

Bishops Clyst Neighbourhood Development Plan

Sustainability Appraisal

(Updated report following consultation on Pre-Submission Consultation Draft)

for Bishops Clyst Parish Council

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1. Introduction

- 1.1. Sustainability Appraisal (SA) is a process to assess the environmental, social and economic effects of plans. The purpose is to ensure that plans contribute to delivering sustainable development.
- 1.2. SA is legally required for certain types of plans. However the Department of Communities and Local Government have advised that a separate SA of Neighbourhood Plans is not always required. The Bishops Clyst Neighbourhood Plan (BCNP) Steering Group has decided to undertake a SA as part of good practice. Clare Reid Consultancy was commissioned to do a SA of the BCNP. An SA assessment was undertaken of the draft Plan prior to consultation. This SA does not include a Strategic Environmental Assessment (SEA).

2. SEA/HRA Screening

- 2.1. East Devon District Council carried out a screening assessment on the need for Strategic Environmental Assessment of the draft Neighbourhood Plan. This concluded that SEA was not required. The BCNP does not allocate sites for housing development, and although it may result in development within the plan's lifespan, this will only be in the form of small scale development predominantly within the built-up area boundary and was not considered to be likely to lead to significant environmental effects. The BCNP was considered to be unlikely to adversely affect the natural environment and there is a considerable focus on the protection of the natural environment, including the rural character, biodiversity and wildlife. The policies in the BCNP on the whole promote sustainable development and were not expected to have significant or cumulative effects on the environment or on neighbouring areas.
- 2.2. A Habitats Regulations Assessment (HRA) was also carried out by East Devon District Council. The Exe Estuary and East Devon Pebblebed Heaths Special Areas of Conservation are located outside, but close to, the Parish. The HRA screening carried out by EDDC concluded that the Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010), alone or in combination with other plans and projects. It does not propose a level of development significantly over and above that in the adopted Local Plan and is in accordance with the Local Plan (which has itself been subject to HRA).

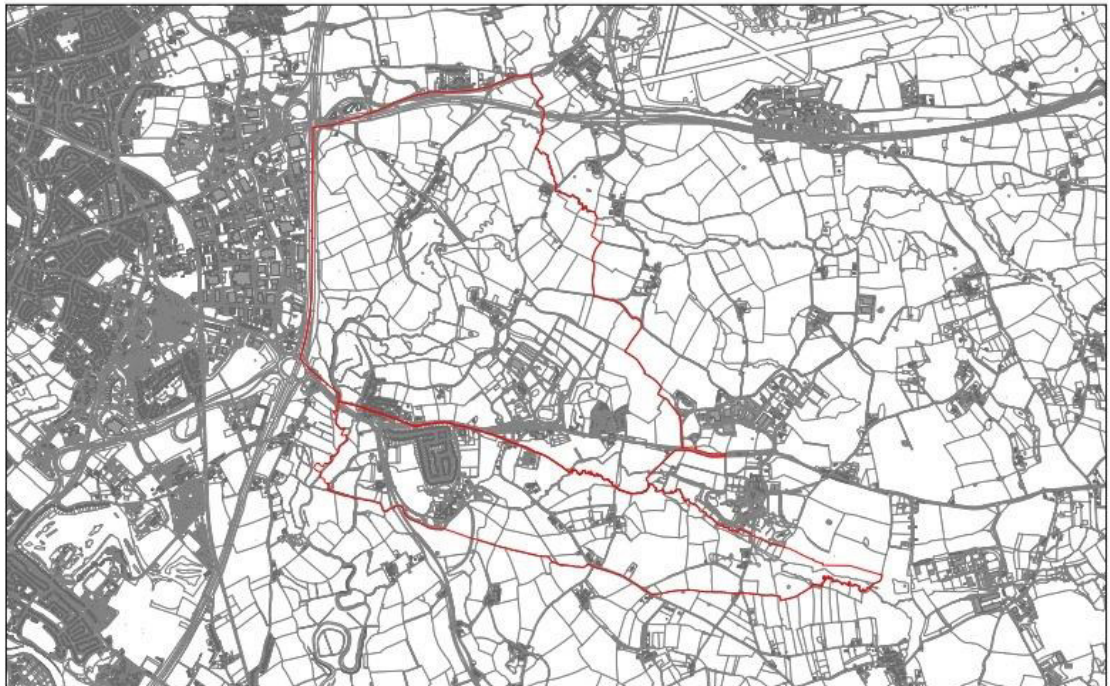
3. Bishops Clyst Neighbourhood Plan

- 3.1. The BCNP covers the period from 2014 to 2031 and covers the combined parishes of Clyst St Mary and Sowton. It sets out the community's Vision and priorities for how they would like to see the local area change over the plan

period and the local planning policies which will be taken into account in planning decisions.

- 3.2. The Neighbourhood Plan area is situated within East Devon District. The mainly rural neighbourhood area lies to the east of Exeter and the M5 Motorway, and south of the A30 trunk road. There are three main areas of population: Clyst St Mary village, Sowton village and the Cat & Fiddle Residential Park. To a large degree, all three have the characteristics of dormitory settlements, depending for employment on Exeter and surrounding business estates. The Sidmouth Road (A3052) runs from the village of Clyst St Mary through the southern part of the Parish and is the focus of slowly increasing development. The main settlements are surrounded by open countryside and the valley of the River Clyst. Several farms and small hamlets are scattered throughout the rest of the area in open countryside.

Map 1 Bishops Clyst Neighbourhood Plan Boundary area



(Source: Bishops Clyst Draft Neighbourhood Plan, Oct 2015)

- 3.3. In 2011, the census recorded that the Neighbourhood Plan area had a combined population of 1231 residents. Overall, the Parish is likely to see limited growth during the plan period.
- 3.4. The Plan was developed following extensive community consultation. The key methods used have included:
- Public exhibitions, meetings and events
 - A community questionnaire sent to all households
 - Focus groups and workshops

- Website
 - Discussion with local businesses
 - Direct contact with wider-than-local organisations and agencies (strategic stakeholders) which have an interest in planning and development issues in the Parish; and,
 - Consultation ‘windows’ during which comments have been invited on draft documents.
- 3.5. The BCNP includes policies relating to:
- (a) Natural Environment
 - (b) Built Environment
 - (c) Housing
 - (d) Community Facilities and Services
 - (e) Business and Jobs
 - (f) Traffic and Parking
 - (g) Cycleways and Footpaths
 - (h) Sports and Recreation.
- 3.6. The Neighbourhood Plan does not allocate sites for new housing development, although small scale development to meet local needs will be supported, this is likely to be modest ‘in-fill’ development focused in the Built Up Area around Clyst St Mary. Outside of the Built-up Area Boundary there is a presumption against new residential development unless it is very small-scale and is permitted to meet a specific need (e.g. an agricultural workers dwelling) or to achieve the retention of an historic building. The Neighbourhood Plan also supports business development within existing employment sites.
- 3.7. The BCNP is required to be in general conformity with the strategic policies of the East Devon Local Plan (EDLP) adopted in January 2016, as the primary development plan for the area. This has been subject to its own SEA/HRA. The BCNP also has to be in general conformity with the Minerals Local Plan and the Waste Local Plan of Devon County Council which have been subject to separate SAs (available on the Devon County Council website).

4. Methodology

- 4.1. The SA assesses the potential implications of the BCNP against a set of social, economic and environmental objectives (see Appendix 1). These are supplemented by more detailed SA criteria taken from the East Devon Local Plan Sustainability Appraisal. This allows a consistent approach to testing the Plans.
- 4.2. For each sustainability objective, the baseline situation is considered, i.e. what the current situation is. This is used to identify any existing issues that need to be considered. The baseline situation and identified issues are drawn

from a variety of documents, references are given at the end of Appendix 1. The SA then assesses how the BCNP responds to this issue looking at the BCNP as a whole. It lists the relevant BCNP aims and policies. An overall score is given to the BCNP relating to each SA objective (see Table 1 below for scoring system). The purpose of the SA is to highlight where the BCNP might have negative impacts on the sustainability objectives, so that recommendations can be given to avoid or mitigate these. The SA also identifies where the BCNP could be strengthened to improve its contribution to the delivery of sustainable development.

