

Core Strategy Sustainability Appraisal Report

Adopted
February 2012

Exeter Local Development Framework



Exeter City Council

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Abbreviations

CO ₂	Carbon dioxide (emissions)
CP	Core Policy
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
ELR	Employment Land Review
HMA	Housing Market Assessment
LDF	Local Development Framework
PO	Preferred Options
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SUDS	Sustainable Urban Drainage Systems

Introduction

The Sustainability Appraisal (SA) of the Core Strategy was published in October 2006 alongside the publication of the Preferred Options Report. Arising from the consultation responses to both documents, the Core Strategy objectives and policies were revised for inclusion in the Submission Draft.

This document sets out the further sustainability appraisal that has been carried out on the revised objectives and policies and is summarised in:

(1) Testing the Submission Core Strategy objectives against the SA framework (which involved revisiting Stage B1 of the DCLG guidance¹ in order to review amended core strategy objectives)

(2) Predicting and evaluating the effects of the submission policies and proposals and mitigating the adverse effects (which involved revisiting Stage B2-B5 of the DCLG guidance in order to appraise the amended core strategy policies prepared for submission).

The appraisal of each individual policy takes into account the mitigation provided by other policies. The detail of these appraisals is set out in the form of matrices in appendices 1 and 2 and through a full appraisal of each submission policy in appendix 3.

This document, when taken together with the two original reports produced at Preferred Options stage, comprises the final SA report for the Core Strategy.

¹ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* (Office of the Deputy Prime Minister, 2005).

1. TESTING THE SUBMISSION CORE STRATEGY OBJECTIVES AGAINST THE SA FRAMEWORK (STAGE B1)

- 1.1 The objectives of the Core Strategy were initially tested against the sustainability objectives at Issues and Options and Preferred Options Stage (see Section 9 and Appendix 6: Part 1 report). Testing the objectives in this way helped to refine the Core Strategy objectives (see Appendix 7: Part 1 report).
- 1.2 Following consultation on the Preferred Options and the accompanying Sustainability Appraisal, the Core Strategy objectives were amended further for inclusion in the Submission Draft. These revised Core Strategy objectives were then tested once more against the sustainability objectives. The conclusions are summarised below and set out in the form of a matrix in Appendix 1.
- 1.3 The revisions made to form the Submission Draft objectives have, in particular, added references to mitigation of, and adaptation to, climate change, support for training and education, improvement of economic inclusion in areas of deprivation, focus on the City Centre, protection of biodiversity and geological assets, and the provision of infrastructure when needed. These changes serve to reinforce the sustainability of the objectives.
- 1.4 Taking these changes into account, some variations are made in the conclusions reached in the matrix presented at Appendix 1 compared to the earlier matrix in Appendix 6: Part 1 report. Most of these reflect a greater compatibility between the Core Strategy objectives and the sustainability objectives.
- 1.5 Nevertheless, as was discussed at the earlier appraisal stages, the matrix identifies an inherent conflict between growth, which includes the provision of employment and housing development, and the protection of the environment. However, the Core Strategy objectives, as a whole, aim to ensure that growth is secured in the most sustainable manner and that any negative sustainability impacts, such as pollution, noise or flood risk, are minimised.
- 1.6 It is also the case that the growth of Exeter is itself a positive sustainable outcome that, compared to dispersal into rural areas, overrides the negative local impact.

- 1.7 Accordingly, the compatibility matrix highlights those areas where decisions on priorities have to be made. It also highlights where it is particularly critical that the potential negative sustainability implications of a Core Strategy objective are addressed fully in the implementation of policies and proposals. However, the overall conclusion is that no further changes to the wording of the Core Strategy objectives are required.

2. PREDICTING AND EVALUATING THE EFFECTS OF THE SUBMISSION POLICIES AND PROPOSALS AND MITIGATING THE ADVERSE EFFECTS (STAGES B2-B5)

- 2.1 The effects of the Core Strategy options were initially tested against the sustainability objectives at Issues and Options and Preferred Options Stage, (see Section 8 and Appendix 8 of the Part 1 report).
- 2.2 This stage of the appraisal concentrates on the changes that have been made between Preferred Options (PO) and the Submission Draft². Appendix 2 summarises the predicted impact of each policy on each of the sustainability objectives and indicates the overall sustainability of the plan after the appraisal process was completed. Appendix 3 sets out the detailed assessment of each policy, including the significance, likelihood and geographical scale where relevant, and highlights where mitigation measures have been put in place to remedy the initial conflicts shown in Appendix 1 (see Section 1).

Policy CPI: The Spatial Approach (PO Policy CP1)

- 2.3 The Preferred Options dealt with the plan period 2006-2021. The Submission Draft deals with the plan period up to 2026. Policy CP1 provides for the additional development required and makes quantified provision for each strategic development area.
- 2.4 The sustainability elements of the policy are strengthened by including reference to environmental limits, the most sustainable locations, focus on the urban area particularly the City Centre and ensuring that infrastructure, particularly the provision of low carbon energy, transport (to enable the ‘step change’ in public transport) and green infrastructure, is in place when needed.
- 2.5 The sustainability impact of this policy remains as considered earlier in the sustainability appraisal process (see 9.3-9.4 and 10.9-10.11 of Part 1 report). The policy accords with sustainability principles to focus development on the main urban areas in the region. The policy sets out the sustainability safeguards. The Core

² A series of minor changes and significant changes were made as a consequence of the Core Strategy Examination in Public held summer 2011, but the planning inspector expressed the view that the changes would not require a reiteration of the Sustainability Appraisal.

Strategy, as a whole, aims to ensure that any negative sustainability impacts are minimised.

Policy CP2: Employment (PO Policy CP4/5)

- 2.6 This policy is amended in the Submission Draft to quantify provision in each strategic development area and to be more site-specific. The overall strategy of concentrating development within the City Centre and to the east and south west of the City is unaltered and remains as the most sustainable approach.
- 2.7 This policy subsumes PO Policy CP5, which refers to the retention of employment land. The policy accepts that, outside the established employment areas, where it can be demonstrated that employment use is not viable or needed to meet current and long term needs, alternative uses may be acceptable.

Policy CP3: Housing Distribution (PO Policies CP6/8)

- 2.8 The policy quantifies the allocation for each strategic development area. This replaces the need for a policy setting out the sequential approach. The density, environmental and sustainable transport issues are dealt with in policies that follow. The overall strategy of concentrating development on previously developed land and to the east and south west of the City is unaltered and remains as the most sustainable approach.

Policy CP4: Density (PO Policy CP7 part)

- 2.9 The policy remains similar to the Preferred Options, which encourages residential development to achieve the highest appropriate densities. In sustainability terms this is positive in that it supports the provision of sustainable transport and low carbon energy. The policy emphasises the need for development to be compatible with local amenity, character and quality of the local environment and safety and convenience of the local and trunk road network.

Policy CP5: Meeting Housing Needs (New Policy)

- 2.10 The sustainability impact of this policy is positive because it aims to match types of housing with need, including special requirements, throughout the City.

Policy CP6: Gypsies and Travellers (PO Policy 10)

- 2.11 The policy now identifies the number of pitches to be provided. The sustainability effect of the policy is unchanged. It remains the case that decisions on location will be critical to ensure that environmental and social impacts are minimised.

Policy CP7: Affordable Housing (PO Policy CP9)

- 2.12 The threshold to which the policy applies is widened. The sustainability impact is unchanged.

Policy CP8: Retail (PO Policy CP11)

- 2.13 The policy is amended to avoid repeating national policy and to add guidance on the quantity of retail floorspace to be provided for. The focus on existing centres remains. Specific reference is added to the needs of disadvantaged groups and to the aim of locating facilities where they will deliver sustainable growth. These changes enhance the sustainability of the policy.

Policy CP9: Transport (PO Policy CP12)

- 2.14 Measures to improve the strategic road infrastructure are identified together with a step change in the quality and capacity of public transport, provision of park and ride sites and new rail halts, the introduction of demand management measures and improvements for pedestrians and cyclists. Overall, the changes seek to mitigate the transport implications of new development and encourage a shift to sustainable³ modes of transport. The policy is also supported by the addition of new policy CP18 on infrastructure. Accordingly, the policy has a positive sustainable effect.

Policy CP10: Meeting Community Needs (PO Policy CP13)

- 2.15 The policy is revised to deal more directly with strategic provision. The focus on the protection and provision of facilities remains and in promoting social inclusion, and by attempting to reduce deprivation, the policy has a positive social sustainable effect.

³ Accessible; clean (less polluting); low carbon transport with emphasis on healthier 'active' travel (particularly walking and cycling).

Policy CP11: Pollution and Air Quality (PO Policy 14)

- 2.16 The policy has been amended to add reference to ‘environmental impacts’ which include noise, air, water and soil quality. More detailed policies will be set out in the Development Management Development Plan Document (DPD).

Policy CP12: Flood Risk (PO Policy 15)

- 2.17 The policy is revised to provide strategic guidance rather than guidance for individual decisions. The focus on avoiding flood risk is unchanged and has a positive sustainability effect.

Policy CP13: Decentralised Energy Networks (New Policy)

- 2.18 The policy has been introduced following the publication of draft national policy guidance for consultation, which encourages the provision of a network of decentralised energy infrastructure to provide low and zero carbon energy and distribution.

Policy CP14: Renewable and Low Carbon Energy (PO Policy 16)

- 2.19 The policy has been amended to include decentralised and low-carbon energy sources, therefore increasing opportunities to reduce resource consumption.

Policy CP15: Sustainable Construction (PO Policy 17)

- 2.20 The policy has been amended as a result of changes to national policy guidance in PPS1 Supplement: Planning and Climate Change. The policy is strengthened by including targets to be achieved and including a range of design measures which will help to enhance well being as well as reduce carbon emissions.

Policy CP16: Green Infrastructure (PO Policy CP18/19)

- 2.21 The policy guidance on landscape and biodiversity is replaced by a strategic approach to green infrastructure. The policy aims to protect and enhance current environmental assets and local identity, provide a framework for sustainable new development and link existing and proposed new communities through a coordinated

and easily accessible network. This integrated approach considerably strengthens the positive sustainable impact of the policy.

Policy CP17: Design and Local Distinctiveness (PO Policy CP20/21)

- 2.22 The policy is amended to provide design guidance for those areas of the City that are proposed for development or change. The aim is to achieve a high standard of sustainable design that complements or enhances Exeter's character, local identity and cultural development. The focus on spatial guidance strengthens the positive sustainability impact of the policy.

Policy CP18: Infrastructure (New Policy)

- 2.23 The policy identifies key infrastructure requirements and provides a delivery mechanism to ensure the success of the spatial strategy. The policy has a positive sustainability effect.

Policy CP19: Strategic Allocations (New Policy)

- 2.24 The policy identifies strategic sites that are considered central to the achievement of the spatial strategy. The overall strategy is unaltered and remains the most sustainable approach.

APPENDIX 1

Matrix Comparing Core Strategy Objectives with Sustainability Objectives

The following matrix assesses the relevant sustainability objectives against the Core Strategy objectives. This stage has already been carried out at Issues and Options (see 2006 Report, Section 9 and Appendices Section 6) but it was considered good practice to review all of the policy objectives again against all of the sustainability objectives as new policy objectives have been added and previous wording amended.

The aim is to achieve consistency between the two sets of objectives. Conflicts are highlighted by shading – the darkest being incompatible and the lighter uncertain. The process has been simplified by grouping those sustainability objectives that have a common theme. For example ‘access to facilities’ (SA objective 2) is grouped with education (3), health (4) and cultural, social and leisure provision (7).

Compatibility Matrix between Core Strategy Objectives and SA Objectives

Core Strategy Objectives (Written in short - for the full written objectives see the Core Strategy)	SA Objectives														
	Social		Environmental										Economic		
	1	2, 3, 4, 7	5	8	9	10, 6, 13, 14	11	12	15	16	17	18	19	20	
1: Make the fullest contribution possible to the mitigation of, and adaptation to, climate change and the transition to a low carbon economy by, reducing the use of fossil fuels by promoting high quality public transport...	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓			✓
2: Develop the potential of the City for further economic and commercial investment by diversifying the Exeter economy with particular focus on knowledge-based activities and low and zero carbon technology...	✓	✓		?	✗	?	✗	✗	?	✓	?	✓	✓	✓	✓
3: Aim to provide everyone in the community with the opportunity of living in a decent warm home of a suitable type, size and tenure for their needs, supported by the local community facilities they require...	✓	✓	✓	?	✗	?	✗	✗	?	✓	?	✓			✓
4: Provide and enhance retail, cultural and tourist facilities in the City Centre that reflect and enhance Exeter's regional and sub-regional status and sphere of influence, that add to economic growth, that build social cohesion...	✓	✓		?		?		✓		✓	?	✓	✓	✓	✓
5: Minimise the need to travel and reduce the dependence on the car, in accordance with the Local Transport Plan and the Green Infrastructure Strategy, through: enhancement of transport infrastructure and services...	✓	✓				✓		✓		✓					✓
6: Meet local needs for community, cultural, social, retail, health, education, religious, and recreational facilities, particularly within the urban extensions, regeneration areas and in areas of deprivation...	✓	✓	✓		✓			✓		✓	?	✓			✓
7: Promote development that contributes to a healthy population – by implementing the Green Infrastructure Strategy and ensuring that environmental quality and air quality is protected and enhanced.	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
8: Protect and enhance the City's unique historic character and townscape, its archaeological heritage, its natural setting that is provided by the valley parks and the hills to the north and west, and its biodiversity and geological assets.				✓	✓	✓	✓	✓	✓	?				✓	✓
9: Create and reinforce local distinctiveness and raise the quality of urban living through excellence in design.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
10: Ensure that infrastructure is in place, when required, that will enable the proposals for development within the urban area, and the Monkerton and Hill Barton, Newcourt and Alphington urban extensions, to be delivered successfully.	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓

✓ Broadly compatible

✗ Potential conflict

? Uncertainty

(blank)

The objectives have no relation

SA Objectives

1. To ensure everybody has the opportunity of a decent home.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.
3. To provide for education, skills and lifelong learning to: meet the needs of the local population, and meet local employment needs.
4. To improve the population's health.
5. To reduce crime and fear of crime.
6. To reduce noise levels.
7. To maintain and improve cultural, social and leisure provision.
8. To maintain and enhance built and historic assets.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.

10. To maintain the local amenity, quality and character of the local environment.
11. To conserve and enhance the biodiversity of the City.
12. To reduce the level in growth of car usage.
13. To maintain a high quality environment in terms of air, soil and water quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.
15. To ensure that there is no increase in the risk of flooding.
16. To ensure energy consumption is as efficient as possible.
17. To promote wise use of waste resources whilst reducing waste production and disposal.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.
19. To maintain and enhance the vitality and viability of the City Centre.
20. To encourage and accommodate both indigenous and inward investment.

APPENDIX 2

Matrix Comparing Submission Plan Policies with Sustainability Objectives (Summary of final appraisal results)

The following table summarises the effects of the draft Submission policies after the appraisal process highlighted negative impacts and, as a result, mitigation measures were included in the policy guidance. The effect of these measures, taking the overall policy framework into account, is that the incompatibilities and uncertainties, identified in Appendix 1: compatibility matrix, are substantially addressed.

