Appendix A:
SA Scoring Assumptions for Residential Sites

Contents

Sustainability Objective: Natural Environment

Scoring Assumptions:

It is assumed that wildlife corridors will be included on all sites, if required by HRA, and no development will be permitted on nationally or internationally designated wildlife sites. However, development sites that are within close proximity of an international, national or local designated conservation site still have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through off-site habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists for all effects (shown with '?'), as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. As a starting point for the assessment, distances of 250m and 10km from international wildlife sites which are affected by recreational impact have been used as an indication of proximity. This distance is based on the South and East Devon Mitigation Strategy which identifies a 10km recreational buffer. The level of analysis has not yet been undertaken for recreational impact on the Dartmoor SAC or Dartmoor Woods SAC but there are indications from initial evidence carried out that recreational impact is a potential issue. As such, this SA takes a precautionary approach to the potential for recreational impact on the Dartmoor SACs, although it does not prejudice the Council from amending this level of impact at a later date when further evidence is available. This level of detail is not possible to be determined with certainty as part of a strategic site options assessment.

- Sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites may have a significant negative (--?) effect.
- Sites that are between 250m and 10km of the Exe Estuary SPA, Dawlish Warren SAC, Dartmoor SAC, or Dartmoor Woods SAC or are within the South Hams Landscape Connectivity Zone, and/or that are within 250m of a locally designated site (e.g. County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites) and/or contain UKBAP Priority Habitats or habitats that would support protected species, may have a minor negative (-?) effect.
- Sites that are more than 10km of the Exe Estuary SPA or Dawlish Warren SAC, Dartmoor SAC, or Dartmoor Woods SAC or and that are over 250m from a locally designated site, and that do not contain UKBAP Priority Habitats could have a negligible (0?) effect.

Proximity to an Air Quality Management Area (AQMA) can also influence the effects of new residential development on air quality, as development in or near to those areas could result in an increase in car use and associated emissions. However, the location of town centre sites could close to public transport links, services and facilities could help to reduce car-based travel from these new developments which could therefore have a negligible impact on AQMA conditions.

- Sites that are within, or within 1 km of, an AQMA would have a significant negative (--) effect.
- Sites that are further than 1 km from an AQMA but have been identified to have potential to result in increased traffic within an AQMA would have a minor negative (-) effect.
- Sites that are further than 1 km from an AQMA and have not been identified to have potential to result in increased traffic within an AQMA would have a negligible (0) effect.

- Town centre sites that are within, or within 1 km of, an AQMA would have a negligible (0) effect.

All residential site options are assumed to have opportunities for the provision of green infrastructure, as shown in the assumed minimum standard assumptions in Section 3.1.3(A) above, however, larger sites are more likely to be able to provide a range of multi-functional green infrastructure. In some instances, existing green infrastructure may already be present on site and these assets may be lost if not incorporated into the new development.

- Residential development sites that contain an existing green infrastructure asset[2] that could be lost as a result of new development may have a minor negative effect (-?) although this is currently uncertain as it may be possible to conserve or even enhance that asset through the design and layout of the new development.
- Residential development sites providing less than 1,000 homes could have a minor positive effect (+) through the provision of local public open space.
- Residential development sites providing more than 1,000 homes could have a significant positive effect (++) through the provision of strategic and local scale public open space and playing pitches on site.

[1] In all cases, if the two parts of a score are the same type of effect, e.g. both positive, then a best or worst case scenario will be recorded, i.e. a score comprising '++' and '+' would be recorded as '++', while a score comprising '-' and '--' would be recorded as '--'. Mixed effects will only be recorded where a score comprises both positive and negative effects e.g. '+/-' or '++/--'.

[2] National Planning Practice Guidance defines green infrastructure networks as including parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.