Table 1: SA scoring system

S++ (S= supports)	Strongly supports the SEA objective
S+	Supports the SEA objective
N	Is neutral in effect
C- (C=conflicts)	Potentially works against the SEA objective
C- -	Strongly works against the SEA objective
X	Effects uncertain

5. Sustainability Appraisal Summary

- 5.1. The initial SA assessment was undertaken on the draft BCNP in October 2015 (*2nd circulation draft BCNP dated 15 September 2015*). The results of this assessment are set out in Appendix 1 and summarised in Table 2.

Table 2 – Summary of SA scores for draft BCNP

SA Objectives & factors / criteria	SA score	Overall assessment
<p>E1 To protect and enhance landscape character, biodiversity (habitats and species) and geodiversity.</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>promote the conservation and wise use of land and protect and enhance the landscape character of East Devon?</i> - <i>maintain the local amenity, quality and character of the local environment?</i> - <i>conserve and enhance the biodiversity of East Devon</i> 	S+	The draft BCNP is considered to be positive in relation to this objective, due to the policies protecting the natural environment including the rural character, biodiversity and wildlife. The lack of a specific policy on landscape character stops the overall score from being strongly positive.
<p>E2 To conserve and enhance the historic environment and cultural heritage</p> <p><i>Will the plan / policy:</i></p>	S++	The draft BCNP is considered to be strongly positive for this objective due to the policies to protect the

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<ul style="list-style-type: none"> - <i>maintain and enhance built and historic assets?</i> 		historic character of villages, heritage assets and their settings.
<p>E3 To protect the quality and character of the built environment and settlements and material assets.</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>maintain and enhance the vitality and viability of the Towns of East Devon?</i> 	S++	The draft BCNP is considered to be strongly positive for this objective due to the preservation of local character and the preparation of a Village Design Statement to guide development.
<p>E4 To mitigate and adapt to climate change including flood risk.</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>promote and encourage non-car based modes of transport and reduce journey lengths?</i> - <i>contribute towards a reduction in local emissions of greenhouse gases?</i> - <i>ensure that there is no increase in the risk of flooding?</i> - <i>ensure energy consumption is as efficient as possible?</i> 	S+	The draft BCNP is considered to be positive in relation to this objective due to the focus on reducing flood risk and promoting sustainable drainage. The inclusion of policies supporting additional car parking, and the lack of any policies relating to renewable energy or energy efficiency mean that this score is not strongly positive.
<p>E5 To promote the sustainable use of natural resources including land, water, air and soil, and reduce waste.</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>maintain & enhance the environment in terms of air, soil & water quality.</i> - <i>promote wise use of waste resources whilst reducing waste production and disposal?</i> 	N	The draft BCNP is considered to be neutral in relation to this objective – although it does not include specific policies to promote the sustainable use of natural resources, there are not likely to be any significant adverse impacts either.
<p>E6 To sustain vibrant communities and safeguard human health & wellbeing.</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>ensure everybody has the opportunity to live in a decent home?</i> - <i>ensure all groups of the population have access to community services?</i> - <i>improve health?</i> - <i>reduce crime fear of crime?</i> - <i>maintain & improve cultural, social & leisure provision?</i> 	S++	The draft BCNP is considered to be positive in relation to this objective. The policies seek to ensure that housing development meets the identified needs in the Parish with a focus on affordable homes and smaller dwellings. The draft BCNP also includes a number of policies to safeguard and enhance community facilities.
<p>E7 To reduce traffic congestion and noise, and improve safety, health and air quality by reducing the need to travel, especially by car</p> <p><i>Will the plan / policy:</i></p>	S+	The draft BCNP is considered to be positive for this objective. The policies to reduce the impact of traffic from development and to reduce the need to travel through

<p>- <i>reduce noise levels & exposure to unacceptable levels of noise pollution?</i></p>		<p>supporting the retention and provision of services in the village (including additional services such as medical services) are all positive. Similarly, policies to promote more sustainable means of travel through walking and cycling are also positive. The car parking policies will result in additional car use, which is less sustainable from an environmental perspective, although it addresses a specific issue affecting the local community, and so has social benefits. This resulted in the draft BCNP being assessed as positive for this objective, rather than strongly positive.</p>
<p>E8 To promote a thriving economy that supports social and environmental objectives. <i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>provide for education, skills and lifelong learning to: (ii) meet local employment needs?</i> - <i>maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce?</i> - <i>encourage and accommodate both indigenous and inward investment?</i> - <i>provide for education, skills & lifelong learning to meet local needs?</i> 	<p>S++</p>	<p>The draft BCNP is considered to be strongly positive for this objective, with a number of policies supporting business development, including the expansion of Westpoint showground and farm diversification; as well as the protection of existing business space and employment sites.</p>

6. Recommendations and Changes made as a result of the SA

- 6.1. The draft BCNP was considered to be positive for **all bar one** of the SA objectives. It was judged to be neutral in relation to Objective E5 on natural resources.
- 6.2. A number of recommendations were identified (as set out in Table 3 below), which would help to strengthen the BCNP's performance in sustainability terms. Some points of clarification were also raised which would assist the implementation of the Neighbourhood Plan policies.

- 6.3. The Neighbourhood Plan Steering Group considered the SA recommendations and made appropriate amendments to the draft Plan.
- 6.4. Table 3 documents the changes to the draft BCNP in response to the SA recommendations:

Table 3 - SA Recommendations and BCNP Steering Group Response

SA Recommendation/Query	BCNP Steering Group Response/Recommendation
1. <i>The NP could be strengthened by the inclusion of a landscape policy, either as a new policy or by including landscape character within EN1 or BE2.</i>	Amend policy BE2 on page 24 to read: Policy BE2 Maintaining Local Character Development proposals must include a Design and Access Statement that sets out: <ul style="list-style-type: none"> a. an assessment of the character of the site and its context (including landscape character); b. how the proposed development fits in with these specific characteristics; and c. how the Bishops Clyst Design Statement has been taken into account
2. <i>Policy EN1 requires development proposals to safeguard ecological networks, but there is no map to show where these networks are, or supporting text. This may for example include hedgerows, the river and other connecting habitats. Further clarification should be given to assist applicants in complying with this requirement.</i>	Re-word criteria c) of policy EN1 on page 1 to read: c) The safeguarding and preservation of ecologically sensitive areas and ecological corridors Map 3 Areas of Ecological Significance was also added to the Pre-submission consultation draft BCNP showing the sites
3. <i>It is not clear whether some of the woodland sites protected under EN2 and identified on Map 3 are Other Sites of Wildlife Interest (OSWI) or Unconfirmed Wildlife Sites (UWS) – this could helpfully be clarified in the text.</i>	Map 3 Areas of Ecological Significance was added to the Pre-submission consultation draft BCNP showing the sites.
4. <i>Policies HO3, TR2 and TR3 encourage the provision of off-road parking. In order to avoid cumulative impacts of increased surface water run-off from these policies, the NP should</i>	Add following phrase all three policies: “Permeable materials for surface parking areas should be used where practical.”

<i>encourage the use of permeable materials for surfacing car parking spaces.</i>	
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7. Changes made to the BCNP following consultation, and Sustainability Appraisal Implications

- 7.1 The Pre-submission consultation draft BCNP (dated January 2016) was subject to public consultation and the BCNP Steering Group recommended further changes to the draft BCNP as a result. The key changes are summarised in Table 4 below, with an assessment of any implications for the SA.