Sustainability Matrix between Core Strategy Policies and SA Objectives (summary of final appraisal results)

Core Strategy Policies	SA Objectives																			
	Social							Environmental												
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1: The Spatial Approach	++	++	++	+	+	0	+	0	0	0	0	+	0	+	+	+	+	++	++	++
2: Employment	+		+	+	+	0	+	0	+	0	0	+	0	+	+	+	+	++	++	++
3: Housing Distribution	++	+	+	+	+	0	+	0	0	0	0	+	0	0	+	+	+	0	++	+
4: Density	++	++	+	0		0	+		+	+	+	+	0	+	+	+	+		+	
5: Meeting Housing Needs	++	+	+	+																+
6: Gypsy and Traveller sites	++	+	+	+	+				+	+	+				+	+	+			
7: Affordable Housing	++	+		+	+															+
8: Retail		+				0	+	0	+	0	0	+	0	+	+	+	+	+	++	+
9: Transport	+	++		+		+	+		+	+	+	++	+	+	+	+	+	+	++	++
10: Meeting Community Needs		++	++	++	+	0	++	0	+	+	0	+	+	+	+	+	+	+	++	+
11: Pollution and Air Quality				++		+			+	++	++		++	+	+		+			+
12: Flood Risk	+	+		+				+	+	+	+		+			++				+
13: Decentralised Energy Networks	+			++					+	+			++	++	+	++				+
14. Renewable&Low Carbon Energy	+			++						+	+		++	++	+	++				+
15: Sustainable Construction	+			++		+				+	+		++	++	++	++	++			+
16: Green Infrastructure			++	+	++		+	++	+	++	++	++	+	++	++	++	+	+	+	+
17: Design and Local Distinctiveness		+		+	+	+	+	++	++	++	++	++	+	+	+	+			++	+
18. Infrastructure	++	++	++	++	++	+	++	+	+	+	++	++	++	++	++	++	++	+	++	++
19. Strategic Allocations	++	+	+	+	+	0	+	0	+	+	+	+	+	+	+	+	+	++	+	+

++ Potentially significant benefit + Policy appears to support this objective - Policy appears to conflict with objective 0 neutral impact (blank) no relation

SA Objectives	
1. To ensure everybody has the opportunity of a decent home.	10. To maintain the local amenity, quality and character of the local environment.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	11. To conserve and enhance the biodiversity of the City.
3. To provide for education, skills and lifelong learning to: meet the needs of the local population, and meet local employment needs.	12. To reduce the level in growth of car usage.
4. To improve the population's health.	13. To maintain a high quality environment in terms of air, soil and water quality.
5. To reduce crime and fear of crime.	14. To contribute towards a reduction in local emissions of greenhouse gases.
6. To reduce noise levels.	15. To ensure that there is no increase in the risk of flooding.
7. To maintain and improve cultural, social and leisure provision.	16. To ensure energy consumption is as efficient as possible.
8. To maintain and enhance built and historic assets.	17. To promote wise use of waste resources whilst reducing waste production and disposal.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.
	19. To maintain and enhance the vitality and viability of the City Centre.
	20. To encourage and accommodate both indigenous and inward investment.

APPENDIX 3

Detailed SA of Core Strategy Submission Policies

APPENDIX 3

DETAILED SA OF CORE STRATEGY SUBMISSION POLICIES

This section presents the findings of the detailed assessment of each Core Strategy submission policy against the sustainability objectives considering the likely impacts in relation to the baseline situation, the long-term impacts relating to climate change mitigation, and taking into account any secondary, cumulative and synergistic effects. The assessment also records the likely magnitude and likelihood of the predicted effects where it can provide further clarification (i.e. a moderate or a minor impact) and, where relevant, estimates the geographical scale at which the policy is likely to have most influence.

The scoring system used for the appraisal is set out in the key below.

- | | |
|----|--|
| ++ | Policy has a potentially significant impact |
| + | Policy appears to support this objective |
| - | Policy appears to conflict with the objective |
| 0 | Policy has a neutral impact as mitigated by other policies |
| • | Policy has no significant impact and/or no relation |

Submission Core Strategy Policy CP1: The Spatial Approach

OVER THE PLAN PERIOD 2006-2026 PROVISION IS MADE WITHIN THE CITY, FOR:

- AROUND 60 HECTARES OF EMPLOYMENT LAND
- AT LEAST 12,000 DWELLINGS
- UP TO 40,000 SQ METRES NET RETAIL FLOORSPACE.

THE SPATIAL STRATEGY IDENTIFIES THE OPPORTUNITIES FOR EXETER TO GROW WITHIN ITS ENVIRONMENTAL LIMITS. DEVELOPMENT WILL BE GUIDED TO THE MOST SUSTAINABLE LOCATIONS, RECOGNISING THE CONTRIBUTION TO BE MADE TO GROWTH BY THE EXISTING URBAN AREA, PARTICULARLY THE CITY CENTRE, AND ENSURING THAT THE NECESSARY INFRASTRUCTURE INCLUDING LOW AND ZERO CARBON ENERGY, TRANSPORT AND GREEN INFRASTRUCTURE, IS IN PLACE TO ALLOW FOR SUSTAINABLE URBAN EXTENSIONS TO THE EAST AND SOUTH WEST OF THE CITY.

PROPOSALS ARE BASED ON:

- (I) AROUND 4,900 DWELLINGS AND 20 HECTARES OF EMPLOYMENT LAND THAT ARE COMPLETED OR HAVE PLANNING PERMISSION.
- (II) PROMOTING THE CITY CENTRE AS THE SUSTAINABLE HEART OF THE CITY TO INCLUDE PROVISION FOR:

UP TO 30,000 SQ METRES OFFICE FLOORSPACE ON AROUND 1.5 HECTARES OF LAND,
ABOUT 200 DWELLINGS, AND
AROUND 3,000 SQ METRES NET RETAIL CONVENIENCE FLOORSPACE, AND UP TO 37,000 SQ METRES NET RETAIL COMPARISON FLOORSPACE.
- (III) PROMOTING THE LAND TO THE EAST OF THE OUTER BY-PASS (WITHIN THE CITY) AT MONKERTON/HILL BARTON AND NEWCOURT AS COMPREHENSIVELY PLANNED AND FULLY INTEGRATED MIXED-USE URBAN EXTENSIONS TO PROVIDE IN TOTAL:

ABOUT 21 HECTARES OF EMPLOYMENT LAND, AND
AROUND 4,800 DWELLINGS.
- (IV) PROVIDING A FURTHER 5.5 HECTARES OF EMPLOYMENT LAND TO THE NORTH EAST OF THE CITY IN THE PINHOE AREA,
- (V) SECURING A BETTER BALANCE OF INFRASTRUCTURE PROVISION AND HOUSING DELIVERY BY IDENTIFYING, TO THE SOUTH WEST OF THE CITY, ABOUT:

15 HECTARES OF EMPLOYMENT LAND AT MATFORD, AND
AROUND 500 DWELLINGS SOUTH OF ALPHINGTON AS PART OF A LARGER URBAN EXTENSION THAT EXTENDS SOUTH OF THE CITY BOUNDARY INTO TEIGNBRIDGE.
- (VI) BRINGING FORWARD DEVELOPMENT IN THE REST OF THE CITY TO ACCOMMODATE AROUND 1,800 DWELLINGS.

CP1: The Spatial Approach		
SA Objective	Predicted effects	Nature of Effect (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major impact High likelihood City wide	Providing additional housing will help to meet current and future demand in the short, medium and long term.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	++ Major impact High likelihood City wide	The focus on promoting the City Centre is positive for providing a range of facilities (i.e. retail, jobs, cultural and sport facilities) and enables easy and frequent access by public transport. Extending the urban area to the east and southwest is likely to encourage the provision of facilities and the aim of 'ensuring that the necessary infrastructure is in place' should enable good access to facilities. Similarly the references to 'comprehensively planned' and a 'mixed-use development area' to the east of the City support the provision of facilities within the community. A masterplan approach is more likely to enable the delivery of community facilities than if piecemeal developments came forward.
3. To provide for education, skills and lifelong learning to: a) meet the needs of the local population, and (b) meet local employment needs.	++ Major impact High likelihood City wide	New schools are to be provided as part of the 'comprehensively planned' urban extensions. The allocation of employment land will have an indirect effect by increasing the opportunities available for the local population to access work-based learning and skills.
4. To improve the population's health.	+ Negative impacts mitigated by other policies	The focus on new development in the City Centre will encourage more people to walk and cycle, helping to promote active lifestyles. The emphasis on providing infrastructure is also important for accessibility to health services. However, additional development in urban areas is likely to raise current air and noise pollution levels, which is shown to have a harmful impact upon the population's health. This is balanced by Policies CP11, 13, 14, 15, 16, 17 and 18 that seek to minimise the impact of development on noise, air, water and soil quality and protect open space.
5. To reduce crime and fear of crime.	+ Moderate impact Medium likelihood City wide	In promoting mixed-use, the policy may help to reduce crime rates in areas with a lack of natural surveillance. For example increasing the amount of housing in the City Centre, might stimulate the evening economy and increase the level of natural surveillance, discourage crime and make people feel safer. In addition, providing sustainable developments with a mix of employment, housing and recreational facilities with good accessibility to jobs and public transport improves residents' quality of life and helps to encourage safe communities.
6. To reduce noise levels.	0 Negative impacts mitigated by another policy	Additional development in urban areas is likely to raise ambient noise levels. Policy CP11 aims to ensure that development minimises, and mitigates against, any increase in noise. Policies on noise will be set out in the Development Management DPD.

CP1: The Spatial Approach		
SA Objective	Predicted effects	Nature of Effect (s)
7. To maintain and improve cultural, social and leisure provision.	+ Moderate impact Medium likelihood City wide	The policy focuses on the City Centre, existing urban area and on comprehensively planned urban extensions on the fringes of the City. This provides the best opportunity to maintain and improve cultural, social, and leisure facilities. The requirement to 'ensure the necessary infrastructure is in place' should ensure community infrastructure is provided. This policy is supported by Policies CP10 and CP18, which also aim to ensure that adequate services and facilities are provided in a timely manner.
8. To maintain and enhance built and historic assets.	0 Negative impacts mitigated by another policy	Additional development may place pressure on built and historic assets. However, Policy CP17, together with Local Plan policies, require high standards of design to ensure that the quality of the built and historic environment is protected.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	0 Negative impacts mitigated by another policy	The policy accords with the Landscape Study 2007 by avoiding areas of highest landscape value. Areas of landscape setting and valley parks will be protected under Policies CP16 and 17 (with further guidance on landscape protection and enhancement to be brought forward through the Development Management DPD). However some previously protected greenfield areas will inevitably be lost due to the scale of development required.
10. To maintain the local amenity, quality and character of the local environment.	0 Negative impacts mitigated by another policy	Additional development may place pressure on the local environment, but Policy CP17, which aims to ensure that new residential development respects the character of the local environment, mitigates the impact of this policy.
11. To conserve and enhance the biodiversity of the City.	0 Negative impacts mitigated by another policy	The policy seeks to maximise growth within the existing urban area and to bring forward urban extensions to the east and south west. Both urban areas, and the green field sites, contain significant biodiversity. Policy CP16 seeks to protect the biodiversity value of important sites and enhance biodiversity by integrating green infrastructure within new development, where there are opportunities to do so.
12. To reduce the level in growth of car usage.	+ Moderate impact Medium likelihood City wide	The focus of development in urban areas ensures there is good access to public transport and facilities. The policy also promotes 'comprehensively planned' urban extensions, which is a positive approach to ensuring delivery of the necessary infrastructure, including public transport routes and green infrastructure.
13. To maintain a high quality environment in terms of air, soil and water quality.	0 Negative impacts mitigated by other policies	Additional development could increase the level of pollution in the City. Policies CP11, 13, 14, 15, 16, 17 and 18 will have a cumulative positive impact by promoting measures, which encourage new development to minimise and/or mitigate pollution.

CP1: The Spatial Approach		
SA Objective	Predicted effects	Nature of Effect (s)
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Minor impact Low likelihood City wide	The policy guides development to the most sustainable locations, which enables access to and provision for public transport. The provision of infrastructure for low carbon energy and green infrastructure is also positive.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Medium likelihood City wide	The policy avoids land at the highest risk of flooding. Policy CP12 aims to ensure that all new development is located sequentially and incorporates Sustainable Urban Drainage Systems (SUDS).
16. To ensure energy consumption is as efficient as possible.	+ Minor impact Low likelihood City wide	The focus on existing urban areas should help secure opportunities for people to access housing, retail and employment by transport modes other than the car, and in doing so may reduce energy use. Policies CP13, 14 and 15 promote energy efficiency measures in new development.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Minor impact Low likelihood City wide	The policy concentrates development in existing urban areas and/or close to existing/proposed transport links, which will enable the efficient and economic collection of waste and provision of recycling facilities. Additional development will increase waste production from the construction and usage of new buildings. The use of recycled building materials is promoted in Policy CP15 on sustainable construction.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	++ Major impact High likelihood Site specific	The provision of employment land and retail floorspace will create sustainable balanced growth by promoting mixed-use development in the City Centre and to the east and south west.
19. To maintain and enhance the vitality and viability of the City Centre.	++ Major impact High likelihood Site specific	Providing retail, employment and housing in the City Centre through mixed used development will help to maintain the vitality and viability of the City Centre.
20. To encourage and accommodate both indigenous and inward investment.	++ Major impact High likelihood City wide	The allocation of land for retail, employment and housing will attract economic investment into the City whilst creating conditions for existing businesses to expand.
Summary		
This policy is highly likely to have a positive impact on social and economic sustainability objectives in the short, medium and long term by providing additional homes and jobs, and increased access to services that are required by those living and working in Exeter City. Development is likely to have a negative impact on some of the environmental objectives, although the most sustainable locations have been chosen and any potential negative impacts are mitigated by other environmentally focussed policies.		

Submission Core Strategy Policy CP2: Employment

THE DEVELOPMENT OF AROUND 40 HECTARES OF EMPLOYMENT LAND AND ASSOCIATED INFRASTRUCTURE (IN ADDITION TO AROUND 20 HECTARES COMPRISING COMPLETIONS AND PERMISSIONS AT 1 APRIL 2010) IS PROPOSED, AS FOLLOWS:

UP TO 30,000 SQUARE METRES OF OFFICE FLOORSPACE ON ABOUT 1.5 HECTARES, AS PART OF MIXED DEVELOPMENT IN THE CITY CENTRE;

- AROUND 5.5 HECTARES IN THE PINHOE AREA;
- ABOUT 21 HECTARES TO THE EAST OF THE OUTER BYPASS: COMPRISING 5 HECTARES ON THE FRINGES OF EXETER BUSINESS PARK IN THE HILL BARTON AREA, AND 16 HECTARES SOUTH OF THE A379 IN THE NEWCOURT AREA; AND
- ABOUT 15 HECTARES TO THE SOUTH WEST OF THE CITY, IN THE MATFORD AREA (SUBJECT TO AN ACCEPTABLE FLOOD RISK ASSESSMENT, ECOLOGICAL SURVEY AND HABITAT REGULATIONS ASSESSMENT).

THE RELEASE OF EMPLOYMENT ALLOCATIONS FOR OTHER USES WILL ONLY BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED THAT DEVELOPMENT FOR AN ALTERNATIVE USE REPRESENTS AN OPPORTUNITY THAT WOULD CREATE SIGNIFICANT ECONOMIC BENEFITS FOR THE CITY AND THE TRAVEL TO WORK AREA.

THE ESTABLISHED EMPLOYMENT AREAS AT SOUTHERNHAY, MATFORD, MARSH BARTON, PINHOE, SOWTON, EXETER BUSINESS PARK, PYNES HILL AND PENINSULAR PARK WILL BE RETAINED IN EMPLOYMENT USE, EXCEPT WHERE THEIR LOSS WOULD NOT CAUSE HARM TO BUSINESS OR EMPLOYMENT OPPORTUNITIES OR WHERE THERE ARE UNACCEPTABLE AMENITY IMPACTS FOR LOCAL RESIDENTS.

ELSEWHERE, AN ALTERNATIVE USE MAY BE ACCEPTABLE WHERE IT IS DEMONSTRATED THAT EMPLOYMENT USE IS NOT VIABLE OR NEEDED TO MEET CURRENT AND LONG TERM NEEDS OR WHERE THERE ARE UNACCEPTABLE AMENITY IMPACTS FOR LOCAL RESIDENTS.

CP2: Employment		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	+ Moderate impact Medium likelihood City wide	The policy will reduce the land available for housing. However the Strategic Housing Land Availability Study (SHLAA) and the Employment Land Review (ELR) have informed the policy and ensure the most efficient use of land. Ensuring a balance of employment and housing should help to ensure everyone has access to a decent home. Policies CP3-7 directly address the provision of housing.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of	•	No significant impact on the objective.

CP2: Employment		
SA Objective	Predicted effects	Nature of Effects (s)
facilities and being able to reach them.		
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	+ Moderate impact Medium likelihood City wide	The provision of employment will increase the opportunities available for the local population to access workplace training.
4. To improve the population's health.	+ Moderate impact Medium likelihood City wide Negative impacts mitigated by other policies	Being in work and having jobs well located to homes is likely to improve overall quality of life and people's health and the focus on new employment in the City Centre will encourage more people to walk and to cycle, helping to promote active lifestyles. The emphasis on providing infrastructure is also important for accessibility to health services. However, additional development in urban areas is likely to raise current air and noise pollution levels, which may have a harmful impact upon the population's health. This is balanced by Policies CP11, 13, 14, 15, 16, 17 and 18 that seek to minimise the impact of development on noise, air, water and soil quality and protect open space.
5. To reduce crime and fear of crime.	+ Moderate impact Medium likelihood City wide	Opportunities for employment and accessibility to employment areas improve quality of life and help to build more inclusive and safer communities.
6. To reduce noise levels.	0 Negative impacts mitigated by another policy	Some employment activities can be noisy. Policy CP11 aims to ensure that development minimises and mitigates against any increase in noise. Policies on noise will be set out in the Development Management DPD, which will ensure noise sensitive areas, such as residential are located away from industrial uses.
7. To maintain and improve cultural, social and leisure provision.	+ Minor impact Low likelihood Area specific	Mixed-use development in the City Centre will create a livelier urban area and opportunities for an evening economy, which may also encourage the provision of more cultural, social and leisure facilities. The significant scale of new development proposed will support provision. Policies CP10 and CP18 aim to ensure that adequate services and facilities are provided in a timely manner.

