positive effect(+)	Good access to community facilities and bus stops. However public transport is limited in its frequency and routes available. Safe and convenient access to local facilities is currently not available Minor positive effect(+)	Good access to community facilities and bus stops. However public transport is limited in its frequency and routes available. Safe and convenient access to local facilities is currently not available Minor positive effect(+)	Good access to community facilities and bus stops. However public transport is limited in its frequency and routes available. Safe and convenient access to local facilities is currently not available Minor positive effect(+)	Good access to community facilities and bus stops. However public transport is limited in its frequency and routes available. Safe and convenient access to local facilities is currently not available Minor positive effect(+)

Objective 3

To provide for education, skills and lifelong learning to meet the needs of the local population and meet employment needs

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

Indicators/ 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)
Are local schools reasonably accessible? (within 600m)	The site is within 600m of Drakes Primary School Positive	The site is within 600m of Drakes Primary School Positive	The site is within 600m of Drakes Primary School Positive	The site is within 600m of Drakes Primary School Positive	The site is within 600m of Drakes Primary School Positive
Do local schools have available places?	Unknown at this stage	Unknown at this stage	Unknown at this stage	Unknown at this stage	Unknown at this stage
Are there safe and convenient walking, cycling and wheelchair routes between the site and the primary school?	Given the close proximity to the school safe and convenient access is available Neutral	Same comments for Objective 2 above Negative	Same comments for Objective 2 above Negative	Same comments for Objective 2 above Negative	Same comments for Objective 2 above Negative
Overall impact on objective	Good access to primary school (unknown if school places are available) with safe and convenient access Minor positive effect (+?)	Local primary school (unknown if school places are available) in village although issues with safe access to the school from the site. Negligible effect (0?)	Local primary school (unknown if school places are available) in village although issues with safe access to the school from the site. Negligible effect (0?)	Local primary school (unknown if school places are available) in village although issues with safe access to the school from the site. Negligible effect (0?)	Local primary school (unknown if school places are available) in village although issues with safe access to the school from the site. Negligible effect (0?)

Objective 4

To improve the population's health

Is the site within walking distance of healthcare facilities? (600m)	The village has no healthcare facilities Negative	The village has no healthcare facilities Negative	The village has no healthcare facilities Negative	The village has no healthcare facilities Negative	The village has no healthcare facilities Negative
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
Is the site within walking distance of footpaths or cycle routes?	Yes Positive	Yes Positive	Yes Positive	Yes Positive	Yes Positive
Is the site within walking distance of a recreation or play space? (600m)	Yes, The site is within 600m of number of open spaces including the Vicarage Road Recreational Ground and High Street Playground Positive	Yes, The site is within 600m of number of open spaces including the Vicarage Road Recreational Ground and High Street Playground Positive	Yes, The site is within 600m of number of open spaces including the Vicarage Road Recreational Ground and High Street Playground Positive	Yes, The site is within 600m of number of open spaces including the Vicarage Road Recreational Ground and High Street Playground. It is also 700m from a cycleway Positive	Yes, The site is within 600m of number of open spaces including the Vicarage Road Recreational Ground and High Street Playground Positive
Are sites within or adjacent to an AQMA?	No Positive	No Positive	No Positive	No Positive	No Positive
Overall impact on objective	Although there are no healthcare facilities in the village, the availability of open space is likely to encourage healthy lifestyles Minor positive effect(+)	Although there are no healthcare facilities in the village, the availability of open space is likely to encourage healthy lifestyles Minor positive effect(+)	Although there are no healthcare facilities in the village, the availability of open space is likely to encourage healthy lifestyles Minor positive effect(+)	Although there are no healthcare facilities in the village, the availability of open space is likely to encourage healthy lifestyles Minor positive effect(+)	Although there are no healthcare facilities in the village, the availability of open space is likely to encourage healthy lifestyles Minor positive effect(+)

Objective 5

To reduce crime or the fear of crime

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

Indicators/ 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)
Overall impact of objective	<p>Unlikely to be relevant at this stage. The effects of new housing and development on levels of crime and fear of crime will depend on design and the use of appropriate lighting which could have an effect on perceptions of personal safety, particularly at night</p> <p>Negligible effect (0?)</p>	<p>Unlikely to be relevant at this stage. The effects of new housing and development on levels of crime and fear of crime will depend on design and the use of appropriate lighting which could have an effect on perceptions of personal safety, particularly at night</p> <p>Negligible effect (0?)</p>	<p>Unlikely to be relevant at this stage. The effects of new housing and development on levels of crime and fear of crime will depend on design and the use of appropriate lighting which could have an effect on perceptions of personal safety, particularly at night</p> <p>Negligible effect (0?)</p>	<p>Unlikely to be relevant at this stage. The effects of new housing and development on levels of crime and fear of crime will depend on design and the use of appropriate lighting which could have an effect on perceptions of personal safety, particularly at night</p> <p>Negligible effect (0?)</p>	<p>Unlikely to be relevant at this stage. The effects of new housing and development on levels of crime and fear of crime will depend on design and the use of appropriate lighting which could have an effect on perceptions of personal safety, particularly at night</p> <p>Negligible effect (0?)</p>

Objective 6

To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution

Is the site adjacent to a main vehicle route?	No, the site is however located adjacent to the main route round the village. This road does not have heavy traffic movement and is relatively quiet. The site is some distance from the strategic road network.	Yes, the site is adjacent to the B3178 (the main road into Budleigh Salterton) which can create a noise nuisance. The site is some distance from the strategic road network.	Yes, the site is adjacent to the B3178 (the main road into Budleigh Salterton) which can create a noise nuisance. The site is some distance from the strategic road network.	Yes, the site is adjacent to the B3178 (the main road into Budleigh Salterton) which can create a noise nuisance. The site is some distance from the strategic road network.	No, the site is however located adjacent to the main route round the village. This road does not have heavy traffic movement and is relatively quiet. The site is some distance from the strategic road network.
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
	Neutral	Negative	Negative	Negative	Neutral
Is an adjacent use likely to have an adverse impact on new residents (e.g. factory, farm?)	No Positive	No Positive	No Positive	No Positive	No Positive
Is construction noise/new residents noise likely to impact on existing residents	There is existing residential development to the North and East of the site. Construction noise and traffic will impact on these residents. No long term impact. Neutral	There is existing residential development to the West and South. Construction noise will impact on these residents. New residents noise its likely to have limited impact. Neutral	There is existing residential development to the South. Construction noise will impact on these residents. New residents noise its likely to have limited impact Neutral	Existing residential development to north of the site. Neutral	There is existing residential development to the West and South. Construction noise will impact on these residents. New residents noise its likely to have limited impact. Neutral
Overall impact of objective	Negligible effect (0?)	Minor negative effect(-?) due to noise nuisance from adjacent B3178	Minor negative effect(-?) due to noise nuisance from adjacent B3178	Minor negative effect(-?) due to noise nuisance from adjacent B3178	Negligible effect (0?)

Objective 7

To maintain and improve cultural, social and leisure provision

Overall impact of objective	This is unlikely to be relevant at this stage as this will depend on the provision of green	This is unlikely to be relevant at this stage as this will depend on the provision of green	This is unlikely to be relevant at this stage as this will depend on the provision of green	This is unlikely to be relevant at this stage as this will depend on the provision of green	This is unlikely to be relevant at this stage as this will depend on the provision of green
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
	<p>infrastructure and open space within new developments</p> <p>However the site is within 600m of number of open spaces, religious, social, recreational and cultural facilities. These facilities promote engagement of the local community</p> <p>Significant positive effect (++)</p>	<p>infrastructure and open space within new developments</p> <p>However the site is within 600m of number of open spaces, religious, social, recreational and cultural facilities. These facilities promote engagement of the local community</p> <p>Significant positive effect (++)</p>	<p>infrastructure and open space within new developments</p> <p>However the site is within 600m of number of open spaces, religious, social, recreational and cultural facilities. These facilities promote engagement of the local community</p> <p>Significant positive effect (++)</p>	<p>infrastructure and open space within new developments</p> <p>However the site is within 600m of number of open spaces, religious, social, recreational and cultural facilities. These facilities promote engagement of the local community</p> <p>Significant positive effect (++)</p>	<p>infrastructure and open space within new developments</p> <p>However the site is within 600m of number of open spaces, religious, social, recreational and cultural facilities. These facilities promote engagement of the local community</p> <p>Significant positive effect (++)</p>