Table 4 – Changes to the BCNP and SA implications

Changes to BCNP (policy changes shown by underlined text)	SA comments
Natural Environment Section	
<p>Policy EN5 Water Course Status Consider a rewording of the policy to incorporate maintaining or enhancing the ecological status of local watercourses:</p> <p>Policy EN5 Water Course Status Development proposals should <u>be supported by a risk assessment to demonstrate that there will be no adverse risk to the ecological status of local water courses and incorporate measures where necessary to maintain and or enhance the ecological status of local water courses including monitoring.</u></p>	<p>This policy was not in the draft BCNP that was assessed for the SA, although it was included in the pre-submission consultation draft. The inclusion of the policy and the proposed changes to strengthen the wording to maintaining or enhancing the ecological status of local watercourses will support SA objectives E1 <i>To protect and enhance landscape character, biodiversity (habitats and species) and geodiversity</i>, and E5 <i>To promote the sustainable use of natural resources including land, water, air and soil, and reduce waste</i> through the protection of water quality and biodiversity. This will help to change the SA score for the BCNP in relation to Objective E5 from neutral to positive.</p>
Built Environment Section	
<p>Policy BE1 Changes to Historic Buildings Remove or replace the term ‘heritage asset’ in the second sentence.</p>	No implications for the SA.
<p>Policy BE2 Maintaining Local Character Remove requirement for a design and</p>	Not likely to have a significant effect for the SA as the policy still

access statement.	requires the Bishops Clyst Design Statement to be taken into account and the impact of development on local character to be considered.
<p>Policy BE3 Development outside of the Built-Up Area Boundary</p> <ul style="list-style-type: none"> - Remove reference to the General Development Order. - Add definition of the built up area as identified on map X - The final sentence should read ‘...setting in which the development is taking place’. <p>Policy BE3 Development outside of the Built-Up Area Boundary</p> <p><u>The settlement area boundary for Clyst St Mary is defined on map X. This will remain as the recognised limit to development until and unless it is replaced by a revised built-up area boundary in the East Devon Villages Plan.</u></p> <p><u>Proposals for development outside the designated built-up area will be supported if they fall</u> within either of the categories listed below and meets the requirements of other policies in the Bishops Clyst Neighbourhood Plan:</p> <ol style="list-style-type: none"> Re-use of redundant or disused buildings for agricultural or business purposes. The optimal viable use of a heritage asset or enabling development to secure the future of a heritage asset. <p>In all cases the development proposal must demonstrate that its location, scale, design and construction materials will preserve or enhance the rural nature of the setting in which the <u>development is to take place.</u></p>	<p>The addition of a map defining the Built-Up Area Boundary has been necessitated by the adoption of the East Devon Local Plan, which does not include boundaries for Villages, as these will be defined in a subsequent Villages Development Plan Document. The proposal in the BCNP is to retain the existing Built-Up Area Boundary for Clyst St Mary, and as such does not change the Sustainability Appraisal assessment of the BCNP.</p>
Housing Section	
<p>Policy HO2 Meeting Demand for Smaller Dwellings</p> <p>Either amend 25% requirement to reflect evidenced need of 40% or provide justification for the reduced proportion.</p> <ul style="list-style-type: none"> - Consider adding additional statement to 	<p>No implications for the SA. The policy intention to encourage smaller dwellings in response to specific local needs supports the SA objective E6 <i>To sustain vibrant communities and safeguard</i></p>

<p>avoid the artificial subdivision of sites.</p> <p>Policy HO2 Meeting Demand for Smaller Dwellings Proposed developments of more than 9 dwellings should contain a mix of dwelling sizes that includes at least 25% that are 1 or 2 bedroom dwellings.</p>	<p><i>human health & wellbeing.</i></p>
<p>Policy HO3 Off-Road Parking Spaces on New Housing Developments Suggested amendments: - Consider removal of car parking space standards or revise them to be focused on affected areas where on-street car parking causes congestion issues. - Provide further justification on affected areas where on-street parking causes congestion issues. - Stipulate that the minimum garage sizes are either internal or external measurements.</p>	<p>No implications for the SA.</p>
<p>Policy HO4 Providing Space for New Dwellings The policy wording indicates that a development of individual dwellings with no gardens would be acceptable as long as they have access to a shared amenity space. Whilst this might be appropriate depending upon the design we think this might not be what the Neighbourhood Plan group intended. If individual dwellings are to share outside space then provision for individual bin storage and washing lines should be made. Suggested amendments: - Consider revisiting the policy to ensure that it is what the group intended.</p> <p>Policy HO4 Providing Space for New Dwellings Proposals for housing development should include <u>suitable and adequate private garden, outdoor amenity and external storage space commensurate with the size and type of dwelling and the likely needs of the occupiers.</u></p>	<p>The amendment will be positive for local communities in ensuring that development has appropriate amenity and storage space.</p>

The layout and amount of land used for garden or amenity space for each dwelling should be in accordance with the Bishops Clyst Design Statement.	
Community Services and Facilities Section	
Policy CS2 Increasing Connectivity All new residential, educational and business premises development will be required to make provision for the latest high-speed telecommunication networks <u>including broadband</u> .	No implications for the SA.
Policy CS3 Primary School Expansion Development proposals that enable the Primary School in Clyst St Mary village to meet local needs will be supported provided they are in accordance with the Design Statement, <u>will not cause any unacceptable loss to outdoor recreation space and they include</u> measures to mitigate any nuisance to nearby residential properties	The amendment will be positive for local communities in seeking to avoid loss of outdoor recreation space.
Policy CS4 Provision of Local Health Services Proposals for the development or change of use of a building to deliver a health service facility that serves the needs of the Bishops Clyst Neighbourhood Area, will be supported provided <u>they have regard to the Design Statement and</u> the proposals can demonstrate the site is suited to this purpose in terms of location, access, car parking and it will not lead to a loss of amenity for local residents.	The amendment will be positive in relation to local character.
Business and Jobs Section	
Policy BU3 Business Development Suggested amendments: - Change “and identified on Map 5” to “as identified...”. Just to be clear that it doesn’t mean the whole of Westpoint, just those parts shown on the map.	Point of clarification regarding the policy which does not affect the SA assessment.
Policy BU4 The Westpoint Showground The provision of additional buildings and facilities at the Westpoint Showground <u>that are consistent with the site’s current purpose and activities</u> will be supported	No change to the SA. The policy will still be positive in relation to SA objective E8 <i>To promote a thriving economy that supports</i>

<p>subject to the following criteria:</p> <ul style="list-style-type: none"> a. the proposals would not have significant harmful impacts on the amenities of surrounding residents and other activities b. the proposals would not have significant harmful impacts on the surrounding rural landscape and landscape setting of the business park c. proposals which would increase the current range or intensity of activities will be subject to careful scrutiny, especially in relation to noise d. they comply with the original planning conditions, that remain in force, and the Legal Agreements that apply to the operation of the site 	<p><i>social and environmental objectives</i> as it supports provision of additional buildings and facilities at the Westpoint Showground providing this does not impact on the surrounding landscape, residential amenity, or cause noise pollution.</p>
Traffic and Parking	
<p>Policy TR2 Off-Road Parking Spaces for Existing Premises Proposals to provide additional off-road parking spaces in <u>Clyst St Mary and Sowton villages</u> will be supported where they do not have an adverse impact on:</p> <ul style="list-style-type: none"> a. the character of the local built environment; b. the quality of the surrounding natural environment; c. the visual amenity of the area; and, d. flood risk (including local surface water flooding) <p>Permeable materials for surface parking areas <u>shall</u> be used where <u>practicable</u>.</p>	<p>No change to the SA.</p>
Sport and Recreation	
<p>Policy SR2 Protecting Existing Sport Facilities Suggested amendments: - Consider replacing 'community need' with 'demand' - Add the word 'quality' into criteria point b.</p>	<p>No change to the SA assessment as the intention of the policy is to seek to retain community facilities where possible, and to retain the quality of these facilities, which supports the SA objectives.</p>

- 7.2 The amendments to the draft BCNP were not considered to have any significant adverse impacts in relation to the SA, and in some cases were considered to strengthen the BCNP's contribution to sustainable development.
- 7.3 No additional recommendations have been identified from the SA.
- 7.4 The changes made to the BCNP in the light of the SA recommendations, and following consultation, have resulted changes to the SA scoring for two of the SA objectives, as illustrated in Table 5.