CP2: Employment		
SA Objective	Predicted effects	Nature of Effects (s)
8. To maintain and enhance built and historic assets.	0 Negative impacts mitigated by another policy	The additional development will place pressure on the City's historic centre. However, Policy CP17, together with Local Plan policies, require high standards of design to ensure that the quality of the built and historic environment is protected.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood City wide	The policy accords with the Landscape Study 2007 by avoiding areas of highest landscape value. Areas of landscape setting and valley parks will be protected under Policies CP16 and 17 (with further guidance on landscape protection and enhancement to be brought forward through the Development Management DPD). However some previously protected greenfield areas will inevitably be lost due to the scale of development required. The policy is informed by the ELR and will therefore ensure the most efficient use of land and avoid unnecessary greenfield development. The emphasis on retaining existing employment uses promotes conservation and the wise use of land.
10. To maintain the local amenity, quality and character of the local environment.	0 Negative impacts mitigated by other policies	Employment development has the potential to harm the local environment and in some instances retaining existing employment sites/buildings (i.e. maintaining the status quo) can detract from amenity, quality and character. However, Policy CP17, together with Local Plan policies, aims to ensure that development relates well to the local environment.
11. To conserve and enhance the biodiversity of the City.	0 Negative impacts mitigated by other policies	Additional development may place pressure on biodiversity, but this policy avoids development of land with the highest biodiversity value and the impact of this policy should be mitigated by Policy CP16 which seeks to protect the biodiversity value of important sites within the City and enhance biodiversity by integrating green infrastructure within new development. Retaining existing employment areas helps to limit the use of greenfield land and impact on biodiversity.
12. To reduce the level in growth of car usage.	+ Minor impact Low likelihood City wide	Employment land is allocated near to existing public transport routes encouraging travel without the need for a car. Existing employment land is usually within the urban area and tends to be well served by public transport routes, thereby making best use of existing transport infrastructure and helping to reduce the growth in travel to work by car.
13. To maintain a high quality environment in terms of air, soil and water quality.	0 Negative impacts mitigated by other policies	Additional development could increase the level of pollution in the City. Safeguarding existing development may mean that development is retained with poor environmental credentials. Policies CP11, 13, 14, 15, 16, 17 and 18 promote measures, which encourage new development to minimise and/or mitigate pollution.

CP2: Employment		
SA Objective	Predicted effects	Nature of Effects (s)
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Minor impact Low likelihood City wide	Employment land is allocated near to urban areas providing an alternative to the car, which may help to reduce emissions. Existing employment land is usually within the urban area and tends to be well served by public transport routes, thereby making best use of existing transport infrastructure and helping to reduce the growth in travel to work by car. Policy CP15 encourages new development to minimise greenhouse gas emissions.
15. To ensure that there is no increase in the risk of flooding.	+ Minor impact Low likelihood City wide	The policy avoids land at the highest risk of flooding. Policy CP12 ensures that all new development is located sequentially and incorporates SUDS. Retaining existing employment areas should avoid unnecessary greenfield development.
16. To ensure energy consumption is as efficient as possible.	+ Moderate impact Medium likelihood City wide	The focus on existing urban areas should help secure opportunities to access housing, retail and employment by transport modes other than the car, and in doing so may reduce energy use. Policies CP13, 14 and 15 promote energy efficiency measures in new development. The retention of existing buildings for employment use will also have a positive impact in that energy that would otherwise have been used on new development will be saved.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Minor impact Low likelihood City wide	The policy concentrates development in existing urban areas and/or close to existing/proposed transport links which will enable the efficient and economic collection of waste and provision of recycling facilities. Additional development will inevitably increase waste production from the construction and usage of new buildings. However, Policy CP15 promotes the use of renewable or recycled building materials on sustainable construction. The policy also encourages the retention of existing areas and buildings; thereby reducing additional waste that otherwise would have been created.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	++ Major impact High likelihood City wide	The provision of employment land and retail floorspace, will create sustainable balanced growth by promoting mixed-use development in the City Centre and to the east and south west. This policy has been informed by the ELR and SHLAA to ensure the most efficient use of land. The policy also retains well-located sustainable employment sites that help to meet the City's employment needs.
19. To maintain and enhance the vitality and viability of the City Centre.	++ Major impact High likelihood Site specific	The policy provides for up to 30,000 square metres of office space for the City Centre and the retention of employment where this is the most efficient use, which will help to maintain the vitality and viability of the City Centre and enhance the economy.

CP2: Employment		
SA Objective	Predicted effects	Nature of Effects (s)
20. To encourage and accommodate both indigenous and inward investment.	++ Major impact High likelihood City wide	The provision of employment land will attract economic investment into the City and encourage the growth of indigenous companies. The policy retains a range of employment sites and buildings, thereby ensuring a suitable range of accommodation for current and future businesses.
Summary		
<p>The policy meets many of the sustainability objectives, although the assessment shows that additional development is likely to have a negative impact on some environmental objectives, mitigated by other policies. Retaining existing employment areas is likely to have a moderately positive impact on the environmental objectives relating to the conservation of land and biodiversity and energy efficiency and a minor positive impact on waste reduction, reducing the growth in car usage and greenhouse gas emissions and ensuring there is no increase in flood risk. Retaining existing employment areas may have a negative impact on the environmental objective which aims to maintain the character of the local environment, but this is mitigated by other policies.</p> <p>Moderate positive effects are likely overall with regards to the provision of housing, provision of education, skills and lifelong learning, health and educational opportunities, and a reduction in crime and fear of crime in the medium to long term. However, the most positive effects are likely to be felt by the economy of Exeter in the long-term. Any negative impacts on the environment that have been identified are mitigated by other environmentally focused policies.</p>		

Submission Core Strategy Policy CP3: Housing Distribution

THE DEVELOPMENT OF AT LEAST 12,000 DWELLINGS IS PROPOSED, AS FOLLOWS:

• COMPLETIONS 2006-2010	2,687
• PLANNING PERMISSIONS	2,224
• PERMISSIONS SUBJECT TO S106 AGREEMENT	26
• IDENTIFIED SITES WITHIN THE URBAN AREA	977
• REGENERATION AREAS	1,048
• NEWCOURT	2,300
• MONKERTON/HILL BARTON	2,500
• ALPHINGTON	500
TOTAL	12,262

CP3: Housing Distribution

SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major impact High likelihood City wide	The policy directly responds to this objective by providing for additional dwellings to meet Exeter's housing need.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	+\nMinor impact High likelihood City wide	The scale of new residential development proposed will support services and facilities. Policies CP10 and CP18 aim to ensure that adequate services and facilities are provided in a timely manner.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	+\nModerate impact Medium likelihood City wide	The scale of new residential development in each area will be sufficient to support educational facilities. Policies CP10 and CP18 aim to ensure that adequate services and facilities are provided in a timely manner.
4. To improve the population's health.	+\nModerate impact Medium likelihood City wide	At its simplest, a home improves the chances of being healthy.
5. To reduce crime and fear of crime.	+\nMinor impact Medium likelihood City wide	The provision of new homes improves quality of life and also reduces homelessness and numbers in houses unfit for human habitation, which may reduce fear of crime and tend to have a positive impact on levels of crime.
6. To reduce noise levels.	0 Negative impacts mitigated by another policy	Additional development in urban areas is likely to raise ambient noise levels. Policy CP11 aims to ensure that development minimises and mitigates against any increase in noise. Policies on noise will be set out in the Development Management DPD.

CP3: Housing Distribution		
SA Objective	Predicted effects	Nature of Effects (s)
7. To maintain and improve cultural, social and leisure provision.	+ Minor impact Low likelihood Area specific	The significant scale of new development proposed will support provision. Policies CP10 and CP18 aim to ensure that adequate services and facilities are provided in a timely manner.
8. To maintain and enhance built and historic assets.	0 Negative impacts mitigated by other policies	Additional development may place pressure on built and historic assets. However, Policy CP17, together with Local Plan policies, require high standards of design to ensure that the quality of the built and historic environment is protected.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	0 Negative impacts mitigated by other policies	The policy accords with the Landscape Study 2007 by avoiding areas of highest landscape value. Areas of landscape setting and valley parks will be protected under Policies CP16 and 17 (with further guidance on landscape protection and enhancement to be brought forward through the Development Management DPD). However some previously protected greenfield areas will inevitably be lost due to the scale of development required.
10. To maintain the local amenity, quality and character of the local environment.	0 Negative impacts mitigated by other policies	Additional development may place pressure on the local environment, but Policy CP17 together with local plan policies mitigates the impact of this policy and aims to ensure that new residential development respects the character of the local environment.
11. To conserve and enhance the biodiversity of the City.	0 Negative impacts mitigated by other policies	Additional development may place pressure on biodiversity, but the policy avoids development of land with the highest biodiversity value and the impact of this policy should be mitigated by Policy CP16 which seeks to protect the biodiversity value of important sites within the City and enhance biodiversity by integrating green infrastructure within new development.
12. To reduce the level in growth of car usage.	+ Minor impact Low likelihood City wide	Additional housing is likely to increase car use, but by encouraging development in the most sustainable locations, facilitating the viability of local services and more sustainable transport modes, the overall growth is minimised.
13. To maintain a high quality environment in terms of air, soil and water quality.	0 Negative impacts mitigated by other policies	Additional development could increase the level of pollution in the City, but concentrating housing near to existing public transport routes may reduce car use, leading to a positive contribution to reducing the growth in emissions. Policies CP11, 13, 14, 15, 16, 17 and 18 promote measures, which encourage new development to minimise and/or mitigate pollution.

CP3: Housing Distribution		
SA Objective	Predicted effects	Nature of Effects (s)
14. To contribute towards a reduction in local emissions of greenhouse gases.	0 Negative impacts mitigated by other policies	Additional development is likely to increase local greenhouse gases through the building's construction and usage. Policies CP13, 14 and 15 aim to minimise CO ₂ emissions. Housing land has been allocated within and adjacent to the existing urban area, with good access to existing/proposed public transport routes thereby providing an alternative to the car, which may help to reduce the growth in emissions.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Medium likelihood City wide	The policy avoids land at the highest risk of flooding. Policy CP12 ensures that all new development is located sequentially and incorporates SUDS.
16. To ensure energy consumption is as efficient as possible.	+ Moderate impact Medium likelihood City wide	The focus on existing urban areas should help secure opportunities to access housing, retail and employment by transport modes other than the car, and in doing so may reduce energy use. Policies CP13, 14 and 15 promote energy efficiency measures in new development.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Minor impact Low likelihood City wide	The policy concentrates development in existing urban areas and/or close to existing/proposed transport links, which will enable the efficient and economic collection of waste and provision of recycling facilities. Additional development is likely to increase waste production from the construction and usage of new buildings. The use of renewable or recycled building materials is promoted in Policy CP15 on sustainable construction.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	0 Negative impacts mitigated by other policies	This policy will restrict the land available for employment use. However, the policy has been informed by the SHLAA and ELR, to ensure the most efficient use of land and achieve a sustainable balanced growth of both jobs and housing. Policy CP2 provides for employment growth.
19. To maintain and enhance the vitality and viability of the City Centre.	++ Major impact High likelihood Area specific	The additional housing in the City Centre will help to secure a vital and viable City Centre.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Medium likelihood City wide	The additional housing will help to attract and retain employees working in the City.

CP3: Housing Distribution		
SA Objective	Predicted effects	Nature of Effects (s)
Summary		
The provision of housing will have a major positive effect on social sustainability objectives by providing everyone with the chance for a decent home in the short, medium and long-term. Some uncertainty exists around environmental objectives, as they are influenced by the implementation of other policies. Some of the environmentally focused policies in the Core Strategy mitigate the negative impacts of additional development on greenfield land in particular.		

Submission Core Strategy Policy CP4: Density

RESIDENTIAL DEVELOPMENT SHOULD ACHIEVE THE HIGHEST APPROPRIATE DENSITY COMPATIBLE WITH THE PROTECTION OF HERITAGE ASSETS, LOCAL AMENITIES, THE CHARACTER AND QUALITY OF THE LOCAL ENVIRONMENT, AND THE SAFETY AND CONVENIENCE OF THE LOCAL AND TRUNK ROAD NETWORK.

CP4: Density		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major impact High likelihood City wide	Given limited land availability, a high residential density will enhance the ability to provide sufficient housing to meet needs.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	++ Major impact High likelihood City wide	The significant scale and concentration of residential development proposed in the new development areas will support services and facilities. Policies CP10 and CP18 aim to ensure that adequate services and facilities are provided in a timely manner.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	+\nModerate impact High likelihood City wide	The significant scale and concentration of residential development proposed in the new development areas in each area will support new educational facilities. Policies CP10 and CP18 aim to ensure that adequate services and facilities are provided in a timely manner.
4. To improve the population's health.	0 Negative impacts mitigated by other policies	A high residential density may impact upon people's health if there is a lack of space and more pollution concentrated in a smaller area. Policies CP10, 16 and 17 aim to achieve a quality of development that will limit any adverse effects and cumulatively they will have a positive impact on health. Space standards will be set out in the Residential Design Guide Supplementary Planning Document (SPD).
5. To reduce crime and fear of crime.	•	No significant impact on the objective. High-density developments tend to have more natural surveillance, although this is largely dependent on design. CP17 aims to ensure that the design of development achieves a safe and secure environment.
6. To reduce noise levels.	0 Negative impacts mitigated by other policies	Ambient noise levels may increase in residential areas. Policy CP11 aims to ensure that development minimises and mitigates against any increase in noise. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	+\nMinor impact Low likelihood Area specific	High-density development will be more likely to attract and support services. Policies CP10 and CP18 aim to ensure that adequate services and facilities are provided in a timely manner.

CP4: Density		
SA Objective	Predicted effects	Nature of Effects (s)
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective. Policy CP17 together with Local Plan policies require high standards of design to ensure that the quality of the built and historic environment is protected.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood City wide	The policy is likely to have a positive effect by reducing land take.
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood City wide	The policy recognises the importance of achieving high-density development without detriment to local amenities, and the character and quality of the local environment. Policy CP17, together with Local Plan policies and the Residential Design Guide SPD, provide guidance on how this might be achieved.
11. To conserve and enhance the biodiversity of the City.	+ Minor impact Medium likelihood City wide	The policy reduces the need for land take, leaving land for green infrastructure provision. Policy CP16 seeks to protect the biodiversity value of important sites within the City and enhance biodiversity by integrating green infrastructure within new development, where there are opportunities to do so.
12. To reduce the level in growth of car usage.	+ Minor impact Medium likelihood City wide	The policy increases the amount of people in one area and could therefore encourage further provision of public transport, providing an alternative to the car.
13. To maintain a high quality environment in terms of air, soil and water quality.	0 Negative impacts mitigated by other policies	Concentrating the population may support the viability of public transport and reduce car usage. But high concentrations of population could increase levels of air pollution from car usage and increase run off to the detriment of water quality. Policies CP11, 13, 14, 15, 16 and 17 will have a positive cumulative impact by promoting measures, which encourage new development to minimise and/or mitigate pollution.
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Moderate impact Medium likelihood City wide	The population is likely to be in closer proximity to public transport and have the potential to use public transport. High-density housing is also more resource efficient in that, per person, it uses less building materials and energy for heating/cooling.
15. To ensure that there is no increase in the risk of flooding.	+ Minor impact Low likelihood City wide Negative impacts mitigated by	High-density development is likely to take less land and avoid developing on land with the highest risk of flooding. However, high density may increase the percentage of impermeable surfaces. Policy CP12 aims to ensure that all new development is located sequentially and incorporates SUDS and policy CP17, together

CP4: Density		
SA Objective	Predicted effects	Nature of Effects (s)
	another policy	with Local Plan policies, encourage developments to exhibit a high standard of design that is resilient to climate change.
16. To ensure energy consumption is as efficient as possible.	+ Moderate impact Medium likelihood Site specific	The population is likely to be in closer proximity to public transport and have the potential to use public transport. Living at high densities may also help promote efficiencies in energy and water resource use.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Minor impact Low likelihood Site specific	Meeting recycling targets will be easier when collecting the waste from a more concentrated population.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	+ Moderate impact Medium likelihood Area specific	A high residential density will ensure that full and effective use is made of this most sustainable location and therefore support the vitality of the City Centre.
20. To encourage and accommodate both indigenous and inward investment.	•	No significant impact on the objective.