Objective 8

To maintain and enhance built and historic assets

<p>Does the site contain or adjoin any designated heritage assets?</p>	<p>The site is within 100m of the Grade II Drakes Primary School. No impact on setting.</p>	<p>Yes, the site is within 10m of a Grade II* listed Church (Salem Chapel) and a Grade II listed cottage. Any development would have a significantly adverse impact on the historic context and isolated setting of the nationally important Grade II* listed chapel.</p>	<p>This site is within 250m of a number of Grade II listed buildings located to the South of the site. However there are no listed buildings immediately adjoining the site so no impact on their setting is anticipated.</p>	<p>This site is within 250m of a number of Grade II listed buildings located to the North and East of the site. However there are no listed buildings immediately adjoining the site so no impact on their setting is anticipated.</p>	<p>This site is within 250m of a number of listed buildings including the Grade I All Saints Church. However the site is surrounded on three sides by modern buildings and there are no listed buildings immediately adjoining the site so no impact on their setting is</p>
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
	Neutral	This is particularly so given that any proposed access would require a new junction layout on East Budleigh Road/Vicarage Road and the hedgerows on Vicarage Road would be significantly affected. Negative	Neutral	Neutral	anticipated. Neutral
Is the site within or adjacent to the East Budleigh Conservation Area?	No Neutral	No Neutral	No Neutral	No Neutral	No Neutral
Is the site of archaeological interest?	No scheduled ancient monuments. At this stage any other archaeological interest is unknown. Neutral	No scheduled ancient monuments. At this stage any other archaeological interest is unknown. Neutral	No scheduled ancient monuments. At this stage any other archaeological interest is unknown. Neutral	No scheduled ancient monuments. At this stage any other archaeological interest is unknown. Neutral	No scheduled ancient monuments. At this stage any other archaeological interest is unknown. Neutral

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

Indicators/ 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)
Overall impact on objective	Negligible effect (0)	Uncertain significant negative effect (- -?) Actual impact will depend on specific proposals which are submitted with a planning application	Negligible effect (0)	Negligible effect (0)	Negligible effect (0)

Objective 9

To promote the conservation and wise use of land and protect and enhance the landscape and character of East Devon

Is the site within an existing built up area?	No, adjacent to Build up Area Boundary Neutral	No, adjacent to Build up Area Boundary Neutral	No, adjacent to Build up Area Boundary Neutral	No, adjacent to Build up Area Boundary Neutral	Reduced size site adjacent to Build up Area Boundary Neutral
Is this a greenfield site?	No Positive	Yes, open space and agricultural use Negative	Yes, agricultural use Negative	Partly brownfield and partly greenfield Neutral	Yes, paddock Negative
Are there existing buildings/has the site been previously developed?	Yes, previously a market garden and before that there were terraced dwellings on the site(demolished in 1961 following a fire) Positive	No Negative	No Negative	Yes, currently a crane and training depot on brownfield part of site. Positive	No Negative

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

Indicators/ 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)
Does the site contain any signs of contamination?	Evidence on site of dumping materials Unknown	Unknown	Unknown	Unknown	Unknown
Is the site within a designated landscape e.g. Coastal Preservation Area, AONB?	Yes, AONB Negative	Yes, AONB Negative	Yes, AONB Negative	Yes, AONB Negative	Yes, AONB Negative
Can the site be seen from public footpaths/ roads/other vantage points in the AONB?	Yes, from main route through the village Neutral	Yes, public right of way through the site, and highly visible from B3178 and Vicarage Road. Distant views from River Otter footpaths to the East. Negative	Visible from the B3178 and Oak Hill to the West. This is particularly so with regard to the North of site where the land is elevated and open. Negative	Views to the site from the North and East are limited due to topography and vegetation cover. The site is not visible from right of ways to the West. The site would be visible when approached from the South. Negative	Limited views from the North due to topography and vegetation cover. From right of way to the West the site is not visible. Neutral
Any views out of the site?	No significant views	The site is open and has distant views to the elevated landforms to the North East and less distant elevated landforms to the East. Wooded hills to the South are visible from the site. The listed obelisk is	There are views from the site to elevated positions in the South. Views to the west are screened by existing built form.	The skyline to the East is open and to the West and South there are views to the wooded skylines. Undulating landforms are visible from the site.	Skylines to the north are open and lightly wooded. Views to the Church to the west are screened by mature trees. Views to recreation area to east. Distant views to the south of elevated wooded landforms.

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

Indicators/ 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)
		visible to the north. A public right of way across the site			
	Positive	Negative	Negative	Negative	Negative
How prominent is the site when viewed from adjoining properties?	Limited impact	Prominent view of site from properties to the South and West	Prominent view of site from properties to the South.	Limited impact	Prominent view of site from properties adjacent to the site
	Positive	Negative	Negative	Positive	Negative
Would allocation of the site affect a public right of way?	No	Yes, right of way located on the site	No	No	No
	Positive	Negative	Positive	Positive	Positive
Overall impact on objective	<p>The site is small in size and located on previously developed land so is likely to have a minor positive impact on the wise use of land.</p> <p>The site is within an AONB but given the overgrown nature of the site and the limited prominence of the site it is likely to have an overall negligible effect on landscape character</p>	<p>This site is a small site on greenfield land and is likely to have a minor negative impact on the wise use of land.</p> <p>The site is within an AONB and located at a major and prominent entrance to the village. The removal of hedgerows to accommodate any development would adversely impact on the rural and unspoilt character of Vicarage Lane.</p>	<p>This site is a small site on greenfield land and is likely to have a minor negative impact on the wise use of land.</p> <p>The site is within an AONB and would be highly visible from the B3178, Frogmore Road from the River Otter footpath a mile away.</p>	<p>The site is small in size and partly located on previously developed land so is likely to have a neutral to minor positive impact on the wise use of land depending on which part of the site is developed.</p> <p>The site is located in an AONB and would have a significant negative impact on landscape character and</p>	<p>This site is a small site on greenfield land and is likely to have a minor negative impact on the wise use of land.</p> <p>The site is within an AONB and this would have a significant negative effect on the landscape</p>

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

Indicators/ 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)
	Minor positive effect(+)	Significant negative effect(- -)	Significant negative effect(- -)	would be prominent when viewed from the B3178 to the South. The brownfield part of the site contains some unsightly buildings on site so given the right design this may result in a minor negative Impact on the landscape. Minor negative effect (-?)	Significant negative effect(- -)

Objective 10

To maintain the local amenity, quality and character of the local environment.

Will development have a significant adverse impact on local amenity?	This will depend on the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage.	This will depend on the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage.	This will depend on the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage.	This will depend on the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage.	This will depend on the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage.
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
	Unknown	Unknown	Unknown	Unknown	Unknown
Will it adversely affect the character of the local area (for instance through removal of trees/ development of a greenfield site)?	This site is located on a disused market garden (previously residential) and is small in size. Given the overgrown nature and enclosed character of the site any development will be effectively screened. There are however some mature trees on site and a detailed tree survey on the site has identified two significant trees that will need to be protected on the site.	Yes. This site is on greenfield land is a highly prominent position on the edge of the village. The removal of hedgerows to accommodate any development would significantly adversely impact on the rural and unspoilt character of Vicarage Lane.	Yes, This site is on greenfield land and is in a prominent position on the edge of the village	This site is on the site of a crane and training depot. Part of the site is brownfield and contains several unsightly buildings on the site.	Yes, This site is on greenfield on the edge of the village
	Neutral	Negative	Negative	Neutral	Negative
Overall impact on objective	Negligible effect (0 ?)	Minor negative effect (-?)	Minor negative effect (-?)	Negligible effect (0 ?)	Minor negative effect (-?)