Table 5 – Revised SA Scores following changes to the BCNP

SA Objectives & factors / criteria	Initial SA score for draft BCNP	Revised SA score following changes to BCNP	Overall assessment
E1 To protect and enhance landscape character, biodiversity (habitats and species) and geodiversity.	S+	S++	<p>A number of changes to the BCNP have helped to strengthen the SA score for this objective, namely:</p> <ul style="list-style-type: none"> - The changes to Policy BE2 Maintaining Local Character in response to SA recommendation 1 to specifically refer to an assessment of landscape character; - the addition of reference to ecologically sensitive areas and corridors in Policy EN1 Protecting and Enhancing Biodiversity and Wildlife in response to SA recommendation 2; - The inclusion of Map 3 Areas of Ecological Significance which addresses SA recommendations 2 and 3. - the amendment following consultation of Policy EN5 Water Course Status to maintain or enhance the ecological status of local water bodies
E2 To conserve and enhance the historic environment and cultural heritage	S++	S++	No change to the overall score.
E3 To protect the quality and character of the	S++	S++	No change to the overall score.

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built environment and settlements and material assets.			
E4 To mitigate and adapt to climate change including flood risk.	S+	S+	No change to the overall score.
E5 To promote the sustainable use of natural resources including land, water, air and soil, and reduce waste.	N	S+	The BCNP is now considered to be positive in relation to this SA objective as a result of the following changes: <ul style="list-style-type: none"> - the inclusion of Policy EN5 Water Course Status and its amendment following consultation of to maintain or enhance the ecological status of local water bodies - As a response to SA recommendation 4, the amendment to Policies HO3, TR2 and TR3 to require the use of permeable materials for surface parking areas where practicable will help to reduce surface water run-off and associated impacts on water quality.
E6 To sustain vibrant communities and safeguard human health & wellbeing.	S++	S++	No change to the overall score.
E7 To reduce traffic congestion and noise, and improve safety, health and air quality by reducing the need to travel, especially by car.	S+	S+	No change to the overall score.
E8 To promote a thriving economy that supports social and environmental objectives.	S++	S++	No change to the overall score.

8. Monitoring and Review

- 8.1 There is no statutory requirement to monitor the Plan. The NP states that ‘the Parish Council will periodically monitor the impact of policies on change in the parish by considering the policies’ effectiveness in the planning application decision making process.’ No significant effects have been identified through the SA and as such do not require monitoring. However,

the Parish Council may also wish to consider whether to monitor the effectiveness of the BCNP in contributing to sustainable development, in relation to the SA objectives. This could be done through commenting on the positive or negative impacts of decisions on relevant SA objectives. Such monitoring would assist with any reviews that might take place of the BCNP.

9. Conclusions

- 9.1 The BCNP was initially considered to be positive for all bar one of the SA objectives - it was judged to be neutral in relation to Objective E5 on natural resources. A number of recommendations were made (as set out in section 6), which would help to strengthen the BCNP's performance in sustainability terms. These have incorporated into the revised BCNP.
- 9.2 As a result of changes to the BCNP following the SA recommendations and after consultation on the pre-submission draft, the BCNP is now considered to be positive for all of the SA objectives including E5 on natural resources. The SA scoring has also changed in relation to SA Objective E1 *To protect and enhance landscape character, biodiversity (habitats and species) and geodiversity*, and the BCNP is now considered to be strongly positive for this Objective.
- 9.3 No significant adverse impacts were identified either as part of the initial SA assessment, or as a result of changes to the Pre-submission draft BCNP following consultation.

Appendix 1 – Sustainability Appraisal Checklist

(SA undertaken of the 2nd circulation draft NP dated 15 September 2015)

The table below provides an assessment of the draft Bishops Clyst Neighbourhood Plan (NP) against a set of sustainability objectives and criteria identified for the SA. The results are set out in the following table; an explanation of each column is given below.

SA Objectives & factors / criteria: These provide the environmental, social and economic objectives that the NP will be assessed against. The SA criteria are taken from the East Devon Local Plan Sustainability Appraisal to provide a consistent approach to testing the Plans.

Baseline situation/issues: The baseline situation and identified issues are drawn from a variety of documents; references are given at the end of this report.

How does the Neighbourhood Plan respond to this objective? This column records which parts of the draft NP address the SA objective, looking at the NP as a whole. It lists the relevant NP aims and policies.

SA score: This provides an overall assessment of the NP as a whole against the SA objective. The scoring system is set out below:

S++ (S= supports)	Strongly supports the SEA objective
S+	Supports the SEA objective
N	Is neutral in effect
C- (C=conflicts)	Potentially works against the SEA objective
C- -	Strongly works against the SEA objective
X	Effects uncertain

Action / recommendations: This column notes any conclusions from the SA and recommendations for the NP Steering Group to consider amendments to the NP in order to strengthen the contribution of the NP to sustainable development.

SA Objectives & factors / criteria	Baseline situation/issues (Source documents given in brackets, see references at end of the table)	How does the Neighbourhood Plan respond to this objective?	SA score	Action / recommendations
<p>E1 To protect and enhance landscape character, biodiversity (habitats and species) and geodiversity. <i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>promote the conservation and wise use of land and protect and enhance the landscape character of East Devon?</i> - <i>maintain the local amenity, quality and character of the local environment?</i> - <i>conserve and enhance the biodiversity of East Devon</i> 	<p>Landscape Character and local amenity</p> <p>Bishop's Clyst is not situated within one of the Areas of Outstanding Natural Beauty (AONBs) that cover much of the district. However, the neighbourhood area is has a rural character, the settlements are surrounded by open countryside and include several scattered farms and small hamlets. (NP)</p> <p>The Parish falls within National Character Area 148: Devon Redlands. This NCA is considered to have a very strong, unified character. Defining characteristics include the underlying red sandstone and soil which dominate the landscape, and are visually evident in the traditional stone and cob farmsteads, hamlets and villages that are scattered across the area. Mixed agriculture has shaped the landscape since medieval</p>	<p>Aim: To protect and maintain our unique natural environment and diverse habitats, to adequately prepare to prevent flooding and to maintain and enhance the rural nature of the Parish</p> <p>There is no specific policy relating to landscape character in the NP, although a number of policies include clauses protecting the surrounding rural landscape (BU2 Farm diversification; BU3 Business Development; BU4 Westpoint Showground). Policy BE2 Maintaining Local Character protects the character of the built environment and refers to the Village Design Statement, which includes the landscape setting.</p> <p>Residential development will generally be limited to the built-up area of Clyst St Mary in order to preserve the rural character of the</p>	S+	<p>Overall assessment: The NP is considered to be positive in relation to this objective, due to the policies protecting the natural environment including the rural character, biodiversity and wildlife. The lack of a specific policy on landscape character stops the overall score from being strongly positive.</p> <p>Recommendation 1: The NP could be strengthened by the inclusion of a landscape policy, either as a new policy or by including landscape character within EN1 or BE2.</p> <p>Recommendation 2: Policy EN1 requires development</p>