Summary

The policy is likely to have a major positive impact by providing people with the chance of a decent home with access to the services they require. The objectives concerning health, crime, noise, historic assets, local character and amenity are dependent upon other policies to ensure design quality and appropriate consideration of the environment. However, the policy is likely to have a *moderate* positive impact on some of the environmental objectives including conservation of land, maintaining the amenity, quality and character of the local environment, reducing greenhouse gases and ensuring energy efficiency and a *minor* positive impact on biodiversity conservation and enhancement, reduction in the growth of car use, not increasing the risk of flooding and waste disposal. The policy will also have a *moderate* positive impact on maintaining the vitality and viability of the City Centre.

Submission Core Strategy Policy CP5: Meeting Housing Needs (new policy)

THE SUPPLY OF HOUSING SHOULD MEET THE NEEDS OF ALL MEMBERS OF THE COMMUNITY SUCH THAT:

- ALL MAJOR DEVELOPMENTS (10 OR MORE DWELLINGS) SHOULD INCLUDE A MIX OF HOUSING INFORMED BY CONTEXT, LOCAL HOUSING NEED AND THE MOST UP TO DATE HOUSING MARKET ASSESSMENT;
- SPECIALIST HOUSING, SUCH AS WHEELCHAIR ACCESSIBLE HOUSING, SHELTERED HOUSING, RESIDENTIAL CARE HOMES, 'EXTRA CARE' HOUSING AND CONTINUING CARE RETIREMENT COMMUNITIES SHOULD BE PROVIDED AS PART OF MIXED COMMUNITIES, WHERE POSSIBLE, IN ACCESSIBLE LOCATIONS CLOSE TO FACILITIES;
- ALL HOUSING DEVELOPMENTS SHOULD BE DESIGNED TO MEET LIFETIME HOMES STANDARDS WHERE FEASIBLE AND PRACTICAL; AND
- PURPOSE BUILT STUDENT ACCOMMODATION SHOULD BE PROVIDED TO MEET THE HOUSING NEED.

CP5: Meeting Housing Needs

SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major impact High likelihood City wide	The policy aims to meet the needs of all members of the community, including those with special needs.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	+ Moderate impact High likelihood City wide	The policy ensures specialist housing is located in accessible locations close to facilities.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	+ Minor impact Medium likelihood City wide	The provision of housing for students helps support the University's growth.
4. To improve the population's health.	+ Moderate impact Medium likelihood City wide	The policy aims to ensure a better quality of life for elderly, disabled and students by providing for their specialist housing needs.
5. To reduce crime and fear of crime.	•	No significant impact on the objective.
6. To reduce noise levels.	•	No significant impact on the objective. Policy CP11 aims to ensure that development minimises and mitigates against any increase in noise. Policies on noise will be set out in the Development

CP5: Meeting Housing Needs		
SA Objective	Predicted effects	Nature of Effects (s)
		Management DPD.
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	•	No significant impact on the objective.
10. To maintain the local amenity, quality and character of the local environment.	•	No significant impact on the objective.
11. To conserve and enhance the biodiversity of the City.	•	No significant impact on the objective.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	•	No significant impact on the objective.
14. To contribute towards a reduction in local emissions of greenhouse gases.	•	No significant impact on the objective.
15. To ensure that there is no increase in the risk of flooding.	•	No significant impact on the objective.
16. To ensure energy consumption is as efficient as possible.	•	No significant impact on the objective.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	No significant impact on the objective.
20. To encourage and accommodate both indigenous and inward investment.	+ Minor impact Medium likelihood City wide	The provision of housing to meet the needs of all members of the community encourages investment as employers can attract a wider range of employees.

CP5: Meeting Housing Needs		
SA Objective	Predicted effects	Nature of Effects (s)
Summary		
The policy is likely to have a positive impact on the social sustainability objectives, particularly with regards to the opportunity to provide everyone with a decent home, and is likely to have a moderately positive impact on access to facilities and health and a minor positive impact on education and investment in the City.		

Submission Core Strategy Policy CP6: Gypsies and Travellers

LAND WILL BE ALLOCATED FOR 25 RESIDENTIAL PITCHES AND 5 TRANSIT PITCHES, FOR GYPSIES AND TRAVELLERS. SITES SHOULD:

- a) BE WELL LOCATED ON THE HIGHWAY NETWORK;
- b) HAVE SAFE AND CONVENIENT VEHICULAR AND PEDESTRIAN ACCESS;
- c) BE LOCATED WITHIN A REASONABLE DISTANCE OF LOCAL FACILITIES, INCLUDING SCHOOLS AND HEALTH CENTRES;
- d) MINIMISE ENVIRONMENTAL AND LANDSCAPE IMPACT;
- e) PROTECT THE AMENITIES OF ADJACENT OCCUPIERS;
- f) HAVE ADEQUATE LEVELS OF PRIVACY, SECURITY, STORAGE SPACE AND RESIDENTIAL AMENITY; AND
- g) PROVIDE APPROPRIATE PARKING, INCLUDING PARKING FOR VISITORS AND FOR COMMERCIAL VEHICLES RELATED TO ANY BUSINESS ACTIVITIES LIKELY TO BE CARRIED OUT.

CP6: Gypsies and Travellers

SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major Impact High Likelihood Site Specific	This policy will ensure that gypsies and travellers have a decent home. It also seeks to protect the amenities of adjacent occupiers.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	++ Moderate Impact Medium likelihood Site Specific	The policy ensures that local facilities will be within a reasonable distance.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	++ Moderate Impact Medium likelihood Site Specific	The policy emphasises the importance of locating sites within a reasonable distance of schools.
4. To improve the population's health.	++ Moderate impact Medium likelihood Site specific	The policy will improve health by locating sites within a reasonable distance of health centres and ensuring quality of life for gypsies and travellers.
5. To reduce crime and fear of crime.	++ Moderate impact Medium likelihood Site specific	Government guidance suggests the provision of authorised sites reduces cases of anti social behaviour.

CP6: Gypsies and Travellers		
SA Objective	Predicted effects	Nature of Effects (s)
6. To reduce noise levels.	•	No significant impact on the objective.
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood Locally, countywide and regionally	The provision of authorised sites will conserve the landscape character that otherwise may have been harmed by unauthorised sites. The policy aims to minimise environmental and landscape impact. Areas of landscape setting and valley parks will be protected under Policies CP16 and 17 (with further guidance on landscape protection and enhancement to be brought forward through the Development Management DPD).
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood Locally, countywide and regionally	The provision of authorised sites will maintain the local environment that otherwise may have been harmed by unauthorised sites. Policy requires sites to minimise environmental and landscape impact and protect the amenities of adjacent occupiers.
11. To conserve and enhance the biodiversity of the City.	+ Moderate impact Medium likelihood Locally, countywide and regionally	The provision of authorised sites may help to conserve biodiversity that otherwise may have been harmed by unauthorised sites. Policy requires sites to minimise environmental and landscape impact.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	+ Moderate impact Medium likelihood Locally, countywide and regionally	The provision of authorised sites will help to maintain the quality of the environment that otherwise may have been harmed on unauthorised sites. The policy requires sites to minimise environmental impact.
14. To contribute towards a reduction in local emissions of greenhouse gases.	•	No significant impact on the objective.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Medium likelihood Locally, countywide and regionally	Unauthorised sites can occur in areas of high flood risk, whereas authorised sites will be located in areas of low risk of flooding. Policy CP12 aims to ensure that all new development is located sequentially and incorporates SUDS.

CP6: Gypsies and Travellers		
SA Objective	Predicted effects	Nature of Effects (s)
16. To ensure energy consumption is as efficient as possible.	•	No significant impact on the objective.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Minor impact Low likelihood City wide	Authorised sites that are located close to existing transport links should enable the efficient and economic collection of household waste and provision of recycling facilities.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	No significant impact on the objective.
20. To encourage and accommodate both indigenous and inward investment.	•	No significant impact on the objective.
Summary This policy is likely to have major positive impacts for the gypsy and traveller community in the short, medium and long term, by ensuring the provision of a decent home in close proximity to schools, health and other services, including transport infrastructure. Some improvements in health and reductions in crime are also likely, as well as minimising flood risk. In addition there may be some moderately positive impacts with regards to the environmental objectives.		

Submission Core Strategy Policy CP7: Affordable Housing

ON SITES CAPABLE OF PROVIDING 3 OR MORE ADDITIONAL DWELLINGS (IRRESPECTIVE OF THE NUMBER OF DWELLINGS PROPOSED) 35% OF THE TOTAL HOUSING PROVISION SHOULD BE MADE AVAILABLE AS AFFORDABLE HOUSING FOR HOUSEHOLDS WHOSE HOUSING NEEDS ARE NOT MET BY THE MARKET. AT LEAST 70% OF THE AFFORDABLE HOUSING SHOULD BE PROVIDED AS SOCIAL RENTED HOUSING. THE OVERALL PERCENTAGE OF AFFORDABLE HOUSING AND THE TENURE SPLIT WILL BE SUBJECT TO CONSIDERATIONS OF VIABILITY AND FEASIBILITY. WHERE IT IS NOT POSSIBLE FOR VIABILITY REASONS TO PROVIDE THE FULL REQUIREMENT OF SOCIAL RENTED HOUSING AFFORDABLE RENT PROVISION WOULD BE CONSIDERED LET AS FAR AS POSSIBLE AT SOCIAL RENTED LEVELS. THE REMAINING BALANCE OF THE AFFORDABLE HOUSING SHOULD BE DELIVERED AS INTERMEDIATE AFFORDABLE HOUSING.

CP7: Affordable Housing

SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major impact High likelihood Site specific	The policy directly responds to the objective. The provision of affordable housing will allow more people to be able to afford their own home and to meet needs identified in the HMA.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	+ Minor impact Medium likelihood City wide	The policy may have a positive impact on reducing isolation of minorities and people with limited mobility as both categories tend to experience higher than average levels of housing affordability problems. Particular groups (women, minorities, people with limited mobility etc), it is hoped, will have greater access to housing in close proximity to the services they require.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	+ Moderate impact Medium likelihood City wide	The policy will bring improvements in quality of life to many that would otherwise be in substandard housing and/or hostels and/or temporary accommodation.
5. To reduce crime and fear of crime.	+ Minor impact Medium likelihood City wide	The provision of new homes improves quality of life and also reduces homelessness and numbers in houses unfit for human habitation, which may reduce fear of crime and tend to have a positive impact on levels of crime.
6. To reduce noise levels.	•	No significant impact on the objective.

CP7: Affordable Housing		
SA Objective	Predicted effects	Nature of Effects (s)
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	•	No significant impact on the objective.
10. To maintain the local amenity, quality and character of the local environment.	•	No significant impact on the objective.
11. To conserve and enhance the biodiversity of the City.	•	No significant impact on the objective.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	•	No significant impact on the objective.
14. To contribute towards a reduction in local emissions of greenhouse gases.	•	No significant impact on the objective.
15. To ensure that there is no increase in the risk of flooding.	•	No significant impact on the objective.
16. To ensure energy consumption is as efficient as possible.	•	No significant impact on the objective.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	No significant impact on the objective.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Medium likelihood City wide	The provision of affordable housing encourages investment as employers can attract a wider range of employees.

CP7: Affordable Housing		
SA Objective	Predicted effects	Nature of Effects (s)
Summary		
The policy is likely to have a major positive impact on ensuring everyone has the opportunity of a decent home in the short, medium and long-term by increasing the provision of affordable housing in the City. The policy is also likely to have a moderately positive impact on health and economic investment and a minor impact on reducing crime and/or fear of crime and greater access to facilities.		

Submission Core Strategy Policy CP8: Retail

RETAIL FACILITIES WILL BE PROVIDED SO AS TO CONTRIBUTE TO THE DELIVERY OF SUSTAINABLE GROWTH AND RESPOND TO THE NEEDS OF LOCAL, INCLUDING DISADVANTAGED, COMMUNITIES.

TO MAINTAIN AND ENHANCE THE VITALITY AND VIABILITY OF THE CITY CENTRE, THE PROVISION OF AROUND 3,000 SQUARE METRES OF NET RETAIL CONVENIENCE FLOORSPACE AND AROUND 37,000 SQUARE METRES OF NET RETAIL COMPARISON FLOORSPACE IS PROPOSED. THIS WILL INCLUDE UP TO 30,000 SQUARE METRES OF COMPARISON FLOORSPACE IN THE BUS AND COACH STATION AREA, TO BE DEVELOPED AS PART OF A MIXED USE SCHEME BY AROUND 2016.

RETAIL DEVELOPMENT OUTSIDE THE CITY CENTRE SHOULD BE LOCATED IN THE DISTRICT OR LOCAL CENTRES. OUT OF CENTRE SITES WILL ONLY BE CONSIDERED IF THERE ARE NO SUITABLE SITES IN, OR ON THE EDGE OF, THE CITY CENTRE, DISTRICT CENTRES OR LOCAL CENTRES AND THE PROPOSAL WOULD CAUSE NO SIGNIFICANT OVERALL IMPACT ON THE EXISTING CENTRES AND WOULD BRING NET BENEFITS. IN ALL CASES PROPOSALS MUST BE ACCESSIBLE BY PUBLIC TRANSPORT AND OTHER SUSTAINABLE MODES, AND BE APPROPRIATE IN SCALE AND CHARACTER TO THE ROLE AND FUNCTION OF THE PROPOSED LOCATION.

LOCAL RETAIL FACILITIES WILL BE REQUIRED AS PART OF THE COMMUNITY PROVISION AT THE MONKERTON/HILL BARTON AND NEWCOURT URBAN EXTENSIONS.

CP8: Retail		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	•	No significant impact on the objective.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	+ Minor impact Low likelihood City wide	Policy provides for shopping need located so as to be accessible to the population. The reference to 'mixed-use schemes' in the City Centre may provide a more diverse range of services in the area where people live and minimise the need to travel by car.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	•	No significant impact on the objective.
5. To reduce crime and fear of crime.	•	No significant impact on the objective. Policy CP17 refers to creating a safe and secure environment in the City Centre and Grecian Regeneration area and security in design is one of the principles for all development referred to in the supporting text to the policy.

CP8: Retail		
SA Objective	Predicted effects	Nature of Effects (s)
6. To reduce noise levels.	0 Negative impacts mitigated by another policy	By their very nature Shopping Centres tend to be busy, noisy places. Policy CP11 aims to ensure that development minimises and mitigates against any increase in noise. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	+ Minor impact Low likelihood City wide	The policy will have some beneficial effect on the objective by providing shopping as a leisure activity.
8. To maintain and enhance built and historic assets.	0 Negative impacts mitigated by another policy	Shopping development may place pressure on built and historic assets in the City Centre. Policy CP17 together with Local Plan policies require high standards of design to ensure that the quality of the built and historic environment is protected.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood Site specific	The policy focuses development in the City Centre, District Centres and Local Centres and in the new development areas, thereby protecting the landscape character of the City.
10. To maintain the local amenity, quality and character of the local environment.	0 Negative impacts mitigated by another policy	Policy CP17 provides design guidance to facilitate the provision of new retail floorspace and mitigate any potential negative impacts on amenity, quality and character of the local environment.
11. To conserve and enhance the biodiversity of the City.	0 Negative impacts mitigated by another policy	Shopping development may place pressure on biodiversity due to land take, but this is likely to be minimal due to the focus on existing centres. Any impacts might be mitigated by Policies CP16 and 17 which seek to protect the biodiversity value of important sites within the City and enhance biodiversity by integrating green infrastructure within new development.
12. To reduce the level in growth of car usage.	+ Moderate impact Medium likelihood City wide	The policy encourages retail in the City Centre, District Centres and Local Centres, which are accessible by walking, cycling and/or public transport. A vibrant City Centre will inevitably attract visitors from rural areas outside of the City, and they may choose to use their cars. However, this policy only supports retail in locations, which are accessible by public transport and other sustainable modes.
13. To maintain a high quality environment in terms of air, soil and water quality.	0 Negative impacts mitigated by another policy	Retail is responsible for significant carbon emissions. However, Policies CP11, 13, 14, 15, 16, 17 and 18, promote measures, which encourage new development to minimise and/or mitigate pollution.