Objective 11

To conserve and enhance the biodiversity of East Devon

Is the site adjacent to within 1km of an	This site is approximately 1250m	This site is approximately 1250m	This site is approximately 1250m	This site is approximately 1250m	This site is approximately 1250m
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
international, national or locally designated ecological site?	from the Hayes Wood Ancient Woodland area and County Wildlife site, the River Otter Estuary SSSI and the Heritage Cost designation. The European Sites of the East Devon Heaths SPA and East Devon Pebblebed are within the Parish Neutral	from the Hayes Wood Ancient Woodland area and County Wildlife site, the River Otter Estuary SSSI and the Heritage Cost designation. The European Sites of the East Devon Heaths SPA and East Devon Pebblebed are within the Parish Neutral	from the Hayes Wood Ancient Woodland area and County Wildlife site, the River Otter Estuary SSSI and the Heritage Cost designation. The European Sites of the East Devon Heaths SPA and East Devon Pebblebed are within the Parish Neutral	from the Hayes Wood Ancient Woodland area and County Wildlife site, the River Otter Estuary SSSI and the Heritage Cost designation. The European Sites of the East Devon Heaths SPA and East Devon Pebblebed are within the Parish Neutral	from the Hayes Wood Ancient Woodland area and County Wildlife site, the River Otter Estuary SSSI and the Heritage Cost designation. The European Sites of the East Devon Heaths SPA and East Devon Pebblebed are within the Parish Neutral
Does the site contain or is it adjacent to any plant life, animal life, bird life or insect life of significance? e.g. any protected European species, bats etc.	Unknown	Unknown. A habitat regulation assessment is recommended	Unknown. A habitat regulation assessment is recommended	Unknown. A habitat regulation assessment is recommended	Unknown. A habitat regulation assessment is recommended
Does the site contain trees or woodland subject to preservation order? (may be major constraint)	Unknown	Unknown	Unknown	Unknown	Unknown
Does site contains particularly significant vegetation (trees and hedgerows) some / all of which would be threatened by development (e.g. need to be removed to create	A tree survey by EDDC has identified two significant trees that will need to be retained and integrated into the design.	Yes, boundary hedgerows and trees should be retained and integrated into the design. There is the threat to hedgerows along Vicarage Road to create an access to the	Yes, boundary hedgerows and trees should be retained and integrated into the design. There are mature trees on the northern boundary.	Yes, boundary hedgerows and trees should be retained and integrated into the design	Yes, boundary hedgerows and trees should be retained and integrated into the design

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

Indicators/ 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)
access and visibility) (maybe major constraint and require a TPO)	Negative	site. Negative	Negative	Negative	Negative
Does the site contain any hydrological features (streams, ponds water courses)	None identified Not applicable	None identified Not applicable	None identified Not applicable	None identified Not applicable	None identified Not applicable
Does the site offer any opportunities to enhance biodiversity?	Retention of two mature trees on the site identified by EDDC initial tree survey. Retention of vegetation to screen the site and add to the biodiversity	Retention of hedgerows and planting of trees alongside B3178 in order to screen the site and add to the biodiversity Creation of green corridor alongside the existing right of way to retain and enhance its ecological value.	Retention of hedgerows and planting of trees alongside B3178 and to East of site in order to screen the site and add to the biodiversity. The trees to the North of the site are a major feature.	Retention of hedgerows and planting of trees to the South of the site to screen the site and add to the biodiversity.	Retention of hedgerows and trees and landscaping to screen the site from neighbouring properties.

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

Indicators/ 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)
Overall impact on objective	Very small site and unlikely to have an impact on designated sites. However two significant trees on site to be retained.	Small site but proximity to designated sites has the potential to have an adverse effect, but there is uncertainty as appropriate design may avoid adverse effects. A separate Habitats Regulations Assessment (HRA) is likely to be required to determine impact on European sites and determine if there is any significant plant, animal and insect life on the site	Small site but proximity to designated sites has the potential to have an adverse effect, but there is uncertainty as appropriate design may avoid adverse effects. A separate Habitats Regulations Assessment (HRA) is likely to be required to determine impact on European sites and determine if there is any significant plant, animal and insect life on the site	Small site but proximity to designated sites has the potential to have an adverse effect, but there is uncertainty as appropriate design may avoid adverse effects. A separate Habitats Regulations Assessment (HRA) is likely to be required to determine impact on European sites and determine if there is any significant plant, animal and insect life on the site	Small site but proximity to designated sites has the potential to have an adverse effect, but there is uncertainty as appropriate design may avoid adverse effects. A separate Habitats Regulations Assessment (HRA) is likely to be required to determine impact on European sites and determine if there is any significant plant, animal and insect life on the site
	Potential minor negative effect (-?)	Potential minor negative effect (-?)	Potential minor negative effect (-?)	Potential minor negative effect (-?)	Potential minor negative effect (-?)

Objective 12

To promote and encourage non-car based modes of transport and reduce journey lengths

Is a bus stop reasonably accessible (within 600m)?	Same as objective 2 Positive/Negative	Same as objective 2 Positive/Negative	Same as objective 2 Positive/Negative	Same as objective 2 Positive/Negative	Same as objective 2 Positive/Negative
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
Are there safe and convenient walking, cycling and wheelchair routes in the from the site to key local facilities?	Same as objective 2 Negative	Same as objective 2 Negative	Same as objective 2 Negative	Same as objective 2 Negative	Same as objective 2 Negative
Overall impact on objective	<p>Mixed impact given that the nature of footpaths in the village can create traffic conflicts.</p> <p>While there is a public transport link within 600m of the site the bus service is hourly with no service on Sundays (except summer) or the evenings. Villagers would find it difficult to participate in evening activities without a car. There is also no direct service to the key employment centre of Exeter limiting work opportunities without a car. These factors can lead to more car journeys</p>	<p>Mixed impact given that the nature of footpaths in the village can create traffic conflicts.</p> <p>While there is a public transport link within 600m of the site the bus service is hourly with no service on Sundays (except summer) or the evenings. Villagers would find it difficult to participate in evening activities without a car. There is also no direct service to the key employment centre of Exeter limiting work opportunities without a car. These factors can lead to more car journeys</p>	<p>Mixed impact given that the nature of footpaths in the village can create traffic conflicts.</p> <p>While there is a public transport link within 600m of the site the bus service is hourly with no service on Sundays (except summer) or the evenings. Villagers would find it difficult to participate in evening activities without a car. There is also no direct service to the key employment centre of Exeter limiting work opportunities without a car. These factors can lead to more car journeys</p>	<p>Mixed impact given that the nature of footpaths in the village can create traffic conflicts.</p> <p>While there is a public transport link within 600m of the site the bus service is hourly with no service on Sundays (except summer) or the evenings. Villagers would find it difficult to participate in evening activities without a car. There is also no direct service to the key employment centre of Exeter limiting work opportunities without a car. These factors can lead to more car journeys</p>	<p>Mixed impact given that the nature of footpaths in the village can create traffic conflicts.</p> <p>While there is a public transport link within 600m of the site the bus service is hourly with no service on Sundays (except summer) or the evenings. Villagers would find it difficult to participate in evening activities without a car. There is also no direct service to the key employment centre of Exeter limiting work opportunities without a car. These factors can lead to more car journeys</p>

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

Indicators/ 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 13					
To maintain and enhance the environment in terms of air soil and water quality					
Is the site in agricultural use?	No Positive	Yes Negative	Yes Negative	No Positive	No Positive
Is the site Grade 1 agricultural land?	No, Grade 3 Positive	Yes Negative	Yes Negative	No, Grade 3 Positive	Yes Negative
Are sites within or adjacent to an AQMA?	No Positive	No Positive	No Positive	No Positive	No Positive
Is the site adjacent to a main vehicle route?	No, the site is however located adjacent to the main route round the village. This road does not have heavy traffic movement and is relatively quiet. The site is some distance from the strategic road network. Neutral	Yes, the site is adjacent to the B3178 (the main road into Budleigh Salterton) which can create a noise nuisance. The site is some distance from the strategic road network. Negative	Yes, the site is adjacent to the B3178 (the main road into Budleigh Salterton) which can create a noise nuisance. The site is some distance from the strategic road network. Negative	Yes, the site is adjacent to the B3178 (the main road into Budleigh Salterton) which can create a noise nuisance. The site is some distance from the strategic road network. Negative	No, the site is however located adjacent to the main route round the village. This road does not have heavy traffic movement and is relatively quiet. The site is some distance from the strategic road network. Neutral
Is there sewage capacity?	Unknown	Unknown	Unknown	Unknown	Unknown
Overall impact on objective	This site is not within an AQMA and would have a negligible impact on air quality.	This site is not within an AQMA and would have a negligible impact on air quality.	This site is not within an AQMA and would have a negligible impact on air quality.	This site is not within an AQMA and would have a negligible impact on air quality.	This site is not within an AQMA and would have a negligible impact on air quality.