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	<p>times. The gently rolling hills have a wooded appearance and support a network of hedgerows enclosing small grazed or arable fields. The flat bottomed valleys open into extensive flood plains with larger arable or grazed fields. The NCA identifies the strategic opportunity to plan for a strong landscape framework to support the expansion of Exeter and to conserve and enhance the existing character, form and pattern of the areas' historic villages and farmsteads.</p> <p>The Parish falls within the 'Clyst Lowland Farmlands' in the Devon County Council Landscape Character Assessment. This is characterised as lowland, undulating farmed landscape crossed by streams and meandering watercourses which feed into the distinct valleys of the Rivers Clyst and Tale.</p>	<p>Parish. The revised draft Local Plan (Aug 2015) includes an allocation for 150 homes and employment land on a brownfield site (Winslade House) to the south of the village, but only as an exception to the general policy for villages, due to the unique characteristics of the site, its current use, the need to protect the listed building and close proximity to Exeter. However, Policy BE3 Development outside of the Built-up Area also supports the reuse of redundant or disused buildings for agricultural or business purposes; or the development of a heritage asset if this secures its future viability, providing the proposal preserves or enhances the rural nature of its setting.</p> <p>The importance of woodlands, trees and hedgerows to the character of the Parish is recognized through Policy EN2 Protecting Trees and</p>		<p>proposals to safeguard ecological networks, but there is no map to show where these networks are, or supporting text. This may for example include hedgerows, the river and other connecting habitats. Further clarification should be given to assist applicants in complying with this requirement. Reference could also be made to the proposal in the draft Local Plan to create a Regional Park in the Clyst Valley, as part of mitigation measures to avoid impacts on the European designated wildlife sites, which could provide opportunities for enhancing ecological networks. The Parish Council has identified a list</p>

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	<p>The East Devon District landscape character assessment identifies the Neighbourhood Plan area as falling within two main landscape character types (LCT). Clyst St Mary is within the LCT 4D: <i>Lowland Plains</i>. This is characterised by level or gently sloping landform, mixed farmland with medium to large field patterns, low roadside hedges and small discrete broadleaf woodlands. The settlement character includes a mixed pattern of large villages, hamlets or isolated farms with a surprising feeling of remoteness in some parts, despite the general level of development.</p> <p>The western area is within the <i>Unsettled Farmed Valley Floors</i> LCT 4A, the key characteristics of which are an open flat landform, shallow watercourses screened by riparian vegetation, pastoral land use, with wet meadows and some arable, with</p>	<p>Woodlands which requires replacement of any trees or woodlands lost through development where these are an important aspect of the character and amenity of the area.</p> <p>Policy HO4 Providing Space for New Dwellings seeks to ensure that any new housing built provides sufficient space through private gardens or shared amenity space, and meets the requirements of the Bishops Clyst Design Statement.</p> <p>Policy BU2 Farm Diversification allows for conversion of existing agricultural buildings, provided the proposed reuse would not have significant harmful impacts on the surrounding rural landscape.</p> <p>Policy BU4 The Westpoint Showground supports the provision of additional buildings and facilities</p>		<p>of actions arising from the preparation of the NP, including to update the habitat survey to establish the significant habitats for protection and enhancement in the parish and investigate ecological networks. This would provide a clearer understanding of the opportunities for strengthening and linking ecological networks.</p> <p>Recommendation 3: It is not clear whether some of the woodland sites protected under EN2 and identified on Map 3 are Other Sites of Wildlife Interest (OSWI) or Unconfirmed Wildlife Sites (UWS) – this could helpfully be clarified in the text.</p>

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	<p>hedges rather than hedgebanks, narrow winding lanes and an unsettled character. The landscape is open internally, with views out screened by boundary vegetation.</p> <p>The rural setting and peace of Clyst St Mary with its surrounding patchwork of open fields and flood plain is of great importance to residents and was one of the main comments made in the Community questionnaire. (NP)</p> <p>Within the Neighbourhood Plan area there are several areas of trees protected by tree preservation orders. A traditional orchard also makes up some of the parkland at Winslade Park. (LA)</p>	at the Westpoint Showground providing the proposals would not have significant harmful impacts on the surrounding rural landscape and landscape setting of the business park.		
	<p>Biodiversity and geodiversity</p> <p>There are nationally and</p>	Policy EN1 Protecting and Enhancing Biodiversity and Wildlife provides		

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	<p>internationally significant wildlife designations located outside, but close to, the Parish. The Exe Estuary is a Special Protection Area (SPA), Ramsar site and Site of Special Scientific Interest (SSSI) (designated site for its large flocks of migrating and wintering waterfowl and wading birds). The East Devon Pebblebed Heaths Special Area of Conservation (SAC)/ SSSI and East Devon Heaths SPA are designated for heathland habitats and associated species including Nightjar, hobby, Dartford warbler and Southern damselfly. These designations are vulnerable to increased recreation use and disturbance. (MAGIC)</p> <p>There are a number of non-statutory nature conservation sites within the Parish which are locally important. Clyst Marshes skirts the western and northern side of Clyst St Mary village along the valley of the River Clyst. It</p>	<p>general protection for biodiversity and wildlife. As well as safeguarding designated sites and protected species, it also highlights locally important species and habitats such as ancient or species rich hedgerows, grasslands and woodlands. The policy requires provision of appropriate buffer zones around designated sites or features and/or the implementation of appropriate mitigation features including the safeguarding of ecological networks; protection of trees of arboricultural or amenity value; and appropriate planting of new native trees and hedges.</p> <p>Specific protection is given to areas of natural woodland identified on the key diagram through Policy EN2 Protecting Trees and Woodlands.</p> <p>The Habitats Regulation Assessment (HRA) for the emerging East Devon</p>		

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	<p>has been designated as a County Wildlife Site for its semi-improved marshy grassland, saltmarsh, riverside vegetation and species-rich ditches. (DBRC)</p> <p>There is also a Regionally Important Geological Site at Sandpit Clyst St Mary, which is a former quarry with Dawlish sandstone and an excellent display of sand dune cross bedding. (DBRC)</p> <p>There are a number of priority biodiversity habitats in the Parish. Some of these are classified as Other Sites of Wildlife Interest (OSWI) and 6 Unconfirmed Wildlife Sites (UWS) are also identified - these are sites of significant wildlife interest within a local context that have been surveyed but do not reach the criteria for County Wildlife Sites or sites identified as having possible interest but not fully surveyed. The</p>	<p>Local Plan concluded that any development that could lead to extra visitor pressure on the Exe Estuary or the Pebblebed Heaths would be likely to have adverse nature conservation impacts unless mitigation measures are put in place. These mitigation measures include the provision of alternative green space (SANGS) through the Clyst Valley Regional Park, including potential areas within the Parish south of Mosshayne / Tithebarn green which are identified as having open space and SANGS potential (EDDC Oct 2015). The NP will have to be in general conformity with the Local Plan. The HRA screening carried out for the NP by EDDC concluded that the NP is unlikely to have an adverse effect on a European site. The NP could result in small scale development, but this is not likely to be significantly above that proposed in the Local Plan. The NP includes a number of policies that</p>		

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	<p>habitats include wood pasture and parkland, woodland, hedgerows and possible floodplain and coastal grazing marsh. (DBRC) There is also an area of good quality semi-improved grassland to the south-east of the Parish, and a small traditional orchard in the north-east. (MAGIC)</p> <p>There are a variety of protected species within the Parish, such as bats, badgers, otters, barn owls and other birds. A number are specifically identified as species considered most important by local authorities in the planning process, and will be considered as part of specific planning applications. (DBRC/DWC)</p> <p>Other legally protected and notable species also occur within Bishops Clyst parish including a number of invertebrates, amphibians, plants birds and mammals. These include common meadowrue (a particularly</p>	indirectly support the mitigation measures for the European sites, through both protecting existing local green space and sports facilities (Policies SR1 and SR2) and supporting improvement and extension to existing sports and recreation facilities (Policy SR3).		