Sources of data:

Priority Habitat Inventory

HRA sensitivity work

GIS data layers for:

County Wildlife Sites

County Geological Sites

Local Nature Reserves (LNR)

National Nature Reserves (NNR)

Special Area of Conservation (SAC)

Special Protection Area (SPA)

Ramsar sites

Sites of Special Scientific Interest (SSSI)

Aerial imagery

Sustainability Objective: Landscape

Scoring assumptions:

Development in sensitive locations could have adverse impacts on the character and quality of the landscape, although effects will be uncertain as they will also depend on factors such as the design and scale of the development. The following base assumptions will be used, with site known site specific details used to adjust the level of potential adverse effect as appropriate:

- Sites that are in a visible/prominent locations within the Undeveloped Coast designation could have a significant negative (--?) effect.
- Sites that are within the Undeveloped Coast designation but are less visible/prominent in the landscape could have a minor negative (-?) effect.
- Sites that are within 250m from the Dartmoor National Park boundary could have a significant negative (--?) effect.
- Sites that are within 1km from the Dartmoor National Park boundary could have a minor negative (-?) effect.
- Sites that are within 250m from the Exeter City boundary could have a significant negative effect
- Sites that are within 1km from the Exeter City boundary could have a minor negative (-?) effect.
- Sites that are within 250m from the historic defined landscapes of Mamhead, Oxton, Powderham and the Haldon Estates could have a significant negative (--?) effect.
- Sites that are within 1km from the historic defined landscapes of Mamhead, Oxton, Powderham and the Haldon Estates could have a minor negative (-?) effect.
- Other sites which have been identified as having local landscape sensitivities could have a minor negative effect

Sources of data:

GIS data layers for:

Dartmoor National Park boundary

Exeter City boundary

Undeveloped Coast designation

Mamhead, Oxton, Powderham and the Haldon Estates

Sustainability Objective: Historic and Built Environment

Scoring assumptions:

The assumed characteristics table notes that no development proposed in the Local Plan will be permitted on nationally or internationally designated heritage sites. Historic England's definition of the setting of a heritage asset is contained in the National Planning Policy Framework Glossary in Annex 2, which states *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral".* Detailed impacts on the setting of individual historic assets are difficult to determine at this early stage of site assessment and are more difficult for strategic/large scale sites. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application.

Consequently, in some cases, potential effects are recorded as uncertain (?) given the absence of detailed information on the following:

- the significance and sensitivity of heritage assets, including how their setting contributes to their significance; and
- the exact scale, design and layout of the new development.
- In the absence of detailed assessment work on the historic environment of each of the potential sites, the following assumptions have been made as an indication of potential effects on heritage assets:
- A potential significant negative effect (--?) will be identified where a residential development **site contains** a statutory heritage asset (e.g. Listed Buildings (Grades I and II*), Scheduled Monuments, Registered Parks and Gardens, and Conservation Areas).
- A potential minor negative effect (-?) will be identified where a residential development site contains a Grade II Listed Building and/or is **within 3km of** all other statutory heritage assets.

In addition, which may lead to a mixed effect overall[1]:

Large, greenfield sites (>10 ha) could have sufficient space to accommodate a well-designed development and create a new high quality built environment. Similarly, previously developed land (>1ha) may present opportunities to enhance the overall quality of the built environment as new development would replace and potentially improve the existing development. Both of these types of sites could result in a minor positive effect (+?).

[1] In all cases, if the two parts of a score are the same type of effect, e.g. both positive, then a best or worst case scenario will be recorded, i.e. a score comprising '+3' and '+1' would be recorded as '+3', while a score comprising '-1' and '-3' would be recorded as '- 3'. Mixed effects will only be recorded where a score comprises both positive and negative effects e.g. '+1/-2' or '+3/-3'.

Sources of data:

GIS data layers for:

- *Conservation Areas*
- *Listed Buildings*
- *Registered Parks & Gardens*

- *Scheduled Monuments*
- *Protected Wreck Sites*
- *Aerial Imagery*

Sustainability Objective: Climate Change Mitigation

Scoring assumptions:

The proximity of development sites to existing centres where there is a concentration of services and facilities will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities.

- Residential development sites more than 5km from Exeter or a Main Town could have an uncertain significant negative (--?) effect.
- Residential development sites between 1-5km away from Exeter or a Main Town could have an uncertain negligible (0?) effect.
- Residential development sites less than 1km away from Exeter or a Main Town could have an uncertain minor positive (+?) effect.
- Residential development sites within or adjacent to Exeter or a Main Town could have an uncertain significant positive (++?) effect.