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

Indicators/ 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)
	<p>The site is on grade 3 agricultural land and will have a minor negative impact on soil quality</p> <p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites</p> <p>Overall negligible impact(0)</p>	<p>The site is on grade 1 agricultural land and will have a significant negative impact on soil quality</p> <p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites</p> <p>Overall minor negative impact (-)</p>	<p>The site is on grade 1 agricultural land and will have a significant negative impact on soil quality</p> <p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites</p> <p>Overall minor negative impact (-)</p>	<p>The site is on grade 3 agricultural land and will have a minor negative impact on soil quality</p> <p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites</p> <p>Overall negligible impact(0)</p>	<p>The site is on grade 1 agricultural land and will have a significant negative impact on soil quality</p> <p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites</p> <p>Overall minor negative impact (-)</p>

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

Indicators/ 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 14					
To contribute towards a reduction in local emissions of greenhouse gases					
Will the impact on traffic be reasonable?	Small site so impact likely to be limited Neutral	Small site so impact likely to be limited Neutral	Small site so impact likely to be limited Neutral	Small site so impact likely to be limited Neutral	Small site so impact likely to be limited Neutral
Is a bus stop reasonably accessible (within 600m)? the service?	Yes Positive	Yes Positive	Yes Positive	Yes Positive	Yes Positive
Is the site within 600m of an employment site/likely to provide employment within the village?	No Negative	No Negative	No Negative	No Negative	No Negative
Overall impact on objective	All new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth). The extent of the impact depends on	All new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth). The extent of the impact depends on factors such as design	All new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth). The extent of the impact depends on factors such as design	All new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth). The extent of the impact depends on	All new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth). The extent of the impact depends on factors such as design

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

Indicators/ 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)
	<p>factors such as design and construction methods used.</p> <p>Access to public transport has a minor positive effect although this is negated by the limited nature of this service and lack of employment opportunities. Both of these factors can increase car journeys.</p> <p>Overall negligible impact(0)</p>	<p>and construction methods used.</p> <p>Access to public transport has a minor positive effect although this is negated by the limited nature of this service and lack of employment opportunities. Both of these factors can increase car journeys.</p> <p>Overall negligible impact(0)</p>	<p>and construction methods used.</p> <p>Access to public transport has a minor positive effect although this is negated by the limited nature of this service and lack of employment opportunities. Both of these factors can increase car journeys.</p> <p>Overall negligible impact(0)</p>	<p>factors such as design and construction methods used.</p> <p>Access to public transport has a minor positive effect although this is negated by the limited nature of this service and lack of employment opportunities. Both of these factors can increase car journeys.</p> <p>Overall negligible impact(0)</p>	<p>and construction methods used.</p> <p>Access to public transport has a minor positive effect although this is negated by the limited nature of this service and lack of employment opportunities. Both of these factors can increase car journeys.</p> <p>Overall negligible impact(0)</p>

Objective 15

To ensure there is no increase in the risk of flooding

Will development of the site increase flood risk?	No, previously developed land. Extremely small site so unlikely to increase flood risk	Yes, greenfield site that would increase the area of impermeable surfaces and could therefore increase overall flood risk. Flood alleviation measures such as SuDS will reduce the risk.	Yes, greenfield site that would increase the area of impermeable surfaces and could therefore increase overall flood risk. Flood alleviation measures such as SuDS will reduce the risk.	Although a brownfield site areas of greenfield land within the site would increase the area of impermeable surfaces and could therefore increase	Yes, greenfield site that would increase the area of impermeable surfaces and could therefore increase overall flood risk. Flood alleviation measures such as SuDS will reduce the risk.
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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)
	Positive	Negative	Negative	overall flood risk. Negative	Negative
Is the site in or adjacent to an area known to flood or identified on the flood zone maps?	No Positive	No Positive	Yes, the site is adjacent to a flood zone 2 or 3 with an access into the flood zone Negative	No Positive	No Positive
Overall impact on objective	Overall negligible effect(0)	Uncertain Minor negative effect (-?)	Uncertain Significant negative effect (- - ?)	Uncertain Minor negative effect (-?)	Uncertain Minor negative effect (-?)

Objective 16

To ensure energy consumption is as efficient as possible

Overall impact on objective	This is unlikely to be relevant at this stage as the location of new housing development does not affect energy consumption as this depends on high standards of energy efficiency being incorporated into house design Negligible impact(0)	This is unlikely to be relevant at this stage as the location of new housing development does not affect energy consumption as this depends on high standards of energy efficiency being incorporated into house design Negligible impact(0)	This is unlikely to be relevant at this stage as the location of new housing development does not affect energy consumption as this depends on high standards of energy efficiency being incorporated into house design Negligible impact(0)	This is unlikely to be relevant at this stage as the location of new housing development does not affect energy consumption as this depends on high standards of energy efficiency being incorporated into house design Negligible impact(0)	This is unlikely to be relevant at this stage as the location of new housing development does not affect energy consumption as this depends on high standards of energy efficiency being incorporated into house design Negligible impact(0)
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Site Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies

Indicators/ 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 17					
To promote wise use of waste resources whilst reducing waste production and disposal					
Overall impact on objective	Very small previously developed site likely to have a negligible effect(0)	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re- use existing buildings and materials than there might be on a brownfield site. This site is a small site on greenfield land and is likely to have a minor negative effect on this objective.	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re- use existing buildings and materials than there might be on a brownfield site. This site is a small site on greenfield land and is likely to have a minor negative effect on this objective.	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is partly on previously developed and there may be an opportunity to use some existing buildings and materials. This site is a small site partly on previously developed land and is likely to have a negligible effect on this objective.	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re- use existing buildings and materials than there might be on a brownfield site. This site is a small site on greenfield land and is likely to have a minor negative effect on this objective.
	Negligible effect(0)	Minor negative	Minor negative	Negligible effect(0)	Minor negative

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

Indicators/ 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)
		impact (-)	impact (-)		impact (-)
Objective 18 To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce					
Is a bus stop reasonably accessible (within 600m)?	Yes Positive	Yes, to the west of the site Positive	Yes, to the West and South of the site Positive	Yes Positive	Yes Positive
If so how frequent is the service?	Limited hourly service (Sidmouth to Exmouth). Positive	Limited hourly service (Sidmouth to Exmouth). Positive	Limited hourly service (Sidmouth to Exmouth). Positive	Limited hourly service (Sidmouth to Exmouth). Positive	Limited hourly service (Sidmouth to Exmouth). Positive
Is the site within 600m of an employment site/likely to provide employment within the village?	No Negative	No Negative	No Negative	No Negative	No Negative
Overall impact on objective	Population growth associated with new residential development may increase the number of economically active people who are seeking employment, Given the lack of employment locally in East Budleigh and the	Population growth associated with new residential development may increase the number of economically active people who are seeking employment, Given the lack of employment locally in East Budleigh and the limited public transport	Population growth associated with new residential development may increase the number of economically active people who are seeking employment, Given the lack of employment locally in East Budleigh and the limited public transport to	Population growth associated with new residential development may increase the number of economically active people who are seeking employment, Given the lack of employment locally in East Budleigh and the	Population growth associated with new residential development may increase the number of economically active people who are seeking employment, Given the lack of employment locally in East Budleigh and the limited public transport to

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

Indicators/ 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)
	limited public transport to reach the main centres of employment there is likely to be a minor negative impact on this objective.	to reach the main centres of employment there is likely to be a minor negative impact on this objective.	reach the main centres of employment there is likely to be a minor negative impact on this objective.	limited public transport to reach the main centres of employment there is likely to be a minor negative impact on this objective.	reach the main centres of employment there is likely to be a minor negative impact on this objective.
	Minor negative impact (-)	Minor negative impact (-)	Minor negative impact (-)	Minor negative impact (-)	Minor negative impact (-)

Objective 19

To maintain and enhance the vitality and viability of the Towns of East Devon

Overall impact on objective	The site is not within one of the seven towns of East Devon. Being in a rural area it will have a negligible effect on the vitality and viability of the towns of East Devon. However the proximity of Budleigh Salterton and lack of shopping, health and other facilities in the village will mean residents will use these services and facilities on a regular basis.	The site is not within one of the seven towns of East Devon. Being in a rural area it will have a negligible effect on the vitality and viability of the towns of East Devon. However the proximity of Budleigh Salterton and lack of shopping, health and other facilities in the village will mean residents will use these services and facilities on a regular basis.	The site is not within one of the seven towns of East Devon. Being in a rural area it will have a negligible effect on the vitality and viability of the towns of East Devon. However the proximity of Budleigh Salterton and lack of shopping, health and other facilities in the village will mean residents will use these services and facilities on a regular basis.	The site is not within one of the seven towns of East Devon. Being in a rural area it will have a negligible effect on the vitality and viability of the towns of East Devon. However the proximity of Budleigh Salterton and lack of shopping, health and other facilities in the village will mean residents will use these services and facilities on a regular basis.	The site is not within one of the seven towns of East Devon. Being in a rural area it will have a negligible effect on the vitality and viability of the towns of East Devon. However the proximity of Budleigh Salterton and lack of shopping, health and other facilities in the village will mean residents will use these services and facilities on a regular basis.
	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

Indicators/ 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 20 To encourage and accommodate both indigenous and inward investment					
Overall impact on objective	No direct effect on encouraging and accommodating investment in East Devon. Negligible effect(0)	No direct effect on encouraging and accommodating investment in East Devon. Negligible effect(0)	No direct effect on encouraging and accommodating investment in East Devon. Negligible effect(0)	No direct effect on encouraging and accommodating investment in East Devon. Negligible effect(0)	No direct effect on encouraging and accommodating investment in East Devon. Negligible effect(0)