CP8: Retail		
SA Objective	Predicted effects	Nature of Effects (s)
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Moderate Impact Medium likelihood City wide Long term	The policy aims to focus retail development in the City Centre, District Centres and Local Centres, which will encourage walking and cycling rather than dependence upon the car, helping to reduce some of the emissions from vehicles.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate Impact Medium likelihood City wide, Long term	The policy focuses development in existing centres, which tend not to be in areas of high flood risk. Policy CP12 ensures that all new development is located sequentially.
16. To ensure energy consumption is as efficient as possible.	+ Moderate impact Medium likelihood City wide	The focus on existing urban areas should help encourage travel by modes other than the car, and in doing so may reduce energy use. Policies CP13, 14 and 15 promote energy efficiency measures in new development.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Minor impact Low likelihood City wide	The policy concentrates development in existing urban areas and/or close to existing transport links and this will enable the efficient and economic collection of waste and provision of recycling facilities. Additional development will increase waste production from the construction and usage of new buildings. The use of renewable or recycled building materials is promoted in Policy CP15 on sustainable construction.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	+ Moderate impact Medium likelihood City wide	The provision of retail floorspace in the City Centre and in the City and District or Local Centres should increase the availability and number of jobs. In addition, other types of employment use may be attracted to a vital and viable City Centre.
19. To maintain and enhance the vitality and viability of the City Centre.	++ Major impact High likelihood Area specific	Providing new retail floorspace will enhance the vitality and viability of the City Centre. Furthermore, the inclusion of mixed use may increase the hours of activity, and encourage an evening economy.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Medium likelihood City wide	The policy should directly attract retail investment into the City but also other businesses are attracted by successful retail centres.
Summary		
The policy outcome is moderately positive against most of the sustainability objectives including reducing the level of growth in car usage and contributing towards a reduction in local greenhouse gas emissions, and is strongly positive in maintaining and enhancing the vitality and viability of the City Centre and other centres.		

Submission Core Strategy Policy CP9: Transport

COMPREHENSIVE STRATEGIC TRANSPORT MEASURES TO ACCOMMODATE THE ADDITIONAL DEVELOPMENT PROPOSED FOR THE CITY AND ADJOINING AREAS SHALL INCLUDE:

- A STEP CHANGE IN THE QUALITY AND CAPACITY AND ENVIRONMENTAL PERFORMANCE OF PUBLIC TRANSPORT ESPECIALLY BETWEEN THE CITY CENTRE AND PROPOSED DEVELOPMENTS ADJOINING THE CITY TO THE EAST IN EAST DEVON AND TO THE SOUTH WEST IN TEIGNBRIDGE;
- ADDITIONAL PARK AND RIDE SITES AROUND THE CITY INCLUDING IDE INTERCHANGE;
- IMPROVEMENTS TO THE STRATEGIC ROAD INFRASTRUCTURE INCLUDING KEY JUNCTIONS ON THE M5, OUTER BYPASS AND THE ALPHINGTON ROAD CORRIDOR;
- NEW RAIL HALTS AT HILL BARTON AND NEWCOURT ON THE EXETER TO EXMOUTH LINE AND AT MATFORD ON THE EXETER TO PLYMOUTH LINE;
- DEMAND MANAGEMENT MEASURES; AND,
- IMPROVEMENTS TO FACILITIES FOR PEDESTRIANS AND CYCLISTS.

THE CONTRIBUTIONS NECESSARY TO ENSURE THE DELIVERY OF TRANSPORT INFRASTRUCTURE WILL BE SECURED THROUGH THE APPLICATION OF POLICY CP18.

CP9: Transport		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	+ Moderate impact Medium likelihood City wide	Strategic transport investment facilitates the provision of housing development.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	++ Major Impact High Likelihood City wide	The policy will improve access to facilities particularly. The emphasis on improvements in public transport is important as it ensures all groups can access the services they require.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	+ Moderate impact Medium likelihood City wide	Improvements to public transport will bring benefits to the population's health as the growth in harmful emissions from cars is reduced. Reducing the growth in traffic congestion through demand management measures and an increase in walking and cycling may have a positive long-term effect, not just on increasing the levels of physical activity but also improvements in the population's respiratory health.

CP9: Transport		
SA Objective	Predicted effects	Nature of Effects (s)
5. To reduce crime and fear of crime.	•	No significant impact on the objective.
6. To reduce noise levels.	+ Minor impact Low likelihood City wide	A step change in quality and capacity of public transport and increasing walking and cycling, as an alternative to motorised vehicles, may minimise noise to some extent.
7. To maintain and improve cultural, social and leisure provision.	+ Minor impact Low likelihood City wide	The policy is likely to increase the provision of cycling and walking infrastructure, which can be used for social and leisure activities.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Minor impact Low likelihood City wide	The policy enables development to be delivered in areas that avoid those areas of greatest landscape value.
10. To maintain the local amenity, quality and character of the local environment.	+ Minor impact Low likelihood City wide	Reducing the growth in traffic congestion and encouraging walking and cycling may help to maintain the quality of the local environment.
11. To conserve and enhance the biodiversity of the City.	+ Minor impact Low likelihood City wide	The aim of increasing travel by walking and cycling may encourage the provision of green infrastructure networks, which will benefit biodiversity. Reducing the growth in traffic congestion will also help to conserve and enhance biodiversity as fewer vehicles create safer streets for wildlife.
12. To reduce the level in growth of car usage.	++ Major Impact High Likelihood City wide	The policy responds directly to the objective and aims to encourage alternative means of travel to that of the car including encouraging walking and cycling which may reduce the growth in car use.
13. To maintain a high quality environment in terms of air, soil and water quality.	+ Minor impact Low likelihood Local and Global scale	The policy encourages a modal shift, which may reduce the growth in the number of vehicles on the road and hence reduce vehicular emissions and limit the impact on air quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Minor impact Low likelihood Local and Global scale	The policy encourages a modal shift, which may reduce the growth in car use. This should contribute to a reduction in greenhouse gas emissions.

CP9: Transport		
SA Objective	Predicted effects	Nature of Effects (s)
15. To ensure that there is no increase in the risk of flooding.	+ Minor impact Low likelihood Local and Global scale	The policy encourages a modal shift, which may reduce the growth in car use. This could help mitigate climate change. Policy CP12 aims to ensure that all new development incorporates sustainable drainage measures (SUDS).
16. To ensure energy consumption is as efficient as possible.	+ Minor impact Low likelihood Local and Global scale	The policy encourages more people to travel by public transport rather than in cars, therefore reducing the overall energy used.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	+ Moderate impact Medium likelihood City wide	Improving access to jobs will help to maintain the growth of employment in Exeter. A balance of transport modes with emphasis on public transport is important for ensuring accessibility for all to employment opportunities in the City.
19. To maintain and enhance the vitality and viability of the City Centre.	++ Major Impact High Likelihood City wide	Improvements to accessibility will encourage more people into the City Centre and enhance the City Centre by reducing congestion and associated pollution and increasing access for all.
20. To encourage and accommodate both indigenous and inward investment.	++ Major Impact High Likelihood City wide	The policy aims to improve transport, infrastructure and speed of travel, which will attract business into the City. Business is likely to be attracted to places with good accessibility by all transport modes.
Summary		
The policy will have a strong positive impact on social and economic objectives by encouraging accessibility for all, including improving the population's health and attracting inward investment and jobs across the City. A moderate positive impact on the environmental objectives is likely because of the emphasis on encouraging public transport and less polluting modes of transport. However there remains some uncertainty as to the impact of the policy on the sustainability objectives relating to the environment and society (including health, noise, landscape, biodiversity, air, soil and water quality, flooding and energy efficiency) which to a great extent still relies on a shift from using vehicles that emit harmful greenhouse gases to less polluting and/or vehicles with zero emissions.		

Submission Core Strategy Policy CP10: Meeting Community Needs

FACILITIES THAT MEET EXETER'S COMMUNITY, SOCIAL, HEALTH, WELFARE, EDUCATION, SPIRITUAL, CULTURAL, LEISURE AND RECREATION NEEDS WILL BE PROTECTED. NEW AND IMPROVED COMMUNITY FACILITIES AND UTILITIES INFRASTRUCTURE MUST BE PROVIDED IN A TIMELY MANNER TO MEET THE NEEDS OF NEW DEVELOPMENT, MAKE A POSITIVE CONTRIBUTION TOWARDS SAFEGUARDING AND CREATING SUSTAINABLE COMMUNITIES, PROMOTE SOCIAL INCLUSION AND REDUCE DEPRIVATION.

FACILITIES WHICH SERVE THE CITY AS A WHOLE SHOULD BE LOCATED IN THE CITY CENTRE OR, IF THIS IS NOT FEASIBLE, AT SUSTAINABLE LOCATIONS WHICH ARE READILY ACCESSIBLE BY ALL MODES OF TRAVEL, PARTICULARLY PUBLIC TRANSPORT.

FACILITIES WHICH SERVE NEIGHBOURHOOD NEEDS SHOULD, WHEREVER POSSIBLE, BE LOCATED WITHIN OR CLOSE TO DISTRICT OR LOCAL CENTRES OR AT LOCATIONS EASILY ACCESSIBLE TO THE LOCAL COMMUNITY, PARTICULARLY BY FOOT OR BICYCLE.

PARTNERSHIP WORKING, DIRECT IMPLEMENTATION AND CONTRIBUTIONS SECURED THROUGH POLICY CP18 WILL HELP TO MEET COMMUNITY NEEDS INCLUDING: RAISING SKILLS, TACKLING INEQUALITIES IN HEALTH, SOCIAL CARE, HOUSING AND EDUCATION, AND PROVIDING AND IMPROVING SOCIAL, CULTURAL, SPORTING,

CP10: Meeting Community Needs		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	•	No significant impact on the objective.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	++ Major impact High likelihood City wide	The policy directly responds to this objective, by seeking to ensure that the population can access the community facilities that they require.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	++ Major impact High likelihood City wide	The policy aims to provide and protect educational facilities and encourage the provision of schools and educational establishments in close proximity to new communities.
4. To improve the population's health.	++ Major impact High likelihood City wide	The policy aims to protect all facilities that meet Exeter's health needs and requires the provision of new facilities as part of sustainable communities.
5. To reduce crime and fear of crime.	+ Moderate impact Medium likelihood City wide	In providing education, health services and community facilities (i.e. youth clubs etc) crime may be reduced. Building successful communities can reduce crime and the fear of crime.

CP10: Meeting Community Needs		
SA Objective	Predicted effects	Nature of Effects (s)
6. To reduce noise levels.	0 Negative impacts mitigated by another policy	The provision of community facilities may increase noise levels. Policy CP11 aims to ensure that development minimises and mitigates against any increase in noise. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	++ Major impact High likelihood City wide	This policy directly seeks to enhance cultural, social and leisure provision.
8. To maintain and enhance built and historic assets.	0 Negative impacts mitigated by other policies	Additional development may place pressure on built and historic assets. Policy CP17 together with Local Plan policies requires high standards of design to ensure that the quality of the built and historic environment is protected.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood City wide	Development to meet community needs will be focused in those areas which avoid those areas of greatest landscape value. Furthermore, areas of landscape setting and valley parks are protected by policies CP16 and CP17.
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood City wide	Development to meet the needs of the community should improve local amenity. Policy CP17 together with Local Plan policies, aims to ensure that development respects the character of the local environment.
11. To conserve and enhance the biodiversity of the City.	0 Negative impacts mitigated by another policy	Meeting some community needs may put pressure on biodiversity. This should be mitigated by Policy CP16 which seeks to protect the biodiversity value of important sites within the City and enhance biodiversity by integrating green infrastructure within new development, where there are opportunities to do so.
12. To reduce the level in growth of car usage.	+ Moderate impact Medium likelihood City wide	The policy encourages facilities are located where they are accessible by public transport or travel by foot or bicycle. This may have the beneficial effect of reducing the growth in car usage and hence the level of associated emissions.
13. To maintain a high quality environment in terms of air, soil and water quality.	+ Moderate impact Medium likelihood City wide	The policy encourages community facilities to be located where they are accessible by public transport, by foot or bicycle. This may have the beneficial effect of reducing the growth in car usage and hence the level of associated emissions.

CP10: Meeting Community Needs		
SA Objective	Predicted effects	Nature of Effects (s)
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Moderate impact Medium likelihood City wide	The policy encourages community facilities to be located where they are accessible by public transport, by foot or bicycle. This may have the beneficial effect of reducing the growth in car usage and hence the level of associated emissions.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Medium likelihood City wide	The policy focuses development to meet community needs in the City Centre and areas of new development. These areas are not areas at a high risk of flooding. Policy CP12 ensures that all new development is located sequentially and incorporates Sustainable Urban Drainage Systems (SUDS).
16. To ensure energy consumption is as efficient as possible.	+ Moderate impact Medium likelihood City wide	The policy aims to ensure that facilities are in close proximity to neighbourhoods, which should reduce travel and energy consumption.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Moderate impact Medium likelihood City wide	Locating facilities close to existing transport links should enable the efficient and economic collection of waste and provision of recycling facilities.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	+ Moderate impact Medium likelihood City wide	Sustainable communities with adequate social infrastructure should help support employment growth.
19. To maintain and enhance the vitality and viability of the City Centre.	++ Major impact High likelihood City wide	The provision of facilities in the City Centre will make it more attractive and encourage people to visit and make shared/link trips.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Medium likelihood City wide	Business will be attracted to a City which is well provided with social, health, education provision as well as cultural and recreational facilities.
Summary		
The policy is likely to have a significant positive impact upon many of the social sustainability objectives by improving accessibility to services, education, health and cultural, social and leisure provision in the long term as well as the economic objective of maintaining and enhancing the vitality and viability of the City Centre. Moderate positive impacts are likely with regards to many of the environmental and the other economic sustainability objectives.		

Submission Core Strategy Policy CP11: Pollution and Air Quality

DEVELOPMENT SHOULD BE LOCATED AND DESIGNED SO AS TO MINIMISE AND, IF NECESSARY, MITIGATE AGAINST ENVIRONMENTAL IMPACTS. WITHIN THE AIR QUALITY MANAGEMENT AREA, SHOWN ON THE FOLLOWING MAP, MEASURES TO REDUCE POLLUTION AND MEET AIR QUALITY OBJECTIVES, THAT ARE PROPOSED BY THE LOCAL TRANSPORT PLAN AND THE AIR QUALITY ACTION PLAN, WILL BE BROUGHT FORWARD.

CP11: Pollution and Air Quality		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	•	No significant impact on the objective.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	•	No significant impact on the objective.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	++ Major impact High likelihood City wide	People's health is adversely affected by pollution, poor water quality and noise. This policy should have a positive, medium to long-term effect on the population's health.
5. To reduce crime and fear of crime.	•	No significant impact on the objective.
6. To reduce noise levels.	+ Moderate impact Medium likelihood City wide	The policy aims to ensure that development minimises and mitigates against 'environmental impacts' which includes any increase in noise. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood City wide	The policy requires development to be designed and located so as to avoid pollution and help protect the landscape character of the City.
10. To maintain the local amenity, quality and character of the local environment.	++ Major impact High likelihood City wide	The policy will have a beneficial effect on maintaining the environmental quality of the local environment.

CP11: Pollution and Air Quality		
SA Objective	Predicted effects	Nature of Effects (s)
11. To conserve and enhance the biodiversity of the City.	++ Major impact High likelihood City wide	The policy is likely to have a beneficial effect on biodiversity by minimising the effects of pollution on water quality and soil in the environment.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	++ Major impact High likelihood City wide	The policy directly responds to the need to minimise the effect of development on air, soil and water quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Moderate impact Medium likelihood City wide	Minimising the impact on air quality will also reduce local greenhouse gases to some extent.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Medium likelihood City wide	Minimising the impact on air quality will reduce local greenhouse gases, which will have a beneficial effect by mitigating against the adverse impacts of climate change on flood risk.
16. To ensure energy consumption is as efficient as possible.	•	No significant impact on the objective.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Moderate impact Medium likelihood City wide	The policy seeks to minimise pollution which should also encourage the proper treatment of waste resources.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	No significant impact on the objective.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Medium likelihood Long term	Businesses may be attracted to a high quality environment.
Summary		
The policy is likely to have a major impact on improving people's health in the long-term, by the cumulative effect of minimising noise and maintaining quality of air, soil and water city wide. Moderate impacts are likely in respect of other environmental objectives, including reducing greenhouse gas emissions, flood risk and waste which may result in further benefits to health. There is also likely to be a beneficial economic effect.		

Submission Core Strategy Policy CP12: Flood Risk

THE SPATIAL STRATEGY REFLECTS THE PRECAUTIONARY APPROACH TO FLOODING AND FLOOD RISK. SITE ALLOCATIONS WILL BE DETERMINED BY APPLYING A RISK-BASED SEARCH SEQUENCE, UTILISING THE SEQUENTIAL TEST AND, WHERE APPROPRIATE, THE EXCEPTION TEST, IN ACCORDANCE WITH NATIONAL POLICY GUIDANCE. THE EXETER STRATEGIC FLOOD RISK ASSESSMENT WILL BE USED TO ENSURE THAT DEVELOPMENT AVOIDS AREAS OF HIGHER RISK. ALL DEVELOPMENT PROPOSALS MUST MITIGATE AGAINST FLOOD RISK UTILISING SUDS WHERE FEASIBLE AND PRACTICAL.