Also a key factor in determining the use of the non-car based modes of transport will be the presence of nearby existing sustainable transport links[1], although the actual use of sustainable transport modes will depend on people's behaviour.

- Residential sites that are within 1 km of a railway station and 500 m of a bus stop with frequent services (minimum half hourly) (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect due to distance from public transport options.
- Residential sites that are within either 1 km of a railway station or 500 m of a bus stop with frequent services (minimum half hourly), but not both, (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect due to distance from public transport options.
- Residential sites that are more than 1 km from a railway station and more than 500 m from a bus stop but that have an existing cycle route within 1 km of the site could have a minor negative (-?) effect due to distance from public transport options, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting or undertaking day to day journeys.
- Residential sites that are not within 1 km of a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), (regardless of proximity to cycle routes) are likely to have a minor negative (-) effect due to distance from public transport options.
- Residential sites that are more than 1 km from a railway station and 500 m from a bus stop and that do not have an existing cycle route within 1 km are likely to have a significant negative (--) effect due to distance from public transport options.

New transport links such as bus routes or cycle paths may be provided as part of new developments and the effects of this are considered under this objective. This is alongside other services and facilities including employment which would be provided in greater quantities depending on the scale of the site proposals. As set out in the characteristics of strategic residential development sites in **Table 4** above, all sites are assumed to include some form of active travel (i.e. providing cycle and walking links) but larger sites are more likely to provide sustainable transport links. All residential

site options are also assumed to have opportunities for the provision of green infrastructure (the effects of which are captured under SA objective 1), and the opportunities for green infrastructure to support or create transport networks is assumed within this objective to be covered by the provision of active travel links.

Therefore (which could result in mixed effects overall):

- Residential development sites providing less than 1,000 homes could have an uncertain significant negative (--?) effect.
- Residential development sites providing more than 1,000 homes could have an uncertain negligible (0?) effect.

The location or scale of residential development will not affect the energy efficiency of the development; this would depend largely on the detailed proposals for sites and their design, which are not known at this stage. Opportunities to connect with district heating or provide on-site energy generation will be considered through the Local Plan policies.

[1] Where a physical barrier could prevent access to a transport link this has been accounted for in the scoring and justified in the assessment text.

Sources of data:

Assumed capacity of each site (stated in the appraisal matrices)

GIS data layers for:

- Railway stations
- Bus stops
- Bus frequency[1]
- Local cycle routes
- National Cycle Network

[1] Devon County Council (2018) Available at: www.cartogold.co.uk/Devon/map.html#devon.

Sustainability Objective: Climate change adaptation

Scoring assumptions:

The development of new housing on greenfield land is more likely to increase the area of impermeable surfaces and could therefore increase overall flood risk, although it is recognised that other standards relating to incorporation of Sustainable Drainage Systems (SuDS) will apply. NPPF Paragraph 164 requires that any development in an area at risk of flooding '*incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate'*. The effects of new development on this SA objective are therefore dependent to some extent on its design, for example whether it incorporates SuDS, which is unknown and cannot be assessed at this stage.

Where site options are located in areas of high flood risk, it could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. National Planning Practice Guidance identifies which types of land uses are considered to be appropriate in Flood Zones 2, 3a and 3b. Residential properties are classed as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.

A sequential approach should be followed to steer new development to areas with the lowest probability of flooding (i.e. flood zone 1) and local planning authorities will need to undertake a flood risk sequential test when allocating sites. Where there are no reasonably available sites in flood zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in flood zone 2. Only where there are no reasonably available sites in flood zones 1 or 2 should the suitability of sites in flood zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required (this would be required for residential development). Essentially, the Exception Test requires proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

A Critical Drainage Area (CDA) is an area that has critical drainage problems and which has been notified to the local planning authority as such by the Environment Agency in line with the NPPF. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks in line with NPPF.