Site Option Appraisal Summary

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 (+)
Indicator 1	Positive	Positive	Positive	Positive	Positive
Indicator 2	Positive	Positive	Positive	Positive	Positive
Objective 2	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)
Indicator 3	Positive	Positive	Positive	Positive	Positive
Indicator 4	Positive	Positive	Positive	Positive	Positive
Indicator 5	Negative	Negative	Negative	Negative	Negative
Objective 3	Minor positive effect (+?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)
Indicator 6	Positive	Positive	Positive	Positive	Positive
Indicator 7	Unknown	Unknown	Unknown	Unknown	Unknown
Indicator 8	Neutral	Negative	Negative	Negative	Negative
Objective 4	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)	Minor positive effect (+)
Indicator 9	Negative	Negative	Negative	Negative	Negative
Indicator 10	Positive	Positive	Positive	Positive	Positive
Indicator 11	Positive	Positive	Positive	Positive	Positive
Indicator 12	Positive	Positive	Positive	Positive	Positive
Objective 5	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)	Negligible effect (0?)
Objective 6	Negligible effect (0?)	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)	Negligible effect (0?)
Indicator 13	Neutral	Negative	Negative	Negative	Neutral
Indicator 14	Positive	Positive	Positive	Positive	Positive

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)
Indicator 15	Neutral	Neutral	Neutral	Neutral	Neutral
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)
Indicator 16	Neutral	Negative	Neutral	Neutral	Neutral
Indicator 17	Neutral	Neutral	Neutral	Neutral	Neutral
Indicator 18	Neutral	Neutral	Neutral	Neutral	Neutral
Objective 9	Minor positive effect (+)	Significant negative effect (- -)	Significant negative effect (- -)	Minor negative effect (-?)	Significant negative effect (- -)
Indicator 19	Neutral	Neutral	Neutral	Neutral	Neutral
Indicator 20	Positive	Negative	Negative	Neutral	Negative
Indicator 21	Positive	Negative	Negative	Positive	Negative
Indicator 22	Unknown	Unknown	Unknown	Unknown	Unknown
Indicator 23	Negative	Negative	Negative	Negative	Negative
Indicator 24	Neutral	Negative	Negative	Negative	Neutral
Indicator 25	Positive	Negative	Negative	Negative	Negative
Indicator 26	Positive	Negative	Negative	Positive	Negative
Indicator 27	Positive	Negative	Positive	Positive	Positive
Objective 10	Negligible effect (0?)	Minor negative effect (-?)	Minor negative effect (-?)	Negligible effect (0?)	Minor negative effect (-?)
Indicator 28	Unknown	Unknown	Unknown	Unknown	Unknown
Indicator 29	Neutral	Negative	Negative	Neutral	Negative
Objective 11	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)	Minor negative effect (-?)
Indicator 30	Neutral	Neutral	Neutral	Neutral	Neutral
Indicator 31	Unknown	Unknown	Unknown	Unknown	Unknown
Indicator 32	Unknown	Unknown	Unknown	Unknown	Unknown
Indicator 33	Negative	Negative	Negative	Negative	Negative

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)
Indicator 34	N/a	N/a	N/a	N/a	N/a
Indicator 35	N/a	N/a	N/a	N/a	N/a
Objective 12	Mixed impact	Mixed impact	Mixed impact	Mixed impact	Mixed impact
Indicator 36	Positive/ Negative	Positive/ Negative	Positive/ Negative	Positive/ Negative	Positive/ Negative
Indicator 37	Negative	Negative	Negative	Negative	Negative
Objective 13	Negligible effect (0)	Overall minor negative impact (-)	Minor negative impact (-)	Negligible effect(0)	Minor negative effect (-)
Indicator 38	Positive	Negative	Negative	Positive	Negative
Indicator 39	Positive	Negative	Negative	Positive	Negative
Indicator 40	Positive	Positive	Positive	Positive	Positive
Indicator 41	Neutral	Negative	Negative	Negative	Neutral
Indicator 42	Unknown	Unknown	Unknown	Unknown	Unknown
Objective 14	Negligible effect (0)	Overall negligible impact(0)	Negligible effect (0)	Negligible effect (0)	Negligible effect (0)
Indicator 43	Neutral	Neutral	Neutral	Neutral	Neutral
Indicator 44	Negative	Negative	Negative	Negative	Negative
Indicator 45	Positive	Positive	Positive	Positive	Positive
Objective 15	Negligible effect(0)	Uncertain minor negative effect (- ?).	Uncertain Significant negative effect (- -?).	Uncertain minor negative effect (- ?).	Uncertain minor negative effect (- ?).
Indicator 46	Positive	Negative	Negative	Negative	Negative
Indicator 47	Positive	Positive	Negative	Positive	Positive
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 (-)
Indicator 48	Positive	Positive	Positive	Positive	Positive

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)
Indicator 49	Negative	Negative	Negative	Negative	Negative
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)

Overall Conclusions

- It should be noted the SHLAA does not currently identify sites C058 as developable.
- In sustainability terms Frank's Patch is the most sustainable site followed by Site C307. Site C082 comes next followed by site C059. Site C058 is the least sustainable. A summary for each site is provided below.

Site	Should the site be allocated?	If the site was developed what measures should be put in place to minimise negative impacts and optimise positive impacts
<p>Frank's Patch</p>	<p>This site is considered to be available and was confirmed by the landowner during the pre-submission consultation period.</p> <p>The site is a small site and can only accommodate around 3 dwellings</p> <p>The site scored the best when judged against the site sustainability objectives. There were not deemed to be any negative effects. In particular the site scored well in relation to other sites in respect of the following objectives:-</p> <ul style="list-style-type: none"> • Its central location and in particular its proximity to the local primary school (Objective 3) • In the wise use of land given the site is located on previously developed land (Objective 9) • In its impact on the amenity and character of the village given its unkempt condition (Objective 10) • The site is located on Grade 3 agricultural land (Objective 13) so its 	<ul style="list-style-type: none"> • Good design will be important and should reflect the surrounding built form (terraced dwellings). • 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. • 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.

Site	Should the site be allocated?	If the site was developed what measures should be put in place to minimise negative impacts and optimise positive impacts
	<p>impact on soil quality is less than other sites(except for site C307)</p>	
<p>Allotments, Collins Cross (C058)</p>	<p>This site is available but is not identified as being developable in the SHLAA. There are severe highway constraints and the site is particularly prominent in the landscape.</p> <p>It is a large site relative to the size of the village.</p> <p>The site scored the worst when judged against the site sustainability objectives. This is primarily due to:-</p> <ul style="list-style-type: none"> • The potentially adverse impact on a Grade II* listed building(Objective 8) • The site is not considered a wise use of land as it is a Greenfield site. It also has a prominent impact on the landscape and is within an AONB (Objective 9 and 10) • The site is located on Grade 1 agricultural land (Objective 13) so its impact on soil quality is more damaging than sites C307 and Frank's Patch. • It is uncertain the site is suitable for development due to severe highway constraints 	<ul style="list-style-type: none"> • 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)

Site	Should the site be allocated?	If the site was developed what measures should be put in place to minimise negative impacts and optimise positive impacts
		<ul style="list-style-type: none"> 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
Field below Syon House (C059)	<p>This site is available and developable</p> <p>The site scored fourth when judged against the site sustainability objectives. This is primarily due to:-</p> <ul style="list-style-type: none"> The site is not considered to be a wise use of land as it is a Greenfield site. It also has a prominent impact on the landscape and is within an AONB (Objective 9 and 10) The site is located on Grade 1 agricultural land (Objective 13) so its impact on soil quality is more damaging than sites C307 and Frank's Patch. The site is located on the edge of a flood zone 2 with access into a flood zone(Objective 15) 	<ul style="list-style-type: none"> 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. 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. 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 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. 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. Flood alleviation measure such as SuD's are essential for this site given its close proximity to a Flood zone. Walking access into the village should be provided
Carter's Yard(C307)	<p>This site is available and developable</p> <p>The site scored second when judged against the site sustainability objectives. The site scored well in relation to other sites in respect of the following objectives:-</p>	<ul style="list-style-type: none"> 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.