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	<p>rare plant found at Clyst St Mary old bridge), which has been classified as a Devon notable and Devon rarity, purple hairstreak butterfly, which has been classified as in decline and smooth brome, which is a Devon notable species. These species may be considered as part of environmental impact assessments if required for specific development proposals. (DBRC) However, no significant populations of protected species have been identified within the NP area. (NE)</p> <p>There are no bat strategic flyway or sustenance area consultation zones within the Parish. However, a great-crested newt consultation zone crosses into the north-western part of the Parish and may affect any development proposals in this area although this is unlikely given the focus of development in the built-up area around Clyst St Mary. (DBRC)</p>			

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	54.3% of respondents to the Community questionnaire supported promoting wildlife areas.			
<p>E2 To conserve and enhance the historic environment and cultural heritage</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - maintain and enhance built and historic assets? 	<p>Sowton village is a Conservation Area – this covers the whole of the historic area of the village and adjoining fields. It includes 25 individually listed buildings. The Conservation Area Interim Review lists the special features of the CA including the rural seclusion and spaciousness, the impressive landscape setting and trees, traditional cottages and farmhouses, and a wide mixture of building materials. The infilling of post 1945 housing was considered to have contributed to loss of character, and further infilling was considered to be likely to adversely affect the character of the CA and its setting. The Review also identified a number of farm buildings that are redundant or in need of repair. A number of</p>	<p>Aim: To protect our heritage and the historic character of our villages, to determine the limits of development and to reinforce the links between the settlement areas in the Parish</p> <p>There is strong support for the conservation and enhancement of the historic built environment. Policy BE1 Changes to Historic Buildings seeks to ensure that development maintains the character of its surroundings, in particular the historic and architectural quality of nearby buildings. Specific consideration is given to protecting a building or structure on the Local Heritage List, and renovation or alteration of such buildings or structures should be designed</p>	S++	<p>Overall assessment: The NP is considered to be strongly positive for this objective due to the policies to protect the historic character of villages, heritage assets and their settings.</p> <p>Recommendations: None identified.</p>

SA Objectives & factors / criteria	Baseline situation/issues (Source documents given in brackets, see references at end of the table)	How does the Neighbourhood Plan respond to this objective?	SA score	Action / recommendations
	<p>boundary walls are also in poor or deteriorating condition. (CAIR)</p> <p>The Parish has 3 Grade I and 40 Grade II listed buildings. (NP) There are two entries on the Heritage at Risk register, both associated with Bishop's Court, Sowton. The Grade I Tithe barn and 16th century stable block are unused and in very poor condition. (HE)</p> <p>A local list of heritage assets is being prepared, to identify buildings and structures which are not formally designated but which have a distinct and valued local character that are considered worthy of preservation as part of any development proposals. (NP)</p>	<p>sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.</p> <p>The NP protects the character and setting of the Sowton Conservation Area by reinforcing the Local Plan policy of focusing development away from the village. It also responds to the issue of farm buildings falling into disuse or disrepair by Policy BU2 Farm Diversification which supports agricultural diversification through the conversion of existing farm buildings, providing this does not impact on the landscape, traffic, and residential amenity.</p>		
E3 To protect the quality and character of the built environment and settlements and material assets.	The three main settlements in the Parish have separate and distinctive characters, ranging from the traditional character of the buildings in Sowton village Conservation Area	Aim: To protect our heritage and the historic character of our villages, to determine the limits of development and to reinforce the links between the settlement areas in the Parish	S++	Overall assessment: The NP is considered to be strongly positive for this objective due to the preservation of local

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<p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - <i>maintain and enhance the vitality and viability of the Towns of East Devon?</i> 	<p>and the old village of Clyst St Mary, to the more modern estates including Winslade Park and the park homes at the Cat and Fiddle Residential Park.</p> <p>Whilst the Parish is not within the 'West End' development area where growth in East Devon District is being focused, it still has pressures for development. (NP) The revised draft East Devon Local Plan (Aug 2015) includes Clyst St Mary in Strategy 27 for 'Development at Smaller Towns and Larger Villages', and allocates land for 150 new dwellings.</p>	<p>A Village Design Statement has been produced including the identification of character areas to help ensure that any development will have a positive impact on the setting and character of its location. It is intended that this should guide future development proposals. Policy BE2 Maintaining Local Character requires development proposals to be designed to fit the characteristics of the site, using the design principles set out in the Village Design Statement.</p> <p>The NP does not allocate land for housing development and the environmental and sustainability implications of land allocated in the Parish through the East Devon Local Plan have been tested through a separate SEA/SA process. Small scale new development on existing business parks is supported through</p>		<p>character and the preparation of a Village Design Statement to guide development.</p> <p>Recommendations: None identified.</p>

SA Objectives & factors / criteria	Baseline situation/issues (Source documents given in brackets, see references at end of the table)	How does the Neighbourhood Plan respond to this objective?	SA score	Action / recommendations
		Policy BU3 Business Development and shown on Map 4. These are all within the existing footprint of the business parks, except site 2 which includes a small scale extension.		
<p>E4 To mitigate and adapt to climate change including flood risk.</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - promote and encourage non-car based modes of transport and reduce journey lengths? - contribute towards a reduction in local emissions of greenhouse gases? - ensure that there is no increase in the risk of flooding? - ensure energy consumption is as efficient as possible? 	<p>Almost all the land to the west of Frog Lane and the Exmouth Road (A376) is prone to flooding as is the land to the south of Winslade Park. This includes both tidal and fluvial flooding, and flood risk is predicted to worsen as a consequence of climate change.</p> <p>The Environment Agency estimates that there are 30-70 properties identified to be at risk from tidal flooding in Clyst St Mary. The number of properties at risk from fluvial flooding is greater. These are mainly in the centre of the village and include the shop and the Half Moon public house. The lower village is protected by raised defences</p>	<p>Aim: To protect and maintain our unique natural environment and diverse habitats, to adequately prepare to prevent flooding and to maintain and enhance the rural nature of the Parish</p> <p>Scope for development in the Parish is constrained by flood-risk. The NP support improvements to existing flood defences at Clyst St Mary through Policy EN3 Improving Flood Defences.</p> <p>Other policies in the plan seek to minimise the risk of flooding from development. Policy EN4 Minimising Flood Risk requires all development proposals to incorporate Sustainable</p>	S+	<p>Overall assessment:</p> <p>The NP is considered to be positive in relation to this objective due to the focus on reducing flood risk and promoting sustainable drainage. The inclusion of policies supporting additional car parking, and the lack of any policies relating to renewable energy or energy efficiency mean that this score is not strongly positive.</p> <p>Recommendation 4:</p> <p>Policies HO3, TR2 and TR3 encourage the provision of off-road parking. In order</p>

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	<p>against flooding from the River Clyst which provides protection for a 1 in 20 year flood event. A £1.3 million improvement scheme to improve flood protection to 38 properties is included in the EA capital programme for 2015/16.</p> <p>There have been a number of flood incidents in the lower Clyst St Mary village over the last few years. Frog Street is regularly flooded. The existing surface water drainage system is inadequate and overflows in heavy rain, particularly in the lower part of Winslade Park Avenue.</p> <p>The Parish Council has produced a Flood Plan showing the actions to be taken before, during and after a flood. The Plan is supported by a Flood Group, Coordinator and a network of flood wardens.</p>	<p>Drainage System (SUDS) principles to minimise flood risk where practical and, in particular, reduce the need for runoff into the surface water drainage system in Clyst St Mary village and at the bottom of Winslade Park Avenue. The use of storage lagoons or similar retentive systems discharging to surface water receptors will not be supported.</p> <p>Policy EN1 Protecting and Enhancing Biodiversity and Wildlife includes the use and adoption of sustainable drainage facilities and a restrictive use of storage lagoons or similar retentive systems discharging to surface water receptors – this is intended to benefit wildlife but also supports the mitigation of flood risk.</p> <p>The SEA/HRA screening carried out by EDDC identified that the policies to encourage additional parking spaces (HO3, TR2 and TR3) could</p>		<p>to avoid cumulative impacts of increased surface water run-off from these policies, the NP should encourage the use of permeable materials for surfacing car parking spaces.</p>