Therefore:

- Sites that are entirely or mainly (i.e. >50%) on greenfield land that is within flood zones 3a or 3b, or sites that contain a Critical Drainage Area, are likely to have an uncertain significant negative (--?) effect, dependent on the SuDS provision made and whether the design of development brought forward could avoid areas of flood risk.
- Sites that are either entirely or mainly on greenfield land outside of flood zones 3a and 3b, or that are entirely or mainly on brownfield land within flood zones 3a or 3b, are likely to have an uncertain minor negative (-?) effect, dependent on the SuDS

provision made and whether the design of development brought forward could avoid areas of flood risk.

- Sites that are on brownfield land outside of flood zones 3a and 3b are likely to have a negligible (0) effect.

Sources of data:

GIS data layers for:

- *Flood Zones*
- *Critical Drainage Areas*
- *Aerial imagery*

Sustainability Objective: Land Resources

Scoring assumptions:

It is recognised that the majority of site options are generally greenfield sites as there are not sufficient previously developed (brownfield) sites within the area. As such, there is limited opportunity for the reuse of previously developed land, which represents more efficient use of land in comparison to the development of greenfield sites - although opportunities to regenerate brownfield sites are being maximised. The development of greenfield land could result in the loss of high quality agricultural land.

Therefore:

- Sites with more than 5 ha of Grade 1[1], Grade 2 or Grade 3a agricultural land would have a significant negative (--) effect.
- Sites with between 1 ha and 5 ha of Grade 1 or Grade 2 or Grade 3a agricultural land would have a minor negative (-) effect.
- Sites with less than 1 ha of Grade 1 or Grade 2 or Grade 3 agricultural land would have a negligible (0) effect
- Site with more than 5 ha of Grade 3 agricultural land according to the national GIS dataset could have a significant negative (--?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset).
- Sites with between 1 ha and 5 ha of Grade 3 agricultural land according to the national GIS dataset could have a minor negative (-?) effect although this is uncertain depending on whether the land is Grade 3a or 3b (which cannot be determined from the national GIS dataset).
- Sites that comprise less than 1ha of Grade 3 agricultural land according to the national GIS dataset or comprise entirely of Grade 4 or lower agricultural quality land would have a negligible (0) effect.
- In addition, as part of a mixed effect:
- Sites with up to 5ha of previously developed land would have a minor positive (+) effect
- Sites with more than 5ha of previously developed land would have a significant positive (++) effect

In addition, as part of a mixed effect:

- Large residential sites (>10 ha) that are mostly (>50%) within a Minerals Safeguarding Area would have a significant negative (--) effect, as mineral resources could be sterilised. However, this will be uncertain (--?) as there could be the opportunity to extract the mineral resource prior to the development going ahead.
- Large residential sites (>10 ha) that are partially (<50%) within, or small residential sites (<10 ha) that are mostly (>50%) within a Minerals Safeguarding Area would have a minor negative (-) effect, as mineral resources could be sterilised. However, this will be uncertain (-?) as there could be the opportunity to extract the mineral resource prior to the development going ahead.
- Residential sites of any size that are within a Minerals Safeguarding Area in which evidence indicates all mineral resource have been extracted will have a negligible (0) effect.

The effects of new residential development on waste generation will depend largely on resident's behaviour and not on the site's size or location.

[1] Where detailed Agricultural Land Classification was not available for the entirety of a site, the National Agricultural Land Classification was used.

Sources of data:

GIS data layers for:

- *Agricultural Land Classification*
- *Mineral Safeguarding Areas*
- *Aerial imagery*

Sustainability Objective: Water Resources

Scoring assumptions:

Levels of water consumption within new development will be determined by its design and onsite practices, rather than the location of the site, therefore effects on water supply cannot be determined. However, the location of residential development could affect water quality in nearby waterbodies during construction. The extent to which water quality is affected would depend on construction techniques and the use of sustainable drainage systems (SuDS) within the design; therefore effects are uncertain at this stage. In addition, the location of sites could affect water quality, depending on whether they are in an area where there is capacity at the local sewage treatment works (STWs) to treat additional wastewater generated by the overall scale of development proposed. However, South West Water has advised that all potential sites for the Local Plan can be connected to existing STW (some of which will require expansion), with no impact on the output water quality at any sites (i.e. all water quality will stay within permitted limits).