Site	Should the site be allocated?	If the site was developed what measures should be put in place to minimise negative impacts and optimise positive impacts
	<ul style="list-style-type: none"> In the wise use of land given the site is located partly on previously developed land (Objective 9) In its impact on the amenity and character of the village given its location partly on previously developed land (Objective 10) The site is located on Grade 3 agricultural land (Objective 13) so its impact on soil quality is less than other sites(except for the Frank's Patch site) 	<ul style="list-style-type: none"> 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, Good design will be important and should integrate with the surrounding area (terraced dwellings) Walking access into the village should be provided
Land north of Vicarage Road(C082)	<p>This site is available but is not identified as being developable in the SHLAA.</p> <p>The site scored third when judged against the site sustainability objectives. This primarily due to:-</p> <ul style="list-style-type: none"> The site not being considered a wise use of land as it is a Greenfield site. It also has a prominent impact on the landscape and is within an AONB (Objective 9 and 10) The site is located on Grade 1 agricultural land (Objective 13) so its impact on soil quality is more damaging than sites C307 and Frank's Patch. 	<ul style="list-style-type: none"> Any development will need to consider the proximity to existing built form and the density should reflect built form, field pattern and position in AONB 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.

Map showing Site locations and constraints



East Budleigh



Appendix 2:- Site Sustainability Objectives

In order to create a framework to assess individual sites, the starting point was the framework used for the Sustainability Appraisal of sites in East Devon as a whole. This has been adjusted to ensure that the framework was relevant to East Budleigh with Bicton Parish. These adjustments are shown below.

Site Ranking Parameters	
Objective 1:- To ensure everybody has the opportunity to live in a decent home	
Indicator 1	Size of site?
Indicator 2	Can the site accommodate identified need?
Objective 2:- To ensure that all groups of the population have access to community services	
Indicator 3	Is the site within 600m of community services/facilities?
Indicator 4	Is a bus stop reasonably accessible (within 600m)? If so how frequent is the service?
Indicator 5	Are there safe and convenient walking, cycling and wheelchair routes between the site and all local facilities
Objective 3 :- To provide for education, skills and lifelong learning to meet the needs of the local population and meet employment needs	
Indicator 6	Are local schools reasonably accessible? (within 600m)
Indicator 7	Do local schools have available places?
Indicator 8	Are there safe and convenient walking, cycling and wheelchair routes between the site and the primary school?
Objective 4:- To improve the population's health	
Indicator 9	Is the site within walking distance of healthcare facilities? (600m)
Indicator 10	Is the site within walking distance of footpaths or cycle routes?
Indicator 11	Is the site within walking distance of a recreation or play space? (600m)
Indicator 12	Are sites within or adjacent to an AQMA?
Objective 5:- To reduce crime or the fear of crime	
Objective 6:- To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	
Indicator 13	Is the site adjacent to a main vehicle route?
Indicator 14	Is an adjacent use likely to have an adverse impact on new residents (e.g. factory, farm?)
Indicator 15	Is construction noise/ new residents noise likely to impact on existing residents
Objective 7:-To maintain and improve cultural, social and leisure provision	
Objective 8- To maintain and enhance built and historic assets	
Indicator 16	Does the site contain or adjoin any designated heritage assets?
Indicator 17	Is the site within or adjacent to the East Budleigh Conservation Area?
Indicator 18	Is the site of archaeological interest?
Objective 9:- To promote the conservation and wise use of land and protect and enhance the landscape and character of East Devon	

Site Ranking Parameters	
Indicator 19	Is the site within an existing built up area?
Indicator 20	Is this a greenfield site?
Indicator 21	Are there existing buildings/has the site been previously developed?
Indicator 22	Does the site contain any signs of contamination?
Indicator 23	Is the site within a designated landscape e.g. Coastal Preservation Area, AONB?
Indicator 24	Can the site be seen from public footpaths/ roads/other vantage points in the AONB?
Indicator 25	Any views out of the site?
Indicator 26	How prominent is the site when viewed from adjoining properties?
Indicator 27	Would allocation of the site affect a public right of way?
Objective 10:- To maintain the local amenity, quality and character of the local environment.	
Indicator 28	Will development have a significant adverse impact on local amenity?
Indicator 29	Will it adversely affect the character of the local area (for instance through removal of trees/ development of a greenfield site)?
Objective 11:- To conserve and enhance the biodiversity of East Devon	
Indicator 30	Is the site adjacent to within 1km of an international, national or locally designated ecological site?
Indicator 31	Does the site contain or is it adjacent to any plant life, animal life, bird life or insect life of significance? e.g. any protected European species, bats etc.
Indicator 32	Does the site contain trees or woodland subject to preservation order? (may be major constraint)
Indicator 33	Does site contains particularly significant vegetation (trees and hedgerows) some / all of which would be threatened by development (e.g. need to be removed to create access and visibility) (maybe major constraint and require a TPO)?
Indicator 34	Does the site contain any hydrological features (streams, ponds water courses)?
Indicator 35	Does the site offer any opportunities to enhance biodiversity?
Objective 12:- To promote and encourage non-car based modes of transport and reduce journey lengths	
Indicator 36	Is a bus stop reasonably accessible (within 600m)? If so how frequent is the service?
Indicator 37	Are there safe and convenient walking, cycling and wheelchair routes in from the site to key local facilities?
Objective 13:- To maintain and enhance the environment in terms of air soil and water quality	
Indicator 38	Is the site in agricultural use?
Indicator 39	Is the site Grade 1 agricultural land?
Indicator 40	Are sites within or adjacent to an AQMA?
Indicator 41	Is the site adjacent to a main vehicle route?
Indicator 42	Is there sewage capacity?
Objective 14:- To contribute towards a reduction in local emissions of greenhouse gases	
Indicator 43	Will the impact on traffic be reasonable?
Indicator 44	Is a bus stop reasonably accessible (within 600m)?
Indicator 45	Is the site within 600m of an employment site/likely to provide employment within the village?

Site Ranking Parameters**Objective 15:- To ensure there is no increase in the risk of flooding**

Indicator 46	Will development of the site increase flood risk?
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Indicator 47	Is the site in or adjacent to an area known to flood or identified on the flood zone maps?
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Objective 16:- To ensure energy consumption is as efficient as possible**Objective 17:-To promote wise use of waste resources whilst reducing waste production and disposal****Objective 18:-To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce**

Indicator 48	Is a bus stop reasonably accessible (within 600m)? If so how frequent is the service?
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Indicator 49	Is the site within 600m of an employment site/likely to provide employment within the village?
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Objective 19:- To maintain and enhance the vitality and viability of the Towns of East Devon**Objective 20:- To encourage and accommodate both indigenous and inward investment**

Appendix 3:- Site Sustainability Scoring

The Site Sustainability Scoring Matrix uses as its starting point the framework used for the sustainability appraisal of sites in East Devon as a whole. This has been adjusted to ensure that the framework was relevant to East Budleigh with Bicton Parish. These adjustments are shown below.

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
<p>Objective 1</p> <p>To ensure everybody has the opportunity to live in a decent home</p>	<p>All residential sites are likely to have a positive effect although the actual impact will depend on the extent the dwellings built meet needs identified within the Parish. Larger sites have greater potential to provide a wider mix of new homes and provide a greater positive effect.</p> <p>How large is the residential site?</p> <p>Is the site able to accommodate identified need?</p>	<ul style="list-style-type: none"> • Large sites (over 10ha) that can accommodate identified need will have a significant positive (++) effect. • Smaller sites (up to 10ha) that can accommodate identified need will have a minor positive (+) effect • Smaller sites (up to 10ha) that cannot accommodate identified need will have a negligible (0) effect 	
<p>Objective 2</p> <p>To ensure all residents have access to community services</p>	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services to reduce the need to travel, promote more sustainable transport choices and healthy life styles.</p>	<ul style="list-style-type: none"> • Sites that are within 600m of three or more community services/facilities as well as one or more public transport nodes, will have a significant positive (++) effect. • Sites that are within 600m of two or more community services/facilities (regardless of proximity to public transport nodes) will have a minor positive (+) effect. 	<p>The “Centre of the village” is considered to be the Village hall.</p> <p>Limited local facilities in East Budleigh mean residents need to travel to nearby Towns to access a wider range of services and</p>