CP12: Flood Risk		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	+ Moderate impact Medium likelihood Long term	The policy aims to ensure that the risk from flood damage is minimised.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	+ Moderate impact Medium likelihood City wide	The policy ensures a sequential approach to development which may help ensure access to facilities is not adversely affected by flood risk.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	+ Moderate impact Medium likelihood Long term	The policy should minimise health risks associated with flood events.
5. To reduce crime and fear of crime.	•	No significant impact on the objective.
6. To reduce noise levels.	•	No significant impact on the objective.
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	+ Minor impact Low likelihood Site specific	The policy could help protect historic assets from the risks of flooding.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood Long term	The policy promotes the wise use of land. Whilst it does not protect or enhance the landscape character, policies CP16 and CP17 ensure the protection of these areas.

CP12: Flood Risk		
SA Objective	Predicted effects	Nature of Effects (s)
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood Long term	Reducing the risk of flooding protects the amenity, quality and character of the local environment.
11. To conserve and enhance the biodiversity of the City.	+ Moderate impact Medium likelihood Long term	Avoiding development in flood plains will protect biodiversity and habitats.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	+ Moderate impact Medium likelihood Long term	The policy helps reduce the risk of flooding which can adversely impact on soil and water quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	•	No significant impact on the objective.
15. To ensure that there is no increase in the risk of flooding.	++ Major impact High likelihood City wide	The policy responds directly to the objective.
16. To ensure energy consumption is as efficient as possible.	•	No significant impact on the objective.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	Flooding can have an adverse impact on investment.
20. To encourage and accommodate both indigenous and inward investment.	+ Minor impact Medium likelihood City wide Long term	The policy reduces the risk of flooding which may discourage investment.
Summary		
This policy takes a precautionary approach to flooding and seeks to avoid development in higher flood risk areas. The policy has a beneficial effect on social, environmental and economic sustainability objectives.		

Submission Core Strategy Policy CP13: Decentralised Energy Networks

DECENTRALISED ENERGY NETWORKS WILL BE DEVELOPED AND BROUGHT FORWARD. NEW DEVELOPMENT (EITHER NEW BUILD OR CONVERSION) WITH A FLOORSPACE OF AT LEAST 1,000 SQUARE METRES, OR COMPRISING TEN OR MORE DWELLINGS, WILL BE REQUIRED TO CONNECT TO ANY EXISTING, OR PROPOSED, DECENTRALISED ENERGY NETWORK IN THE LOCALITY TO BRING FORWARD LOW AND ZERO CARBON ENERGY SUPPLY AND DISTRIBUTION. OTHERWISE, IT WILL BE NECESSARY TO DEMONSTRATE THAT IT WOULD NOT BE VIABLE OR FEASIBLE TO DO SO. WHERE THIS IS THE CASE, ALTERNATIVE SOLUTIONS THAT WOULD RESULT IN THE SAME OR BETTER CARBON REDUCTION MUST BE EXPLORED AND IMPLEMENTED, UNLESS IT CAN BE DEMONSTRATED THAT THEY WOULD NOT BE VIABLE OR FEASIBLE.

CP13: Decentralised Energy Networks

SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	+ Moderate impact Medium likelihood City wide	The policy should help to provide residents with cheap and secure energy supplies.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	•	No significant impact on the objective.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	++ Major impact Moderate likelihood Long term	The policy may reduce carbon dioxide emissions by using renewable energy instead of that derived from burning fossil fuels thereby helping to mitigate the long term affects of climate change.
5. To reduce crime and fear of crime.	•	No significant impact on the objective.
6. To reduce noise levels.	•	No significant impact on the objective.
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.

CP13: Decentralised Energy Networks		
SA Objective	Predicted effects	Nature of Effects (s)
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	•	No significant impact on the objective.
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood Long term	The use of low and zero carbon energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases and should improve air quality.
11. To conserve and enhance the biodiversity of the City.	+ Moderate impact Local scale Long term	Increased use of renewable energy will have a beneficial impact on climate change, which should help to protect local indigenous biodiversity.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	++ Major impact High likelihood City wide	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases and should improve air quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	++ Major impact High likelihood City wide	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Long term	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases which will mitigate the adverse affects of climate change on flood risk.
16. To ensure energy consumption is as efficient as possible.	++ Major impact High likelihood Long term	The use of renewable energy rather than energy from fossil fuels encourages the more efficient use of energy over the long-term.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	No significant impact on the objective.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Long term	This policy may stimulate the market for low carbon technologies.

CP13: Decentralised Energy Networks		
SA Objective	Predicted effects	Nature of Effects (s)
Summary		
		<p>The policy is likely to reduce greenhouse gas emissions overall and therefore have a major positive impact on some of the environmental and social sustainability objectives, including maintaining a high quality of air, soil and water, contributing to a reduction in greenhouse gases and ensuring energy consumption is as efficient as possible. It is also likely to have a moderate positive impact by mitigating against and adapting to climate change, by helping to not increase the risk of flooding and conserving and enhancing biodiversity and maintaining the local amenity, quality and character of the local environment. In meeting these objectives this is likely to have a cumulative impact on the objective to improve the population's health.</p>

Submission Core Strategy Policy CP14: Renewable and Low Carbon Energy

NEW DEVELOPMENT (EITHER NEW BUILD OR CONVERSION) WITH A FLOORSPACE OF AT LEAST 1,000 SQ. METRES, OR COMPRISING TEN OR MORE DWELLINGS, WILL BE REQUIRED TO USE DECENTRALISED AND RENEWABLE OR LOW CARBON ENERGY SOURCES, TO CUT PREDICTED CO₂ EMISSIONS BY THE EQUIVALENT OF AT LEAST 10% OVER AND ABOVE THOSE REQUIRED TO MEET THE BUILDING REGULATIONS CURRENT AT THE TIME OF BUILDING REGULATIONS APPROVAL, UNLESS IT CAN BE DEMONSTRATED THAT IT WOULD NOT BE VIABLE OR FEASIBLE TO DO SO.

CP14: Renewable and Low Carbon Energy		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	+ Moderate impact Medium likelihood City Wide Long term	The policy may improve conditions inside housing and make houses cheaper to heat.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	•	No significant impact on the objective.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	++ Major impact Moderate likelihood Long term	The policy may reduce carbon dioxide emissions by using renewable energy instead of that derived from burning fossil fuels thereby helping to mitigate the long term affects of climate change.
5. To reduce crime and fear of crime.	•	No significant impact on the objective.
6. To reduce noise levels.	•	No significant impact on the objective.
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	•	No significant impact on the objective.

CP14: Renewable and Low Carbon Energy		
SA Objective	Predicted effects	Nature of Effects (s)
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood Long term	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases and should improve air quality.
11. To conserve and enhance the biodiversity of the City.	+ Moderate impact Medium likelihood Long term	Increased use of renewable energy will have a beneficial impact on climate change, which should help to protect local indigenous biodiversity.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	++ Major impact High likelihood City wide	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases and should improve air quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	++ Major impact High likelihood City wide	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Long term	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases which will mitigate the adverse affects of climate change on flood risk.
16. To ensure energy consumption is as efficient as possible.	++ Major impact High likelihood City wide	The use of renewable energy rather than energy from fossil fuels encourages the more efficient use of energy over the long-term.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	No significant impact on the objective.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Long term	This policy may stimulate the market for low carbon technologies.

CP14: Renewable and Low Carbon Energy		
SA Objective	Predicted effects	Nature of Effects (s)
Summary		
The policy impacts on the same objectives as CP13, in that it is likely to reduce greenhouse gas emissions overall and have a major positive impact on the same environmental and social sustainability objectives – contributing to a reduction in greenhouse gases, maintaining a high quality of air, soil and water and ensuring energy consumption is as efficient as possible. Like CP13, this policy is likely to have a moderate positive impact on ensuring there is no increase in the risk of flooding, conserving and enhancing biodiversity and maintaining the local amenity, quality and character of the local environment, in the long-term. The policy may have knock-on effects and impact on the opportunity for a decent home, improvements in health and encouraging investment.		

Submission Core Strategy Policy CP15: Sustainable Construction

PROPOSALS FOR DEVELOPMENT ARE EXPECTED TO DEMONSTRATE HOW SUSTAINABLE DESIGN AND CONSTRUCTION METHODS WILL BE INCORPORATED. ALL DEVELOPMENT MUST BE RESILIENT TO CLIMATE CHANGE (PARTICULARLY SUMMER OVERHEATING) AND OPTIMISE ENERGY AND WATER EFFICIENCY THROUGH APPROPRIATE DESIGN, INSULATION, LAYOUT, ORIENTATION, LANDSCAPING AND MATERIALS, AND BY USING TECHNOLOGIES THAT AS A MINIMUM ACHIEVE THE NATIONAL TIMETABLE FOR REDUCING CARBON EMISSIONS.

RESIDENTIAL DEVELOPMENT WILL BE REQUIRED TO ACHIEVE THE ABOVE (PARA 10.29) CODE FOR SUSTAINABLE HOMES LEVEL (OVERALL PERFORMANCE ACROSS THE CODE CATEGORIES AND COMPLYING WITH MINIMUM STANDARDS).

ALL NON-DOMESTIC DEVELOPMENT WILL BE REQUIRED TO ACHIEVE BREEAM 'VERY GOOD' STANDARDS INCREASING TO 'EXCELLENT' STANDARDS FROM 2013. NON-DOMESTIC BUILDINGS ARE EXPECTED TO BE ZERO CARBON FROM 2019.

DUE TO THEIR SCALE THE MONKERTON/HILL BARTON, NEWCOURT AND ALPHINGTON URBAN EXTENSIONS SHOULD ACHIEVE LEVELS OF SUSTAINABILITY IN ADVANCE OF THOSE SET OUT NATIONALLY.

CP15: Sustainable Construction

SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	+ Moderate impact Medium likelihood Long term	The policy seeks improved energy efficiency for new homes making them cheaper and easier to heat.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	•	No significant impact on the objective.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	++ Major impact Moderate likelihood Long term	The policy may reduce carbon dioxide emissions by using renewable energy instead of that derived from burning fossil fuels thereby helping to mitigate the long term affects of climate change.
5. To reduce crime and fear of crime.	•	No significant impact on the objective.

CP15: Sustainable Construction		
SA Objective	Predicted effects	Nature of Effects (s)
6. To reduce noise levels.	+ Moderate impact Medium likelihood Long term	There may be some secondary impacts resulting from improved insulation. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	•	No significant impact on the objective.
8. To maintain and enhance built and historic assets.	•	No significant impact on the objective.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	•	No significant impact on the objective.
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood Long term	Some energy efficiency measures may not look aesthetically pleasing. However, in the long run the policy will help protect the environment.
11. To conserve and enhance the biodiversity of the City.	+ Moderate impact Medium likelihood Long term	Reducing energy use will have a beneficial impact on climate change, which should help to protect local indigenous biodiversity.
12. To reduce the level in growth of car usage.	•	No significant impact on the objective.
13. To maintain a high quality environment in terms of air, soil and water quality.	++ Major impact High likelihood City wide	The use of renewable energy rather than energy from fossil fuels will reduce local emissions of greenhouse gases and should improve air quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	++ Major impact High likelihood City wide	The policy encourages sustainable design and construction methods and requires reductions in energy use, which will minimise local emissions of greenhouse gases.
15. To ensure that there is no increase in the risk of flooding.	++ Major impact High likelihood City wide	The policy encourages sustainable design and construction methods and requires reductions in energy use which will mitigate the adverse affects of climate change on flood risk.
16. To ensure energy consumption is as efficient as possible.	++ Major impact High likelihood City wide	The policy encourages sustainable design and construction methods and requires reductions in energy use, which will ensure energy consumption is as efficient as possible.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	++ Major impact High likelihood City wide	The policy encourages sustainable design and construction methods, which will minimise waste production and disposal.

CP15: Sustainable Construction		
SA Objective	Predicted effects	Nature of Effects (s)
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	•	No significant impact on the objective.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Long term	This policy may stimulate the market for low carbon technologies.
Summary		
The policy is likely to reduce greenhouse gas emissions and ensure energy consumption is as efficient as possible and have a cumulative positive impact on most environmental objectives. This policy encourages energy and water efficiency and the recycling of waste. It also has a positive impact upon social sustainability objectives, in particular a major positive impact upon health and well being and a moderately positive impact on the decent home objective and reducing noise levels.		

Submission Core Strategy Policy CP16: Green Infrastructure

THE STRATEGIC GREEN INFRASTRUCTURE (GI) NETWORK SHOWN ON THE KEY DIAGRAM. THE EXETER GI NETWORK HAS BEEN IDENTIFIED TO PROTECT AND ENHANCE CURRENT ENVIRONMENTAL ASSETS AND LOCAL IDENTITY AND TO PROVIDE A FRAMEWORK FOR SUSTAINABLE NEW DEVELOPMENT.

GI WILL BE AN INTEGRAL PART OF PLANNING FOR THE URBAN EXTENSIONS AT MONKERTON/HILL BARTON, NEWCOURT AND ALPHINGTON. NEW MULTIFUNCTIONAL AREAS OF GREEN SPACE AND GREEN CORRIDORS WILL BE CREATED TO MEET THE NEEDS OF THESE NEW COMMUNITIES. A SUSTAINABLE MOVEMENT NETWORK WILL LINK THE URBAN AREA TO THE URBAN EXTENSIONS AND BEYOND TO THE OPEN COUNTRYSIDE. TO THE EAST OF THE CITY GREEN CORRIDORS, THAT INCORPORATE MULTI-USE TRAILS (FOR CYCLING, WALKING AND HORSE RIDING) AND PROVIDE HIGH QUALITY BIODIVERSITY HABITAT, WILL LINK EXETER TO THE PROPOSED CLYST VALLEY PARK AND ON TO CRANBROOK.

THE CHARACTER AND LOCAL DISTINCTIVENESS OF THE AREAS IDENTIFIED BELOW WILL BE PROTECTED AND PROPOSALS FOR LANDSCAPE, RECREATION, BIODIVERSITY AND EDUCATIONAL ENHANCEMENT BROUGHT FORWARD, IN ACCORDANCE WITH GUIDANCE IN THE GREEN INFRASTRUCTURE STRATEGY, THROUGH THE DEVELOPMENT MANAGEMENT DPD:

- THE HILLS TO THE NORTH AND NORTH WEST;
- KNOWLE HILL TO THE SOUTH WEST;
- THE STRATEGIC GAP BETWEEN TOPSHAM AND EXETER; AND
- THE VALLEY PARKS: RIVERSIDE, DURYARD, MINCINGLAKE, LUDWELL, ALPHINGTON TO WHITESTONE CROSS, SAVOY HILL AND HOOPERN.

THE EXE ESTUARY EUROPEAN SITE WILL BE PROTECTED. DEVELOPMENT THAT IS LIKELY TO HAVE A SIGNIFICANT EFFECT ON THE INTEGRITY OF THE EXE ESTUARY, EAST DEVON PEBBLEBED HEATHS/EAST DEVON HEATHS OR DAWLISH WARREN EUROPEAN SITES WILL BE SUBJECT TO THE HABITATS REGULATIONS 2010 AND THE REQUIREMENT THEREIN TO UNDERTAKE A HABITAT REGULATIONS ASSESSMENT. CONTRIBUTIONS WILL BE SOUGHT FROM NEW DEVELOPMENT TOWARDS MANAGEMENT AND OTHER MEASURES AT THE EXE ESTUARY, DAWLISH WARREN AND PEBBLEBED HEATHS AND AT OTHER EUROPEAN SITES AS MAY BE JUSTIFIED BY THE EMERGING EVIDENCE BASE.

THE BIODIVERSITY VALUE OF STOKE WOODS AND BONHAY ROAD CUTTING SSSI, AND ALL OTHER SITES OF NATIONAL, REGIONAL AND LOCAL CONSERVATION IMPORTANCE WILL BE PROTECTED, AND UNAVOIDABLE IMPACTS MITIGATED AND COMPENSATED FOR, IN ACCORDANCE WITH THEIR RELATIVE STATUS.