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		<p>potentially have an environmental impact through encouraging car use and increased surface water flooding. However it was concluded that on balance any impact of this policy is likely to be insignificant due to the number of new properties it would be likely to affect. However, there could be cumulative impacts from these policies leading to increased surface run-off. In order to avoid any undesirable consequences of the policy, the NP should encourage the use of permeable materials for surfacing car parking spaces.</p> <p>There is specific reference to flood risk impacts in Policy TR2 Off-Road Parking Spaces for Existing Premises which supports proposals to provide additional off-road parking spaces, but only where they do not have an adverse impact on the environment including flood risk (including local surface water flooding).</p>		

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		<p>The NP does not address wider issues relating to climate change mitigation or adaptation, for example in relation to energy use or the promotion of renewable energy. Following a Written Ministerial Statement on Wind Energy, the East Devon Local Plan indicates that suitable areas for wind turbines would need to be identified in NPs (or a separate Development Plan Document produced by EDDC), and as such areas are not included in the NP this means that no applications for wind turbines can be approved.</p> <p>The NP recognizes that the opportunities to reduce car use are limited, although policies TR4, CF1 and CF3 to improve footpaths, cycleways and pedestrian links may encourage walking and cycling instead of car use.</p>		

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<p>E5 To promote the sustainable use of natural resources including land, water, air and soil, and reduce waste.</p> <p><i>Will the plan / policy:</i></p> <ul style="list-style-type: none"> - maintain & enhance the environment in terms of air, soil & water quality. - promote wise use of waste resources whilst reducing waste production and disposal? 	<p>Agricultural land. The distinctive red sandstone that characterizes this area has produced good, fertile, well drained soils. The Parish has a mixture of grade 2, 3a and 3b agricultural land. (MAGIC)</p> <p>Brownfield land. A brownfield site around Winslade House is included as a proposed allocation in the revised draft East Devon Local Plan (Aug 2015) for 150 homes and some employment land. This is considered to be an exception to the policy for development at villages in East Devon due to the unique characteristics of the site, its current use, need to protect the listed building and close proximity to Exeter.</p> <p>Water quality in the River Clyst is moderate, and the Grindle Brook has poor water quality. The River Clyst is classified as a 'Heavily Modified</p>	<p>The loss of high grade agricultural land to development should be avoided, however as the BCNP does not allocate any land this is not a consideration for the SA.</p> <p>The development of brownfield sites is supported as a more sustainable option than greenfield development, however as the site is allocated through the Local Plan and not the NP, this is not considered relevant to the SA.</p> <p>There are not likely to be any proposals in the BCNP which will significantly affect the water quality and ecological status of the River Clyst and Grindle Brook. Improvements to the flood defences are supported by Policy EN3, but these will be subject to detailed environmental assessment by the Environment Agency. The car parking policies may lead to increase surface</p>	N	<p>Overall assessment:</p> <p>The NP is considered to be neutral in relation to this objective – although it does not include specific policies to promote the sustainable use of natural resources, there are not likely to be any significant adverse impacts either.</p> <p>Recommendations:</p> <p>None identified.</p>

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	<p>Water Body' (due to modifications associated with flood protection) with 'moderate' ecological potential and 'good' chemical status. The Water Framework Directive requires the water body to achieve 'good ecological potential' by 2027 (EA)</p> <p>The majority of the Parish is in a Nitrate Vulnerable Zone (NVZ) for groundwater, with a small area to the north-east also being in the NVZ for surface water. This means that the area is at risk from agricultural nitrate pollution, but is not likely to be affected by development. (EA)</p> <p>Air quality. There are no Air Quality Management Areas affecting the Parish. (Defra)</p>	<p>water run-off and associated increase in pollutants reaching the watercourse, however this is not considered to be significant due to the low number of new properties it would be likely to affect. The promotion of sustainable urban drainage systems (SuDS) Policy EN4 may help to reduce run-off and pollutants entering the watercourse. [Policy ENV5 on Water Course Status is specifically intended to maintain or enhance the ecological status of local water courses. This was added to the Pre-submission Consultation draft BCNP after the initial SA assessment was carried out and therefore was not taken into account in the initial SA scoring.]</p>		
E6 To sustain vibrant communities and safeguard human health & wellbeing. <i>Will the plan / policy:</i>	<p>Housing</p> <p>The Neighbourhood Plan area has a population of 1231 residents in</p>	Aim: Controlled slow growth in number of dwellings, to prioritise housing that is affordable to local people and to ensure new housing	S++	Overall assessment: The NP is considered to be positive in relation to this objective. The policies seek

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<ul style="list-style-type: none"> - ensure everybody has the opportunity to live in a decent home? - ensure all groups of the population have access to community services? - improve health? - reduce crime fear of crime? - maintain & improve cultural, social & leisure provision? 	<p>around 550 households. (EDDC)</p> <p>The existing housing stock is primarily owner occupied. There are nine council and housing association owned properties in Bishop's Clyst. The relatively small stock of rental properties available limits the options available to young people who have grown up in the parish and wish remain there, and people wanting to move into the parish who are unable to buy their own home. Second home ownership is not an issue in the Parish, with only 7 second homes or holiday lets. (HNS)</p> <p>Average house prices in Clyst St Mary are amongst the highest in East Devon. The Housing Needs Survey estimated that to buy the cheapest property on the market in 2011 would require an income of £64,285 (i.e. mortgage of 3.5 times income). For anyone to afford to rent the only</p>	<p>development is sustainable and in keeping with its surroundings</p> <p>The housing policies in the NP seek to ensure that housing development meets the identified needs in the Parish, particularly for affordable homes and smaller dwellings. Policy HO1 Meeting Local Housing Need requires housing development proposals to contribute towards meeting the housing needs identified in the Bishops Clyst Housing Needs Survey. Policy HO2 Meeting Demand for Smaller Dwellings requires a mix of dwelling sizes (for developments over 9 dwellings) with at least 20% that are 1 or 2 bedroom dwellings.</p> <p>There is nothing specific in the BCNP regarding housing to the meet the needs of an ageing population. However, the provision of smaller properties as set out in HO2 will also</p>		<p>to ensure that housing development meets the identified needs in the Parish with a focus on affordable homes and smaller dwellings. The NP also includes a number of policies to safeguard and enhance community facilities.</p> <p>Recommendations: None identified.</p>

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	<p>privately rented property on the market without recourse to benefits would need an income of close to £40,000 per annum. This is above the income of the majority of people in housing need in the Parish.</p> <p>The Housing Needs Survey for the Parish identified a need for 11 affordable homes. This included a mix of rented and shared ownership properties. The need is considered to be mainly for smaller properties, mostly 1 and 2 bedrooms for single persons and couples, although some larger family properties are also needed. This is consistent with the housing need identified in the District and wider Exeter Housing Market Area. It is also supported by the more recent (2011) census figures which show that a high proportion (77%) of the population are single, or couples with no dependents. Families with</p>	<p>assist older people who may wish to downsize, and the focus of development in the main settlement of Clyst St Mary will also ensure that these are close to the facilities and services available locally. There are policies in the East Devon Local Plan which aim to meet the special needs of older residents.</p> <p>Policy HO4 Providing Space for New Dwellings seeks to ensure that any new housing built provides sufficient space through private gardens or shared amenity space, and meets the requirements of the Bishops Clyst Design Statement.</p>		

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	<p>dependent children make up 20% of the population, which is significantly below the national average of 30%.</p> <p>A third of the population is aged 65 or over, and along with trends seen in many rural areas, the ageing population is projected to increase. The Housing Needs Survey asked people about their future housing plans, and although a number of respondents planned to stay in the Parish, more than half said that they would move away from the Parish, the primary factors influencing their choice were easy access to public transport, shops and leisure facilities and an easy to maintain home.</p> <p>A development for 80 new dwellings has recently been approved to the east of Clyst St Mary. The revised draft East Devon Local Plan (Aug 2015) includes an allocation for 150 new dwellings to meet future</p>			