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	<p>Good public transport links enable residents to reach services and facilities that are further away without reliance on private cars.</p> <p>Are sites within 600m of community services/facilities?</p> <p>Is a bus stop reasonably accessible (within 600m)?</p> <p>Is the public transport service frequent?</p> <p>Are there safe and convenient walking, cycling and wheelchair routes between the site and all local facilities?</p>	<ul style="list-style-type: none"> • Sites that are within 600m of one community service/facility and/or one public transport node will have a negligible (0) effect. • Sites that are more than 600m from any community services/facilities, but which are within 600m of at least one public transport node, will have a minor negative (-) effect. • Sites that are more than 600m from any community services/facilities or public transport nodes will have a significant negative (--) effect <p>The lack of safe and convenient walking, cycling and wheelchair routes may affect the overall score.</p>	<p>facilities.</p> <p>Limited hourly bus service between Exmouth and Sidmouth. No services in evenings or Sundays (except Sundays in summer) to reach community activities.</p>
<p>Objective 3</p> <p>To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs</p>	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <p>The availability of school spaces will impact on this objective.</p> <p>Are local schools reasonably accessible?(within 600m)</p> <p>Do local schools have available places?</p>	<ul style="list-style-type: none"> • Sites that are within 600m of at least two of either a pre-school, a primary school, a secondary school or a college may have a significant positive (++?) effect. • Sites that are within 600m of one of either a primary or secondary school or a college may have a minor positive effect (+?). • Sites that are more than 600m from any school or college may have a negative effect (-?). 	<p>The Village Primary School is located in Middle Street and Pre-School facilities are within the Village Hall.</p> <p>There is no secondary school facilities within the Parish</p>

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	Are there safe and convenient walking, cycling and wheelchair routes between the site and the primary school?	The availability of school plans and safe and convenient walking, cycling and wheelchair routes may affect the overall score	
<p>Objective 4</p> <p>To improve the population's health</p>	<p>New development should ideally have access to healthcare facilities e.g. health centre, hospital.</p> <p>This is not possible in most villages but sites should be located close to recreation space and off-road paths to encourage healthy lifestyles.</p> <p>Is the site within walking distance of healthcare facilities?(600m)</p> <p>Is the site within walking distance of footpaths or cycle routes?</p> <p>Is the site within walking distance of a recreation or play space?</p> <p>Are sites within or adjacent to an AQMA?</p>	<ul style="list-style-type: none"> • Sites that are within 600m of a healthcare facility, an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within 600m of either a healthcare facility, an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either a healthcare facility, an area of open space or footpath/cycle paths will have a minor negative (-) effect. <p>In addition (which may lead to mixed effects with the above):</p> <ul style="list-style-type: none"> • Sites that are within or adjacent to an AQMA may have a minor negative effect, although this is uncertain (-?) 	<p>There are no healthcare facilities in the East Budleigh</p>
<p>Objective 5</p> <p>To reduce crime and fear of crime</p>	<p>Unlikely to be relevant at this stage as this will depend on design, lighting and incorporation of green space.</p>	<p>The effects of all of the potential residential sites on this SA objective will be negligible (0).</p>	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
<p>Objective 6</p> <p>To reduce noise levels and minimise exposure of people to noise and other types of pollution</p>	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <p>Is the site adjacent to a main vehicle route?</p> <p>Is an adjacent use likely to have an adverse impact on new residents (e.g. factory, farm?)</p> <p>Is construction noise/ new resident's noise likely to impact on existing residents?</p>	<p>Effects on existing residents and other sensitive receptors</p> <ul style="list-style-type: none"> • Sites that involve development at locations that are surrounded by existing sensitive receptors may have a significant negative (--?) effect. • Sites that are near to sensitive receptors but are not surrounded by them may have a minor negative (-?) effect on this objective. • Sites that are not within close proximity of many sensitive receptors may have a negligible (0?) effect. <p>Effects on new residents</p> <ul style="list-style-type: none"> • Sites that are directly adjacent to a main road may have a significant negative (--?) effect. • Sites that are within close proximity of a main road (but are not directly adjacent) may have a minor negative (-?) effect. • Sites that are some distance from a main road 	<p>Apart from the B3178 there are no noise nuisances within the Parish.</p>

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
		may have a negligible (0?) effect	
<p>Objective 7</p> <p>To maintain and improve cultural, social and leisure provision</p>	<p>This is unlikely to be relevant at this stage as this will depend on the provision of green infrastructure and open space within new developments.</p> <p>However, proximity to existing leisure, cultural and social assets will also influence effects, particularly if facilities are within walking distance (600m). Access to these facilities can promote equality of access and assist with engagement of the local community.</p> <p>Is the site accessible to a recreation space, social, religious or cultural facility? (600m)</p>	<ul style="list-style-type: none"> • Sites that are within 600m of three or more cultural, social and leisure facilities (including areas of open space) are likely to have a significant positive (++) effect. • Sites that are within 600m of one or two cultural, social and leisure facilities (including areas of open space) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any existing cultural, social or leisure facilities (including areas of open space) are likely to have a minor negative effect, although this is uncertain (-?) depending on whether such facilities are provided within the new housing developments. 	
<p>Objective 8</p> <p>To maintain and enhance built and historic assets</p>	<p>New development should not be located where it will harm the character or setting of an historic asset. Although this will depend also on specific proposals.</p>	<ul style="list-style-type: none"> • Sites within or adjacent to a designated heritage asset may have a significant negative impact • Sites not within or adjacent to but within 600m from one or more designated heritage assets may have a minor negative (-?) or negligible 	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	<p>Sites located wholly within Scheduled ancient monuments should be eliminated immediately.</p> <p>Does the site contain or adjoin any designated heritage assets?</p> <p>Is the site is close proximity to the East Budleigh Conservation Area?</p> <p>Is the site of archaeological interest?</p>	<p>effect on this objective.</p> <ul style="list-style-type: none"> Sites that are more than 600m from any designated heritage assets are expected to have a negligible (0) effect on this objective <p>The effect will however depend on the actual proposals as in some situations a proposal may enhance and have a positive effect on a conservation area or an historic/ heritage area, or historic/ heritage building(s) e.g. improve derelict or run down site</p>	
<p>Objective 9</p> <p>To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Site choice should ensure the most efficient and effective use of land. Priority should be given to previously used land and buildings.</p> <p>AONB should be avoided except in exceptional circumstances where it can be reasonably shown it cannot be accommodated outside the AONB.</p> <p>New development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the</p>	<p>Impacts on the wise use of land</p> <ul style="list-style-type: none"> Sites entirely or mainly on Greenfield land are likely to have a minor or significant negative (--) effect on this objective. A minor impact relates to Greenfield land outside the AONB and a significant negative impact to Greenfield land within the AONB. Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) or significant effect on this objective. This will depend on whether the site is brownfield with some contamination of brownfield uncontaminated. <p>Impacts on landscape character</p> <ul style="list-style-type: none"> Sites of any size within an AONB, are likely to 	<p>The whole of East Budleigh is in AONB.</p> <p>Strategy 47 of the East Devon Local Plan states “When considering development in or affecting AONBs, great weight will be given to conserving and enhancing their natural beauty and major development will only be permitted where it can be shown that it cannot be reasonably accommodated elsewhere outside of the AONB “</p> <p>Strategy 3 promotes the</p>

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	<p>existing settlement should not be considered appropriate.</p> <p>Wise use of land</p> <p>Is the site within an existing built up area?</p> <p>Is this a greenfield site?</p> <p>Are there existing buildings/has the site been previously developed?</p> <p>Does the site contain any signs of contamination?</p> <p>Impact on landscape Character</p> <p>Is the site within a designated landscape e.g. Coastal Preservation Area, AONB</p> <p>Can the site be seen from public footpaths/roads/other vantage points?</p> <p>Would allocation of the site affect a public right of way?</p> <p>Any views out of the site?</p>	<p>have a significant negative (--) effect on this objective.</p> <ul style="list-style-type: none"> • Sites of any size within 250m of an AONB are likely to have a minor negative (-) effect on this objective. • Sites of any size that are more than 250m from an AONB are likely to have a minor positive (+) effect on this objective. 	<p>use of previously developed land.</p>