- Residential sites that contain or are adjacent to watercourses that run into the Exe Estuary SPA could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.
- Residential sites that contain or are adjacent to watercourses that do not run into the Exe Estuary, could result in moderate negative (-?) effects on water quality although this is uncertain at this stage of assessment.
- Residential sites that are not close to any watercourses would have a negligible (0) effect.

Sources of data:

GIS data layers for:

- *Rivers and lakes*

Sustainability Objective: Homes

Scoring assumptions:

All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for the development of a larger number of homes including affordable homes, as well as a good mix of tenure and size, and diversity of supply and therefore would have significant positive effects.

- Residential sites with capacity for more than 1,000 homes will have a significant positive (++) effect.
- Residential sites with capacity for fewer than 1,000 homes will have a minor positive (+) effect.

Sources of data:

No data needed – just reference to the assumed capacity of each site (stated in the appraisal matrices).

Sustainability Objective: Health

Scoring assumptions:

Public health will be influenced by the proximity[1] of sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation and active travel:

- Residential sites that are within 800m of an area of major open space and that are within 400m of a walking or cycle path will have a significant positive (++) effect.
- Residential sites that are within 800 m of an area of major open space or that are within 400m of a walking or cycle path (but not both) will have a minor positive (+) effect.
- Residential sites that are more than 800 m from an area of major open space and more than 400m from a walking or cycle path will have a minor negative (-) effect.

In addition, it is anticipated that larger sites will deliver significant open space and active transport links, as shown in the assumed characteristics in **Table 4** above (which could result in mixed effects overall).

- Sites with capacity for 1,000+ homes will have a significant positive (++) effect.
- Sites with capacity for 50 – 499 homes will have a minor positive (+) effect.
- Sites with capacity for up to 499 homes will have a negligible (0) effect.

[1] A proximity of 800m was used for open space to represent the 'acceptable' walking distance to an 'elsewhere' location'. A shorter proximity of 400m was used for walking and cycle paths as it is assumed that people using these paths would then continue their journey.

Sources of data:

Assumed capacity of each site (stated in the appraisal matrices)

GIS data layers for:

- *Major open space*
- *Public Rights of Way*
- *National Trails*

Sustainability Objective: Wellbeing

Scoring assumptions:

Where a residential development site is within an area of higher levels of deprivation compared to Devon as a whole, the new development may have positive effects on wellbeing locally as a result of increased investment in the area and potentially the creation of new services and facilities. Any such residential site options would be likely to have a minor positive (+) effect.

Where new residential development is proposed within close proximity (100m) of sensitive receptors (e.g. existing houses, schools, hospitals etc.) there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. In addition, new residential development within close proximity of major roads/railways/industrial areas (as indicated on the GIS base map) may result in noise pollution affecting residents in the longer term. Therefore, mixed effects overall may result:

Residential sites that are in close proximity (within 100m) to existing residential development, residential allocations or other sensitive receptors may have a minor negative (-) effect during the construction phase, and sites that are directly adjacent to an 'A' road, motorway or railway line, or industrial area would have a minor negative (-) effect in the longer-term.

Proximity to an Air Quality Management Area (AQMA) can also influence the effects of new residential development on air quality, as development in or near to those areas could result in an increase in car use and associated emissions, affecting the wellbeing of surrounding residents. This is addressed in Sustainability Objective A.

The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of residential development; rather they will be determined through the detailed proposals for each site. Therefore, no score is given in relation to the effects of residential site options on this part of the SA objective.

Sources of data:

Indices of Deprivation 2015 and 2019 (communities.gov.uk)

GIS data layers for:

- *Residential allocations*
- *GP surgeries*
- *Schools*
- *Aerial imagery*
- *A roads*
- *Motorways*
- *Railway lines*
- *AQMAs*
- *Aerial Imagery*

Sustainability Objective: Access to services

Scoring assumptions:

Based on the existing Settlement Hierarchy as set out within Local Plans, residential sites that are located adjacent to Exeter or the Main Towns will generally have better access to a wider range of existing services and facilities compared to sites located in the defined villages. New services and facilities will also be provided in association with new residential development, particularly at larger sites as shown in the assumed characteristics in **Table 4** above. Therefore:

- Sites that are located adjacent to Exeter or a Main Town would have a significant positive (++) effect.
- Sites that are located adjacent to a Defined Village would have a minor positive (+) effect.
- Sites that are located adjacent to an undefined village or settlement would have a minor negative (-) effect.
- Sites that are not located adjacent to a settlement would have a significant negative (--) effect.