BIODIVERSITY ENHANCEMENT AREAS, FOR THE RESTORATION OR CREATION OF NEW PRIORITY HABITATS, WILL BE IDENTIFIED WITHIN THE STRATEGIC NATURE AREAS TO THE NORTH OF THE CITY AND IN OTHER AREAS OF BIODIVERSITY AND GEOLOGICAL INTEREST. PROPOSALS FOR THESE AREAS WILL BE BROUGHT FORWARD THROUGH THE DEVELOPMENT MANAGEMENT DPD.

OPPORTUNITIES TO PROVIDE GREEN CORRIDORS, OPEN SPACE AND ALLOTMENTS, TO ENHANCE CYCLING AND WALKING OPPORTUNITIES, TO LINK EXISTING HABITATS, TO INCORPORATE ENVIRONMENTAL ASSETS AND TO INTEGRATE BIODIVERSITY, PROPOSED BY THE EXETER GREEN INFRASTRUCTURE STRATEGY, WILL BE SECURED THROUGH PARTNERSHIP WORKING, DIRECT IMPLEMENTATION AND THE APPLICATION OF POLICY CP18 (SEE SECTION 11).

CP16: Green Infrastructure		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	•	No significant impact on the objective.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	++ Major impact High likelihood City wide	This policy seeks to provide a sustainable movement network together with recreation and leisure facilities.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	+ Minor impact Medium likelihood City wide Long term	Green Infrastructure aims to provide a green learning environment.
4. To improve the population's health.	++ Major impact High likelihood City wide Long term	Improvements in biodiversity and habitat will have beneficial impacts upon the population's health where such improvements include areas for casual recreation (i.e. walking, cycling and horse riding). In addition creating green space and/or buffers to roads/cars is likely to improve localised air quality levels and improve health problems related to poor air quality.
5. To reduce crime and fear of crime.	•	No significant impact on the objective.
6. To reduce noise levels.	+ Moderate impact Medium likelihood Site specific	Green Infrastructure may also act as a buffer to noise. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	++ Major impact High likelihood Long term	The policy aims to provide spaces for social and leisure use.
8. To maintain and enhance built and historic assets.	+ Minor impact Medium likelihood	The policy may help to maintain historic parks and gardens.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	++ Major impact High likelihood City wide	The policy aims to protect and enhance biodiversity habitats and areas of landscape importance.
10. To maintain the local amenity, quality and character of the local environment.	++ Major impact High likelihood Site specific	The policy aims to protect and enhance biodiversity habitats and areas of landscape importance.

CP16: Green Infrastructure		
SA Objective	Predicted effects	Nature of Effects (s)
11. To conserve and enhance the biodiversity of the City.	++ Major impact High likelihood Site specific	The policy aims to provide spaces for social and leisure provision and protect and enhance areas for biodiversity. The policy ensures a careful balance is struck to ensure numbers of visitors and managed areas of biodiversity value are protected. This policy is positive in that it supports the conservation and management of sites.
12. To reduce the level in growth of car usage.	+\n\nModerate impact Medium likelihood	The policy may increase the levels of walking and cycling and provide an alternative to using a car, especially given the car-free and attractive nature of the green corridors proposed.
13. To maintain a high quality environment in terms of air, soil and water quality.	++\n\nMajor impact High likelihood City wide	Protecting and creating habitats and areas of landscape importance will also result in the protection of air, soil and water quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	++\n\nMajor impact High likelihood City wide	Creating new habitats and enhancing existing habitats will contribute to the absorption of greenhouse gases.
15. To ensure that there is no increase in the risk of flooding.	++\n\nMajor impact High likelihood City wide	Providing Green Infrastructure is likely to absorb water and consequently slow down run off to watercourses.
16. To ensure energy consumption is as efficient as possible.	+\n\nModerate impact Medium likelihood	Shading and evaporative cooling from trees can reduce energy use.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	+\n\nModerate impact Medium likelihood	Areas of open space make an important contribution to the vitality and viability of the City Centre as it makes the City attractive to visitors and/or businesses.
19. To maintain and enhance the vitality and viability of the City Centre.	+\n\nModerate impact Medium likelihood	Areas of open space make an important contribution to the vitality and viability of the City Centre as it makes the City attractive to visitors and/or businesses.
20. To encourage and accommodate both indigenous and inward investment.	+\n\nModerate impact Medium likelihood	Businesses are more likely to locate in an attractive 'green' City.

CP16: Green Infrastructure		
SA Objective	Predicted effects	Nature of Effects (s)
Summary		
<p>The policy is likely to have a major positive impact on social and environmental objectives, including access to services, health, cultural, social and leisure provision, landscape character, local environment, biodiversity, air, soil and water quality, a reduction in greenhouse gas emissions and flood risk. Moderate positive impacts are likely with regards to noise, historic assets, a reduction in the growth of car use and ensuring energy consumption is as efficient as possible. In addition, the policy may help to enhance the City's economy.</p>		

Submission Core Strategy Policy CP17: Design and Local Distinctiveness

ALL PROPOSALS FOR DEVELOPMENT WILL EXHIBIT A HIGH STANDARD OF SUSTAINABLE DESIGN THAT IS RESILIENT TO CLIMATE CHANGE AND COMPLEMENTS OR ENHANCES EXETER'S CHARACTER, LOCAL IDENTITY AND CULTURAL DIVERSITY.

DEVELOPMENT AT MONKERTON AND HILL BARTON WILL:

- EMPLOY HIGH QUALITY DESIGN TO CREATE A DISTINCTIVE SENSE OF PLACE THAT RELATES WELL TO EXISTING COMMUNITIES;
- REINFORCE THE EAST WEST RIDGELINE AND PROVIDE A STRATEGIC GREENWAY THAT LINKS TO DEVELOPMENTS TO THE EAST OF THE CITY, INCLUDING CRANBROOK;
- INTEGRATE GREEN LANES, HEDGEROWS AND TREES AND PROVIDE OPEN SPACE, PLAYING FIELDS AND ALLOTMENTS;
- BE ORIENTATED ON THE SUSTAINABLE MOVEMENT NETWORK AND DESIGNED SO AS TO REDUCE THE DOMINANCE OF VEHICLES WITHIN THE PUBLIC REALM;
- CREATE A SAFE AND SECURE ENVIRONMENT THAT ENCOURAGES SOCIAL INTERACTION AND INCLUSION AND PROMOTES HEALTHY LIVING AND A SENSE OF WELL-BEING;
- RETAIN AND ENHANCE BIODIVERSITY OF THE SITE AND ADJACENT AREAS;
- APPLY INNOVATIVE DESIGN TO OVERCOME CONSTRAINTS, SUCH AS NOISE, POLLUTION AND TOPOGRAPHY;
- AIM TO INSTALL LOW AND ZERO CARBON ENERGY PROVISION (FOR EXAMPLE COMBINED HEAT AND POWER (CHP)).

DEVELOPMENT AT NEWCOURT WILL:

- INTEGRATE FEATURES OF CULTURAL, ARCHITECTURAL AND LANDSCAPE VALUE THAT REINFORCE LOCAL IDENTITY;
- CREATE A SAFE AND SECURE ENVIRONMENT THAT ENCOURAGES SOCIAL INTERACTION AND INCLUSION AND PROMOTES HEALTHY LIVING AND A SENSE OF WELL-BEING;
- RESPECT THE HISTORIC SETTING OF NEWCOURT HOUSE;
- RETAIN THE DISTINCTIVENESS OF TOPSHAM FROM EXETER;
- RETAIN AND INTEGRATE HEDGEROWS AND MATURE TREES AND PROVIDE OPEN SPACE, PLAYING FIELDS AND ALLOTMENTS;
- BE SET AROUND A HIGH QUALITY SUSTAINABLE MOVEMENT NETWORK TO ENCOURAGE PEDESTRIAN AND CYCLE TRIPS AND TO PROVIDE EASY ACCESS TO THE EXE VALLEY STRATEGIC GREENWAY AND TO LUDWELL VALLEY PARK;
- RETAIN AND ENHANCE THE BIODIVERSITY OF THE SITE AND ADJACENT AREAS;
- AIM TO INSTALL LOW AND ZERO CARBON ENERGY PROVISION (FOR EXAMPLE COMBINED HEAT AND POWER (CHP)).

DEVELOPMENT TO THE SOUTH OF ALPHINGTON WILL:

- SEEK TO INTEGRATE EXISTING AND PROPOSED COMMUNITIES AND ENCOURAGE SOCIAL INTERACTION WHILST ENSURING THE URBAN EXTENSION HAS ITS OWN RECOGNISABLE SENSE OF PLACE;
- APPLY INNOVATIVE DESIGN TO RESPOND TO THE CHALLENGES PRESENTED BY THE STEEP TOPOGRAPHY OF THE AREA;
- CREATE A NETWORK OF SAFE AND CONVENIENT GREEN ROUTES THAT BRIDGE THE BARRIERS PRESENTED BY TRANSPORT INFRASTRUCTURE AND PROMOTE HEALTHY LIVING AND A SENSE OF WELL-BEING;

- PROVIDE OPEN SPACE, PLAYING FIELDS AND ALLOTMENTS TO MEET THE NEEDS OF RESIDENTS;
- RETAIN AND ENHANCE THE BIODIVERSITY OF THE SITE AND ADJACENT AREAS;
- PROTECT ANCIENT MONUMENTS AND THEIR SETTING;
- SET THE BUILT FORM WITHIN HIGH QUALITY AND DIVERSE GREEN SPACES;
- ENSURE THAT EXEMPLARY DESIGN IS EMPLOYED IN CREATING ATTRACTIVE AND WORKABLE ENVIRONMENTS WHERE PEOPLE WANT TO LIVE;
- AIM TO INSTALL LOW AND ZERO CARBON ENERGY PROVISION (FOR EXAMPLE COMBINED HEAT AND POWER (CHP))., SUCH SOURCES MAY INCLUDE THE MARSH BARTON ENERGY FROM WASTE (EFW) FACILITY).

DEVELOPMENT IN THE CITY CENTRE AND GRECIAN REGENERATION AREA WILL:

- ENHANCE THE CITY'S UNIQUE HISTORIC TOWNSCAPE QUALITY;
- PROTECT THE INTEGRITY OF THE CITY WALL AND CONTRIBUTE POSITIVELY TO THE HISTORIC CHARACTER OF THE CENTRAL AND SOUTHERNHAY AND FRIARS CONSERVATION AREAS;
- CREATE PLACES THAT ENCOURAGE SOCIAL INTERACTION; UTILISING PUBLIC ART AS AN INTRINSIC COMPONENT OF A HIGH QUALITY PUBLIC REALM;
- ENHANCE AND EXPAND THE CITY'S RETAIL FUNCTION TO IMPROVE EXETER'S DRAW AS A REGIONAL SHOPPING CENTRE;
- INCLUDE RESIDENTIAL DEVELOPMENT IN A MIX OF USES THAT ENCOURAGE VITALITY AND ESTABLISH A SAFE AND SECURE ENVIRONMENT;
- CREATE A CITY CENTRE THAT IS VITAL AND VIABLE AND PRESENTS A POSITIVE EXPERIENCE TO THE VISITOR;
- ENHANCE THE BIODIVERSITY OF THE CITY CENTRE AND IMPROVE THE LINKS TO THE GREEN INFRASTRUCTURE NETWORK;
- CONTRIBUTE TO THE ESTABLISHMENT OF A DECENTRALISED ENERGY NETWORK.

DEVELOPMENT IN THE QUAY AND CANAL BASIN AREA WILL:

- RESPECT THE HISTORIC CHARACTER OF THE AREA AND INCORPORATE USES THAT REALISE THE POTENTIAL OF EXISTING HIGH QUALITY HISTORIC BUILDINGS;
- PROVIDE A HIGH QUALITY PUBLIC REALM THAT ADDS TO THE INTEREST AND DRAW OF THE AREA;
- ESTABLISH AN ATTRACTIVE ENVIRONMENT THAT ENCOURAGES SOCIAL INTERACTION AND RELAXATION WITHIN THE PIAZZA TERRACINA AND ALONG THE RIVERSIDE WALK;
- INCLUDE ATTRACTIONS THAT TELL EXETER'S HISTORIC STORY AS AN IMPORTANT INDUSTRIAL CENTRE AND PORT;
- CREATE VIBRANCY THAT ENCOURAGES VISITORS AND TOURISTS TO LINGER LONGER WITHIN EXETER;
- PROVIDE A PERMEABLE BUILT FORM WITH GOOD CONNECTIONS TO AN ENHANCED EXE RIVERSIDE VALLEY PARK;
- RETAIN AND ENHANCE THE BIODIVERSITY OF THE CANAL BASIN AND ADJACENT AREAS.

(CONTINUED...)

DEVELOPMENT IN THE WATER LANE REGENERATION AREA WILL:

- TAKE A COMPREHENSIVE APPROACH TO THE DELIVERY OF DEVELOPMENT WHICH ENSURES THAT NEW HOUSING IS COMPATIBLE WITH OTHER EXISTING LAND USES IN THE AREA, PARTICULARLY INDUSTRY;
- PROVIDE A MIX OF USES THAT ENCOURAGE VITALITY AND CREATE A SAFE AND SECURE ENVIRONMENT;
- INCLUDE INNOVATIVE MODERN DESIGN THAT RESPECTS THE FORM AND MASSING OF EXISTING DEVELOPMENT, TO ENHANCE THE CHARACTER OF THE AREA;
- ADDRESS THE ISSUE OF FLOOD RISK THROUGH DESIGN AND LAYOUT
- AIM TO CONNECT TO A HEAT SUPPLY FROM THE MARSH BARTON ENERGY FROM WASTE (EfW) FACILITY.

CP17: Design and Local Distinctiveness

SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	•	No significant impact on the objective.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	+ Moderate impact Medium likelihood City wide	This policy encourages the creation of a movement network and permeability. The policy also seeks to provide recreational and leisure facilities.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	•	No significant impact on the objective.
4. To improve the population's health.	+ Moderate impact Medium likelihood City wide	The policy requires the provision of environments that promote healthy living and sustainable movement networks.
5. To reduce crime and fear of crime.	+ Moderate impact Medium likelihood City wide	The policy includes several references to establishing a safe and secure environment.
6. To reduce noise levels.	+ Moderate impact Medium likelihood City wide	The policy promotes innovative design to overcome constraints, such as noise, particularly in the Monkerton and Hill Barton area. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	+ Moderate impact Medium likelihood City wide	The policy seeks to provide recreational and leisure facilities. There is also reference to features and buildings of architectural value.

CP17: Design and Local Distinctiveness		
SA Objective	Predicted effects	Nature of Effects (s)
8. To maintain and enhance built and historic assets.	++ Major impact High likelihood City wide	The policy recognises the importance of Exeter's heritage.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	++ Major impact High likelihood City wide	The policy recognises the importance of Exeter's heritage, landscape character and biodiversity.
10. To maintain the local amenity, quality and character of the local environment.	++ Major impact High likelihood City wide	The policy seeks development that complements or enhances Exeter's character.
11. To conserve and enhance the biodiversity of the City.	++ Major impact Medium likelihood City wide	The policy seeks the retention and enhancement of biodiversity.
12. To reduce the level in growth of car usage.	+ Moderate impact Medium likelihood City wide	The policy encourages the provision of a sustainable movement network which may reduce the dominance of the car.
13. To maintain a high quality environment in terms of air, soil and water quality.	+ Minor impact Low likelihood City wide	The policy promotes the provision of Green Infrastructure at Monkerton/Hill Barton, Newcourt and to the south west of Exeter, which may act as a buffer to pollution.
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Moderate impact Medium likelihood City wide	The provision of Green Infrastructure at Monkerton/Hill Barton, Newcourt and to the south west of Exeter will help absorb localised emissions and may encourage people to shift to public transport, walking and/or cycling. The provision of low carbon energy is also positive.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Medium likelihood City wide	Providing Green Infrastructure is likely to absorb water and consequently slow down run off to watercourses.
16. To ensure energy consumption is as efficient as possible.	+ Moderate impact Medium likelihood Strategic areas	The promotion of sustainable design and low carbon energy in new development at Monkerton and Hill Barton, Newcourt and to the south west of Exeter is positive. Policies CP13, 14 and 15 promote energy efficiency measures in new development.

CP17: Design and Local Distinctiveness		
SA Objective	Predicted effects	Nature of Effects (s)
17. To promote wise use of waste resources whilst reducing waste production and disposal.	•	No significant impact on the objective. The use of renewable or recycled building materials is promoted in Policy CP14 on sustainable construction.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	•	No significant impact on the objective.
19. To maintain and enhance the vitality and viability of the City Centre.	++ Major impact High likelihood Area specific	The policy responds directly to the objective, emphasising the importance of the historic environment and creating a mix of uses which will help to maintain the vitality and viability of the City Centre.
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Medium likelihood City wide	The policy will create an attractive environment, which is likely to maintain and attract investment.