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	How prominent is the site when viewed from adjoining properties?		
<p>Objective 10</p> <p>To maintain the local amenity, quality and character of the local environment</p>	<p>New development should not be located where it will have a significant impact on local amenity or character e.g. increased traffic, quality and character of environment. However design of housing and incorporation of open/green infrastructure will influence the overall impact</p> <p>Will development have a significant adverse impact on local amenity?</p> <p>Will it adversely affect the character of the local area (for instance through removal of trees/ development of a greenfield site)?</p>	<p>Housing sites that are mainly or entirely on greenfield land may have a negative effect (-?).</p> <p>Housing sites that are mainly or entirely on brownfield land are expected to have a negligible (0) effect.</p>	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
<p>Objective 11</p> <p>To conserve and enhance the biodiversity of East Devon</p>	<p>Site choice should ensure protection and enhancement of all ecological and biodiversity features where possible and avoid irreversible losses. e.g. through habitat damage/ loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc.</p> <p>In particular housing sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites. County Wildlife Sites, Sites of Special Scientific Interest, Special Protection Areas, Ramar sites or Special Areas of Conservation. Sites within these areas should be eliminated immediately.</p> <p>Is the site adjacent to within 1km of an international, national or locally designated ecological site?</p>	<p>Designated sites of international, national or local significance</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) or negligible (0?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect. <p>Other plant, animal, bird or insect life on or adjacent to site</p> <ul style="list-style-type: none"> • Very little or no plant life, animal life, bird life or insect life of significance - negligible (0?) or minor positive (-?) effect • Some plant life, animal life, bird life or insect life of minor significance - minor negative (-?) effect. • Plant life, animal life, bird life or insect life of major significance - significant negative (-?) effect 	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	<p>Does the site contain or is it adjacent to any plant life, animal life, bird life or insect life of significance? e.g. any protected European species, bats etc.</p> <p>Does the site contain trees or woodland subject to preservation order? (may be major constraint)</p> <p>Does site contains particularly significant vegetation (trees and hedgerows) some / all of which would be threatened by development (e.g. need to be removed to create access and visibility) (maybe major constraint and require a TPO)?</p> <p>Does the site contain any hydrological features(streams, ponds water courses)?</p> <p>Does the site offer any opportunities to enhance biodiversity?</p>		
<p>Objective 12</p> <p>To promote and encourage non-car based modes of transport and</p>	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p>	<p>Availability of footpaths</p> <ul style="list-style-type: none"> Sites where there are existing footpaths/ pavements or roads edged for pedestrians accessing the site – significant positive effect 	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
<p>reduce journey lengths</p>	<p>Public transport (subject to frequently), cycleways and footpaths provides better opportunities and promote sustainability by enabling residents to make non- car based travel to services and facilities</p> <p>Is a bus stop reasonably accessible (within 600m)?</p> <p>Is the public transport service frequent?</p> <p>Are there safe and convenient walking, cycling and wheelchair routes between the site and all local facilities?</p>	<ul style="list-style-type: none"> • Sites where there are existing footpaths/ pavements or roads edged for pedestrians within 10m of the site – minor positive effect. • Sites where there are no existing footpaths/ pavements or roads edged for pedestrian use but can create a walkway to a road edged for pedestrians use.- minor negative effect • Sites where no existing footpaths/ pavements or roads edged for pedestrian use and a walkway to a road edged for pedestrians use cannot be created – significant negative effect <p>Access to public transport</p> <ul style="list-style-type: none"> • Sites that are within 600m of both public transport links and a town centre will have significant positive (++) effects. • Sites that are within 600m of either public transport links or a town centre will have mixed (+/-) effects. • Sites that are more than 600m from both public transport links and a town centre will have significant negative 	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
<p>Objective 13</p> <p>To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided.</p> <p>Where sites would develop housing on high grade agricultural land (grade 1, 2 or 3) there will be a negative effect on preserving soil quality.</p> <p>Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic could compound existing air quality problems.</p> <p>Effects on water quality will depend on the capacity of existing sewage treatment</p> <p>Is the site in agricultural use?</p> <p>Is the site grade 1 agricultural land?</p> <p>Is the site within or adjacent to an AQAM?</p> <p>Is the site adjacent to a main</p>	<p>Impacts on Air quality</p> <ul style="list-style-type: none"> • Sites that are within or directly adjacent to an AQMA are likely to have a significant negative (-) effect. • Sites that are not within an AQMA will have a negligible (0) effect. <p>Impacts on soil quality</p> <ul style="list-style-type: none"> • Sites that are on Grade 1 or 2 agricultural land are likely to have a significant negative (--) effect. • Sites that are on Grade 3 agricultural land are likely to have a minor negative (-) effect. • Sites that are not on Grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect. 	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	<p>vehicle route?</p> <p>Is there sewerage capacity?</p>		
<p>Objective 14</p> <p>To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>This is unlikely to be relevant at this stage. It will depend on specific design and construction of new housing development and traffic growth which will only be known when planning applications come forward.</p> <p>However, the proximity of the housing sites to existing services, facilities and employment opportunities (many of which are likely to be located in town centres), as well as proximity to public transport links, could affect levels of car use and the associated greenhouse gas emissions.</p> <p>Will the impact on traffic be reasonable?</p>	<p>Proximity to Employment</p> <ul style="list-style-type: none"> • Sites that are within 600m of an employment site and public transport links will have a significant positive (++) effect. • Sites that are within 600m of either public transport links or an employment site are likely to have a minor positive (+) effect. • Sites that are more than 600m from either an employment site or public transport links will have a minor negative (-) effect. <p>Proximity to services and facilities</p> <ul style="list-style-type: none"> • Sites that are within 600m of both a town centre and public transport links are likely to have a significant positive (++) effect. • Sites that are either within 600m of either public transport links or a town centre are likely to have a minor positive (+) effect. 	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	<p>Is the site within 600m of an employment site/likely to provide employment within the village?</p> <p>Is the site 600m from a public transport link?</p>	<ul style="list-style-type: none"> Sites that are more than 600m from both public transport links and a town centre are likely to have a minor negative effect (-). <p>Overall score also depends on the frequency of public transport.</p>	
<p>Objective 15</p> <p>To ensure that there is no increase in the risk of flooding</p>	<p>Any new development offers opportunities to incorporate SuDs, however greenfield development will increase flood risk by increasing the area of impermeable surface. This is particularly so if sites are large or are located in or near to flood zones.</p> <p>Sites within flood zone 3b should be rejected and those in 3a should be rejected unless there are no other sites. The sequential test should be applied to sites with sites of lower flood risk preferred.</p> <p>Will development of the site increase flood risk?</p> <p>Is the site in or adjacent to an area known to flood or identified</p>	<ul style="list-style-type: none"> Sites that are entirely or mainly on Greenfield land that is within flood zones 2, 3a or 3b are likely to have a Significant negative (--) effect. This may also apply to Greenfield land immediately adjacent to a flood zone. Sites that are either entirely or mainly on greenfield land outside of flood zones 2, 3a or 3b, or that are entirely or mainly on brownfield within flood zones 2, 3a or 3b are likely to have a minor negative (-) effect. Sites that are on brownfield land outside of flood zones 2, 3a or 3b are likely to have a negligible (0) effect. 	<p>20% of East Budleigh Village is within flood zone 2 or 3</p>

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
	on the flood zone maps?		
<p>Objective 16</p> <p>To ensure that energy consumption is as efficient as possible</p>	<p>This is unlikely to be relevant at this stage as the location of new housing development does not affect energy consumption as this depends on high standards of energy efficiency being incorporated into house design.</p>	<p>The effect of all of the proposed residential sites on this SA objective will be negligible (0).</p>	
<p>Objective 17</p> <p>To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>This is unlikely to be relevant at this stage.</p> <p>All new housing development will inevitably involve an increase in waste generation, regardless of the location, Particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices and where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p>	<ul style="list-style-type: none"> • Large sites (over 10ha) on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (under 10ha) on greenfield land or large sites (over 10ha) on brownfield land are likely to have a minor negative (-) effect on this objective. • Small sites (under 10ha) on brownfield land are likely to have a negligible (0) effect. 	

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Site Appraisal Questions	Scoring System	Comments
<p>Objective 18</p> <p>To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. By increasing economically active population in centres with limited employment opportunities can have a negative impact.</p> <p>Is the site within 600m of an employment site/likely to provide employment within the village?</p> <p>Is the site 600m from a public transport link?</p> <p>Is public transport frequent to local employment centres?</p>	<ul style="list-style-type: none"> • Sites that are within 600m of an employment site will have a significant positive (++) effect. • Sites that are further than 600m from an employment site, but which are within 600m of public transport links may have a positive effect although this is uncertain (+?) depending on whether those links will provide convenient access to employment sites. • Sites that are further than 600m from an employment site and any public transport links will have a significant negative (--) effect. 	<p>There is limited opportunity for employment within the village outside of the local community shop, garage and pubs.</p> <p>There is also a limited bus service via the 157 service which is unlikely to meet the needs of people in employment.</p>
<p>Objective 19</p> <p>To maintain and enhance the vitality and viability of the Towns of East</p>	<p>It should be noted this criteria is only relevant to the seven towns in East Devon and therefore not relevant to the village of East Budleigh.</p>	<ul style="list-style-type: none"> • Large sites (over 10ha) are likely to have a significant positive (++) effect on the vitality and viability of nearby Budleigh Salterton. • Small sites (up to 10ha) are likely to have a minor positive effect or negligible effect on the vitality and viability of nearby Budleigh Salterton. 	

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Devon			
Objective 20 To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon; therefore the score for all sites will be negligible (0).	