In addition, which could lead to mixed effects overall,

- Sites adjacent to areas where there is ultrafast broadband (>300mbps) or superfast broadband (30-300mbps) available would have a minor positive (+) effect.
- Sites in areas where there is standard broadband (10-30mbps) available would have a negligible (0) effect.
- Sites where there is <10mbps internet download speed currently available would have a minor negative (-) effect.

The effects of residential sites on the educational element of this objective will depend on the access[1] that they provide to existing schools, although there are uncertainties as the effects will depend on there being capacity at those schools to accommodate new pupils. While proximity to Exeter and the Main Towns should ensure proximity to a range of schools, the ability to walk to school has wider sustainability benefits. Therefore, which may result in a mixed effect overall:

- Sites that are within 500 m of at least one existing primary school and at least one existing secondary school may have a significant positive (++?) effect.
- Sites that are within 1 km of one of an existing primary and/or an existing secondary school, may have a minor positive (+?) effect.
- Sites that are not within 1 km of an existing school may have a minor negative (-?) effect.

In addition:

- Sites that are within 3km of a further education college or university may have a minor positive (+?) effect.

In addition, new residential development could stimulate the provision of new schools/school places, particularly larger sites, as shown in the assumed characteristics in **Section 3.1.3(A)** above. Therefore, which may result in a mixed effect overall:

- Larger sites (>1,500 homes) which could provide primary and secondary schools on site would have a significant positive (++) effect.

- Smaller sites (<1,000 homes) which are less likely to accommodate a new school would have a minor negative (-) effect.

[1] Proximities of 500m and 1km were used to distinguish between site in 'desirable' and 'acceptable' walking distance to schools (see Section 3.1.3(A)).

Sources of data:

Settlement hierarchy from local Plans

Broadband availability [1]

Assumed capacity of each site (stated in the appraisal matrices)

GIS data layers for:

- *Primary schools*
- *Secondary schools*
- *Further education colleges*
- *UCAS universities and colleges[2]*

[1] Ofcom (2018) View broadband availability. Available at: View broadband availability - Ofcom Checker .

[2] As defined within the school GIS dataset as well as the UCAS (2017) UK map of unis and colleges by region. Available at: www.ucas.com/file/129971/download%3Ftoken%3DmGS-b3F1.

Sustainability Objective: Jobs and the local economy

Scoring assumptions:

The provision of new homes and employment sites across the plan area will create job opportunities particularly during the construction phase (for residential sites), but this will not vary between site locations. However, as set out in the assumed minimum standards in Section 3.1.3 (A), larger sites will provide large scale mixed use employment opportunities and a business park or employment estate on site.

The location of sites will influence the achievement of this objective by determining how easily residents would be able to access job opportunities at existing and proposed employment/construction sites. In addition, proximity to a city or large town could indicate good access to employment opportunities, as they tend to be focussed mainly at the larger settlements. Access to services is considered separately under SA Objective 11 above.

- Residential or G&T sites that are within 1 km of an existing or proposed employment site and that are adjacent to Exeter or a Main Town would have a significant positive (++) effect.
- Residential or G&T sites that are within 1 km of an existing or proposed employment site or that are adjacent to Exeter or a Main Town (but not both) would have a minor positive (+) effect.
- Residential or G&T sites that are more than 1km from an existing or proposed employment site and that are not adjacent to Exeter or a Main Town would have a significant negative (--) effect.

In addition, if a residential site option would result in the loss of an existing employment site, a negative effect would occur in relation to the protection of existing employment sites. Therefore (which could result in mixed effects overall):

- Residential sites that are currently in employment use would have a significant negative (--) effect.
- In addition, the residential development sites will include a component of employment land depending on their size. Therefore (which could result in mixed effects overall):
- Sites with capacity for more than 1,000 homes will have a minor positive (+) effect.
- Sites with capacity for fewer than 500 homes will have a negligible (0) effect.