Summary

The policy will have a major beneficial impact on maintaining and enhancing built and historic assets, promoting the conservation and wise use of land and protecting and enhancing the landscape character of the City, maintaining the local amenity, quality and character of the City, biodiversity conservation and enhancement, and maintaining and enhancing the vitality and viability of the City Centre. It is also likely to have a moderate impact on access to services, encouraging improvements in health, reducing crime and fear of crime, reducing noise levels, the provision of social, cultural and leisure facilities, reducing the growth in car use, maintaining air, soil and water quality, contributing towards a reduction in local emissions of greenhouse gases, ensuring that there is no increase in the risk of flooding, ensuring energy consumption as efficient as possible and encouraging indigenous and inward investment. Many of the sustainability objectives are also met by the application of design principles and Building for Life criteria at an application stage.

Submission Core Strategy Policy CP18: Infrastructure (New Policy)

NEW DEVELOPMENT MUST BE SUPPORTED BY APPROPRIATE INFRASTRUCTURE PROVIDED IN A TIMELY MANNER. THE CITY COUNCIL WILL CONTINUE TO WORK IN PARTNERSHIP WITH INFRASTRUCTURE PROVIDERS AND OTHER DELIVERY AGENCIES TO KEEP AN UP TO DATE INFRASTRUCTURE DELIVERY PLAN THAT WILL ENABLE PROPOSALS, IN ACCORDANCE WITH THE SPATIAL STRATEGY, TO BE BROUGHT FORWARD.

DEVELOPER CONTRIBUTIONS WILL BE SOUGHT TO ENSURE THAT THE NECESSARY PHYSICAL, SOCIAL, ECONOMIC AND GREEN INFRASTRUCTURE IS IN PLACE TO DELIVER DEVELOPMENT. CONTRIBUTIONS WILL BE USED TO MITIGATE THE ADVERSE IMPACTS OF DEVELOPMENT (INCLUDING ANY CUMULATIVE IMPACT). WHERE APPROPRIATE, POOLED CONTRIBUTIONS WILL BE USED TO FACILITATE THE INFRASTRUCTURE NEEDED TO SUPPORT SUSTAINABLE DEVELOPMENT.

CP18: Infrastructure		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major impact High likelihood City wide	The policy ensures that infrastructure will be provided to enable the delivery of homes.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	++ Major impact High likelihood City wide	The policy ensures that the population has timely access to the services they require.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	++ Major impact High likelihood City wide	The policy ensures that education and skills infrastructure is provided to meet needs in a timely manner.
4. To improve the population's health.	++ Major impact High likelihood City wide	The policy ensures that health infrastructure is provided to meet needs in a timely manner.
5. To reduce crime and fear of crime.	++ Major impact High likelihood City wide	The policy ensures that infrastructure required by the Police is provided to meet needs in a timely manner.
6. To reduce noise levels.	+ Moderate impact Medium likelihood City wide	By planning infrastructure at an early stage the potential for noise disturbance can be minimised.

CP18: Infrastructure		
SA Objective	Predicted effects	Nature of Effects (s)
7. To maintain and improve cultural, social and leisure provision.	++ Major impact High likelihood City wide	The policy ensures that cultural, social and leisure infrastructure is provided to meet needs in a timely manner.
8. To maintain and enhance built and historic assets.	+ Moderate impact Medium likelihood City wide	By planning infrastructure at an early stage the potential for harm to existing assets can be minimised.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+\nModerate impact High likelihood City wide	The policy ensures that green infrastructure is provided to meet needs in a timely manner. By planning infrastructure at an early stage the potential for harm to the landscape character can be minimised.
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact High likelihood City wide	The policy ensures that green infrastructure is provided to meet needs in a timely manner.
11. To conserve and enhance the biodiversity of the City.	++\nMajor impact High likelihood City wide	The policy ensures that green infrastructure is provided to meet needs in a timely manner.
12. To reduce the level in growth of car usage.	++\nMajor impact High likelihood City wide	The policy ensures that public transport infrastructure is provided to meet needs in a timely manner. This provision should reduce the level of growth in car use.
13. To maintain a high quality environment in terms of air, soil and water quality.	++\nMajor impact High likelihood City wide	The policy ensures that green infrastructure and infrastructure to prevent flooding is provided and this will help to maintain the quality of the environment.
14. To contribute towards a reduction in local emissions of greenhouse gases.	++\nMajor impact High likelihood City wide	Whilst additional development is likely to increase local greenhouse gases, the policy ensures that low or zero carbon infrastructure and public transport infrastructure is provided to meet needs in a timely manner. This provision should reduce the growth in greenhouse gases.
15. To ensure that there is no increase in the risk of flooding.	++\nMajor impact High likelihood City wide	The policy ensures that green infrastructure and infrastructure to prevent flooding is provided and this will help to maintain the quality of the environment.
16. To ensure energy consumption is as efficient as possible.	++\nMajor impact High likelihood City wide	The policy ensures that low or zero carbon infrastructure and public transport infrastructure is provided to meet needs in a timely manner.

CP18: Infrastructure		
SA Objective	Predicted effects	Nature of Effects (s)
17. To promote wise use of waste resources whilst reducing waste production and disposal.	++ Major impact High likelihood City wide	The policy ensures that low or zero carbon infrastructure and waste infrastructure are provided to meet needs in a timely manner.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	+\nModerate impact Medium likelihood City wide	The policy ensures that public transport infrastructure is provided to meet needs in a timely manner. This should improve access to employment opportunities. The provision of infrastructure in a timely manner is necessary to attract investment.
19. To maintain and enhance the vitality and viability of the City Centre.	++\nMajor impact High likelihood Area specific	The provision of transport infrastructure in a timely manner should contribute to a vital and viable City Centre.
20. To encourage and accommodate both indigenous and inward investment.	++\nMajor impact High likelihood City wide	The provision of infrastructure in a timely manner is necessary to attract investment.
Summary		
The policy is likely to have a major positive impact on most sustainability objectives.		

Submission Core Strategy Policy CP19: Strategic Allocations (New Policy)

THE FOLLOWING AREAS ARE PROPOSED AS STRATEGIC ALLOCATIONS:

THE NEWCOURT AREA (IDENTIFIED ON PLAN 1) IS PROPOSED FOR AROUND 3500 DWELLINGS (INCLUDING 1176 WITH PLANNING PERMISSION), AROUND 16 HECTARES OF EMPLOYMENT LAND AND ALL ASSOCIATED INFRASTRUCTURE INCLUDING:

- LOCAL CENTRE TO PROVIDE SHOPS AND COMMUNITY FACILITIES INCLUDING A HEALTH CENTRE;
- TWO NEW PRIMARY SCHOOLS;
- GYPSY AND TRAVELLER SITE PROVISION IF NECESSARY;
- GREEN INFRASTRUCTURE FRAMEWORK;
- LOW AND ZERO CARBON INFRASTRUCTURE;
- NEW PEDESTRIAN AND CYCLE CROSSINGS OF THE A379 AND THE RAILWAY LINE;
- TRANSPORT HUB TO INCLUDE RAIL HALT AND BUS INTERCHANGE;
- NEW LINK ROAD THROUGH THE DEVELOPMENT WITH ACCESS ONTO THE A379;
- IMPROVEMENTS TO THE STRATEGIC ROAD NETWORK PARTICULARLY AT COUNTESS WEAR ROUNDABOUT; AND,
- CONTRIBUTIONS TOWARDS OTHER EDUCATIONAL, SOCIAL AND COMMUNITY FACILITIES.

THE MONKERTON/HILL BARTON AREA (IDENTIFIED ON PLAN 2) IS PROPOSED FOR AROUND 2500 DWELLINGS, AROUND 5 HECTARES OF EMPLOYMENT LAND AND ALL ASSOCIATED INFRASTRUCTURE INCLUDING:

- LOCAL CENTRE TO PROVIDE SHOPS, DOCTORS SURGERY AND COMMUNITY FACILITIES
- A PRIMARY SCHOOL;
- GREEN INFRASTRUCTURE FRAMEWORK;
- LOW AND ZERO CARBON INFRASTRUCTURE;
- GYPSY AND TRAVELLER SITE PROVISION IF NECESSARY;
- NEW PEDESTRIAN AND CYCLE BRIDGE OVER THE MOTORWAY;
- NEW LINK ROAD FROM CUMBERLAND WAY TO THE MOTORWAY TO PROVIDE VEHICULAR ACCESS;
- SAFEGUARDING THE NEW RAIL HALT ON THE EXETER TO EXMOUTH LINE;
- A NEW TRAINING AND EDUCATIONAL FACILITY BY EXETER COLLEGE; AND,
- CONTRIBUTIONS TOWARDS OTHER EDUCATIONAL, SOCIAL AND COMMUNITY FACILITIES.

THE AREA SOUTH OF ALPHINGTON (IDENTIFIED ON PLAN 3) IS PROPOSED FOR AROUND 500 DWELLINGS AND ALL ASSOCIATED INFRASTRUCTURE INCLUDING:

- GREEN INFRASTRUCTURE FRAMEWORK
- LOW AND ZERO CARBON INFRASTRUCTURE;
- ENHANCEMENTS TO TRANSPORT INFRASTRUCTURE IN PARTICULAR THE STRATEGIC ROAD NETWORK; AND,
- CONTRIBUTIONS TOWARDS OTHER EDUCATIONAL, SOCIAL AND COMMUNITY FACILITIES.

CP19: Strategic Allocations		
SA Objective	Predicted effects	Nature of Effects (s)
1. To ensure everybody has the opportunity of a decent home.	++ Major impact High likelihood Area specific	This policy identifies sites that have significant potential to meet housing need.
2. To ensure that all groups of the population have access to the services that they require, in terms of the number of facilities and being able to reach them.	+ Moderate impact Medium likelihood City wide	The policy ensures that development includes provision of all associated infrastructure.
3. To provide for education, skills and lifelong learning to: (a) meet the needs of the local population, and (b) meet local employment needs.	+ Moderate impact Medium likelihood City wide	The policy ensures that development includes provision of all associated infrastructure.
4. To improve the population's health.	+ Moderate impact Medium likelihood City wide	The policy ensures that development includes provision of all associated infrastructure.
5. To reduce crime and fear of crime.	+ Minor impact Medium likelihood City wide	The provision of strategic allocations with a mix of employment, housing and all associated infrastructure with good accessibility to jobs and public transport improves residents' quality of life and helps to encourage safe communities.
6. To reduce noise levels.	0 Negative impacts mitigated by another policy	The significant quantity of new development required by the policy is likely to increase noise levels. However, Policy CP11 aims to ensure that development minimises and mitigates against any increase in noise. Policies on noise will be set out in the Development Management DPD.
7. To maintain and improve cultural, social and leisure provision.	+ Moderate impact Medium likelihood City wide	The policy ensures that development includes provision of social and community infrastructure
8. To maintain and enhance built and historic assets.	0 Negative impacts mitigated by another policy	There is potential for the significance of new development to harm historic assets. However Policy CP17 requires appropriately located development and high standards of design to ensure that the quality of the built and historic environment is protected.

CP19: Strategic Allocations		
SA Objective	Predicted effects	Nature of Effects (s)
9. To promote the conservation and wise use of land and protect and enhance the landscape character of the City.	+ Moderate impact Medium likelihood City wide	The policy ensures that whilst the additional development involves the loss of green fields Green Infrastructure is provided. Policy CP17 outlines the approach to development in the strategic areas, which includes integrating new development with the character of the existing landscape and reinforcing landscape features. This is supported Policies CP16 (Green Infrastructure) and CP18 (Infrastructure).
10. To maintain the local amenity, quality and character of the local environment.	+ Moderate impact Medium likelihood City wide	The policy ensures that whilst the additional development involves the loss of green fields, Green Infrastructure is provided. Policy CP17 outlines the approach to development in the strategic areas, which includes integrating new development with the character of the existing landscape and reinforcing landscape features. This is supported by Policies CP16 (Green Infrastructure) and CP18 (Infrastructure).
11. To conserve and enhance the biodiversity of the City.	+ Moderate impact Medium likelihood City wide	Whilst additional development has the potential to harm biodiversity, the policy ensures that urban extensions include green infrastructure that will improve biodiversity.
12. To reduce the level in growth of car usage.	+ Moderate impact Medium likelihood City wide	A comprehensively planned urban extension including green infrastructure has the potential to reduce the level of growth in car usage.
13. To maintain a high quality environment in terms of air, soil and water quality.	+ Moderate impact Medium likelihood City wide	A comprehensively planned urban extension including green infrastructure and flood relief infrastructure has the potential to improve environmental quality.
14. To contribute towards a reduction in local emissions of greenhouse gases.	+ Moderate impact Medium likelihood City wide	A comprehensively planned urban extension has the potential to provide good public transport infrastructure, green infrastructure and low / zero carbon infrastructure that can help reduce growth in emissions.
15. To ensure that there is no increase in the risk of flooding.	+ Moderate impact Medium likelihood City wide	The strategic allocations have been identified on areas predominantly of low flood risk. CP12 will require SUD's in accordance with the sequential test.
16. To ensure energy consumption is as efficient as possible.	+ Moderate impact Medium likelihood City wide	A comprehensively planned urban extension has the potential to provide good public transport infrastructure, green infrastructure and zero carbon infrastructure that should ensure energy consumption is as efficient as possible.

CP19: Strategic Allocations		
SA Objective	Predicted effects	Nature of Effects (s)
17. To promote wise use of waste resources whilst reducing waste production and disposal.	+ Moderate impact Medium likelihood City wide	A comprehensively planned urban extension has the potential to provide good waste infrastructure and provide homes that meet the Code for Sustainable Homes that will help reduce waste production.
18. To maintain sustainable growth of employment for the City, to match levels of jobs with the economically active workforce.	++ Major impact High likelihood City wide	The strategic allocations will provide a balance of employment and housing.
19. To maintain and enhance the vitality and viability of the City Centre.	+ Moderate impact Medium likelihood City wide	Whilst development on the edge of Exeter could detract investment from the City Centre, a comprehensively planned urban extension has the potential to provide good public transport to the City Centre which remains the focus for major retail developments
20. To encourage and accommodate both indigenous and inward investment.	+ Moderate impact Medium likelihood City wide	The policy ensures that the strategic allocations provide a range of employment sites that are relatively close to the strategic highway network and therefore are attractive to investors.
Summary		
Whilst additional development has the potential to negatively impact on sustainability objectives, the policy ensures that infrastructure is put in place to minimise this potential. The inclusion of strategic allocations, to be delivered as sustainable urban extensions, will have a positive impact on social, economic and environmental sustainability objects.		

The SEA Directive

When preparing revisions or new or revised DPDs and SPDs, Local Planning Authorities must also conduct an environmental assessment in accordance with the requirements of European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (the Strategic Environmental Assessment or ‘SEA Directive’) transposed by the Environmental Assessment of Plans and Programmes regulations 2004 (the ‘SEA Regulations’). The Government guidance⁴ for carrying out Sustainability Appraisal (SA) incorporates the requirements of the SEA Directive and advises that those undertaking SA must satisfy themselves in each case, that the requirements of the Directive have been met. The following is a checklist and records where in the SA Report the Directive has been met.

SEA Directive Requirement	Where Satisfied
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.	Throughout this Sustainability Appraisal Report
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Plans, Programmes and Sustainability Objectives (Appendix 1)
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Baseline Information (Appendix 2)
The environmental characteristics of areas likely to be significantly affected.	Baseline Information (Appendix 2), Map 1: Environmental Constraints
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Plans, Programmes and Sustainability Objectives (Appendix 1), Baseline Information (Appendix 2), Map 1: Environmental Constraints
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Plans, Programmes and Sustainability Objectives (Appendix 1), Baseline Information (Appendix 2), Sustainability Objectives and Indicators (Appendix 3)

⁴ Office of the Deputy prime Minister (ODPM), 2005: *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Guidance for Regional Planning Bodies and Local Planning Authorities*

SEA Directive Requirement	Where Satisfied
The likely significant effects on the environment, including short, medium and long-term, permanent and temporary, positive and negative effects secondary, cumulative, synergistic, on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 10 Option Appraisal (Appendix 8), Submission Annex (Appendices 10 and 11)
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Option Appraisal (Appendix 8)
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 10 (Appendix 8)
A description of measures envisaged concerning monitoring in accordance with Article 10.	Section 11
A non-technical summary of the information provided under the above headings.	Non-Technical Summary (stand-alone document)
Consultation with: Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and the accompanying environmental report before the adoption of the plan.	Scoping Report - Summary of Representations and Response (Appendix 5)