In addition:

- Sites identified to have potential impacts on tourism business and offer will have a minor negative (-) effect.

The location of new employment sites will influence the achievement of this objective by determining how easily residents would be able to access them. As such:

- Employment sites that are within 1km of Exeter or a Main Town would have a significant positive (++) effect.
- Employment sites that are within 5km of Exeter or a Main Town **and** which are connected via public transport and/or active travel routes would have a minor positive (+) effect.

Proximity to education facilities is considered separately under SA objective 11 above.

Sources of data:

List of defined settlements from Draft Local Plan

Broadband availability[1]

Assumed capacity of each site (stated in the appraisal matrices)

GIS data layers for:

- *Employment sites*
- *Employment allocations*
- *Aerial imagery*

Sustainability Objective: Town centres

Scoring assumptions:

The location of new sites has the opportunity to support the vitality and viability of existing town centres by increasing the number of day-to-day visitors to the town centres and supporting businesses and services in those locations. Therefore:

- Sites (<1,000 homes) that are located adjacent to Exeter or a Main Town would have a significant positive (++) effect.
- Sites that are not located adjacent to Exeter or a Main Town would have a minor negative (-) effect.

[1] Including shops, services, commercial space and other mixed uses including a small supermarket and a community building (see Section 3.1.3(A)).

Sources of data:

Assumed capacity of each site (stated in the appraisal matrices)

GIS data layers for:

- *Town centre boundaries*
- *Core and Secondary Activity Areas*

Sustainability Objective: Connectivity and transport

Scoring assumptions:

Proximity[1] to sustainable transport links will influence how accessible residential sites are in relation to services and job opportunities.

It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of residential sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle from a residential site to their place of work, for example[2].

- Sites that are within 1 km of a railway station and 500 m of a bus stop with frequent services (minimum half hourly) (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect due to distance from public transport options.
- Sites that are within either 1 km of a railway station or 500 m of a bus stop with frequent services (minimum half hourly), but not both, (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect due to distance from public transport options.
- Sites that are more than 1 km from a railway station and more than 500 m from a bus stop but that have an existing cycle route within 1 km of the site could also have a minor negative (-?) effect due to distance from public transport options, although this is uncertain depending on whether the nearby cycle route(s) could be used for the purposes of commuting or undertaking day to day journeys.
- Sites that are not within 1 km of a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), (regardless of proximity to cycle routes) are likely to have a minor negative (-) effect due to distance from public transport options.
- Sites that are not within 1 km of a railway station but are within 500 m of a bus stop with infrequent services (more than half hourly), (regardless of proximity to cycle routes) are likely to have a minor negative (-) effect due to distance from public transport options.
- Sites that are more than 1 km from a railway station and 500 m from a bus stop and that do not have an existing cycle route within 1 km are likely to have a significant negative (--) effect due to distance from public transport options.

In addition, it is anticipated that larger sites will deliver sustainable transport links, particularly in the form of new bus routes, as shown in the assumed characteristics in **Table 4** above (which could result in mixed effects overall).

- Sites with capacity for 1,000+ homes will have a minor positive (+) effect.
- Sites with capacity for up to 999 homes will have a negligible (0) effect.

Access to the local road network and the impact on the strategic road network are not assessed through the SA, as these are not sustainability issues. Instead, the SA focusses on the extent that site options would provide opportunities for sustainable transport use. Note that provision of walking and cycling links within new development is covered under SA objective 4 above, and access to broadband is covered under SA objective 11 above.

[1] A proximity of 1km was used for railway stations to represent the 'acceptable' walking distance. A shorter distance of 500m was used for bus stops to represent the 'desirable' walking distance to a commuting method, as it is assumed that people would generally be willing to travel further to access a railway station than a bus stop, as railway stations generally provide the fastest mode of travel to more distant employment areas. In terms of access to cycle routes for commuting purposes, a straight-line distance of 1km was used in the appraisal on the assumption that links to cycle routes are likely to also use road carriageways.

[2] Where a physical barrier could prevent access to a transport link this has been accounted for in the scoring and justified in the assessment text.

Sources of data:

Assumed capacity of each site (stated in the appraisal matrices)