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	housing need. (NP)			
	Community facilities There are three main areas of population: Clyst St Mary village, Sowton village and the Cat & Fiddle Residential Park. Clyst St Mary is the main village, with a shop, post office, school, village hall, church and pub. Sowton Village is much quieter and has no shop, post office, school or pub but it has a well-used church and a village hall, which was once the school. The Cat & Fiddle Residential Park is situated about a mile and a half from the village and contains about 150 dwellings (park homes). Apart from the Cat & Fiddle pub the park has few facilities and is dependent on Clyst St Mary village for a local shop. These facilities are important to the Parish and are regarded as valued community assets. (NP)	Aim: To protect and enhance local facilities and services to ensure they continue to meet local needs, to ensure new facilities and services can be accommodated and to improve access and accessibility to local facilities and services Policy CS1 Safeguarding Community Facilities seeks to safeguard existing facilities from redevelopment or change of use and sets a series of tests that must be met before alternative proposals can be accepted.		
	Broadband			

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	Internet access in the Parish has been poor to adequate. The local system is gradually being upgraded (during 2015) to 'superfast', but until it has, it will be difficult for businesses and services dependent on a fast broadband link to establish in the Parish.	Policy CS2 Increasing Connectivity requires all new residential, educational and business premises development to include provision for the latest high-speed tele-communication networks		
	Health There are no medical facilities within the Parish – people have to travel to Topsham or Pinhoe, neither of which are directly accessible by bus.	The NP supports improvements to community services, including the provision of a local medical centre - Policy CS4 Provision of Local Health Services.		
	Education The primary school in Clyst St Mary is approaching capacity and the Local Education Authority supports building an additional classroom.	The NP supports improvements to community services, including the expansion of the local school - Policy CS3 Primary School Expansion		
	Open space There is good provision of open space with a play area and multi-discipline hard surfaced sports area. The field and play area has been	Aim: To maintain and improve existing recreation facilities, to provide additional community spaces for recreation, to increase sporting options for all and to		

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	<p>safeguarded as a public open space. There are also private sports facilities including football, rugby and cricket pitches, and three hard tennis courts. However, recent proposals for the redevelopment of the Friends Life site at Winslade House have placed the existing associated sports facilities (a cricket pitch, football pitches and three hard tennis courts) at risk. (NP)</p> <p>The East Devon DC Open Space Study identified under-provision in terms of the quantity of many types of open space, including play space for young people.</p> <p>Respondents to the Community Questionnaire 2014 indicated that the very young are well served but other age groups less so. Three quarters of respondents think that the current leisure and recreation provision for teenagers was</p>	<p>encourage healthy lifestyles</p> <p>Policy SR1 Local Green Space designates three Local Green Spaces which will be protected from development due to their particular local significance and community value:</p> <ol style="list-style-type: none"> 1. Clyst Valley FC Ground 2. The QEII Field 3. Site adjoining Winslade House <p>Policy SR2 Protecting Existing Sport Facilities resists the loss of existing private and public sports facilities.</p> <p>Policy SR3 Increasing Sports and Recreation Opportunities supports improvements and extensions to existing sports and recreation facilities provided that they do not impact on neighbouring residential properties, cause light pollution, traffic congestion, and adequate parking is provided.</p>		

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	inadequate. More than 50% of respondents feel that the local leisure and recreation opportunities for people over 18 are not sufficient. 25% of respondents would like to see improved Club facilities (youth or social), 19% a Swimming Pool, 15% a Gym, 10% Tennis Courts and 8% Parkland.			
	Noise There are occasional problems with noise pollution from events at Westpoint, but these are controlled through planning conditions and other regulatory processes. (NP)	No specific references included in the NP.		
E7 To reduce traffic congestion and noise, and improve safety, health and air quality by reducing the need to travel, especially by car <i>Will the plan / policy:</i> - reduce noise levels &	Car Parking Levels of car ownership in the Parish are high, as would be expected in a rural area. Nearly 90% of people own at least one vehicle, with over a third owning two or more. The majority (65%) also travel to work by car or	Aim: To improve public and community transport links and services, to improve parking in the Parish for local people, to improve traffic flows in the Parish and to improve road safety The Parish Council wants to ensure	S+	Overall assessment: The NP is considered to be positive for this objective. The policies to reduce the impact of traffic from development and to reduce the need to travel through supporting the

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exposure to unacceptable levels of noise pollution?	<p>van. 10% work from home and a further 14% walk or cycle to work. Around 5% use the bus.</p> <p>Car ownership levels continue to increase nationally, and car use cannot easily be discouraged in the Parish given that it is so well connected to the national road network and has limited bus services. (NP)</p> <p>The Parish Council identified car parking in Clyst St Mary as an issue and carried out a Car Parking Management Study. This concluded that although there are some issues relating to inappropriate on-street parking (particularly near the shop), and abuse of the car parks, these are not excessive, and options were identified to mitigate these problems. (CPMS)</p> <p>Access to the primary school is</p>	<p>that housing development accommodates a high level of car ownership and does not lead to local roads becoming any more congested or obstructed by parked cars. (NP)</p> <p>Policy HO3 Off-road Parking Spaces on New Housing Developments sets parking standards for new housing development of a minimum of two off-road parking space for units with 1 or 2 bedrooms and a minimum of three off-road parking spaces for units with 3 or more bedrooms. Minimum sizes are given for garages, to allow for the parking of a car and a bicycle.</p> <p>In addition Policy TR2 Off-Road Parking Spaces for Existing Premises; and Policy TR3 Off-Road Parking for New Development seek to improve parking through the provision of off-road parking spaces.</p>		<p>retention and provision of services in the village (including additional services such as medical services) are all positive. Similarly, policies to promote more sustainable means of travel through walking and cycling are also positive.</p> <p>The car parking policies will result in additional car use, which is less sustainable from an environmental perspective, although it addresses a specific issue affecting the local community, and so has social benefits. This resulted in the NP being assessed as positive for this objective, rather than strongly positive.</p> <p>Recommendations:</p>

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	problematic and causes congestion at school drop off and pick up times. Parking problems have been reduced through arrangement for parents dropping children off to use the Village Hall car park.			None identified.
	<p>Traffic</p> <p>The Parish lies to the east of Exeter and the M5 Motorway, and south of the A30 trunk road.</p> <p>Clyst St Mary is at the junction of two very busy roads, the Sidmouth Road (A3052) and the Exmouth Road (A376). Traffic problems are high on most residents' list of issues and nuisances.</p> <p>The Westpoint showground is generally considered to be a positive feature in the Parish although there is some inevitable traffic disruption at times of major events, particularly</p>	The NP seeks to reduce the traffic impact of development through Policy TR1 Traffic Impact of New Development		

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	the Devon County Show. These events are generally well managed.			
	The Community Questionnaire 2014 indicated that 84% of respondents are concerned with the level of traffic noise.			
	<p>Buses The Parish is relatively well served by bus with services to Exeter, Sidmouth, Honiton, Seaton and Exmouth. There are two Park and Ride services into Exeter close to the Parish, and a train station nearby at Digby and Sowton on the Exeter to Waterloo line.</p> <p>Doctors' practices are available at Topsham and at Pinhoe. Nether are directly accessible by bus and require a journey into Exeter and a bus out to the practices. Requests for the bus company to provide a direct service to Topsham have been unsuccessful.</p>	<p>The lack of local health services in the Parish or access to local services by means other than the car is addressed through Policy CS4 Provision of Local Health Services. This supports the development of health services in the Parish, and requires that proposals demonstrate the site is suited to this purpose in terms of location, access, car parking and it will not lead to a loss of amenity for local residents.</p>		
	Footpaths & cycleways	Aim: To increase the network of		

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	<p>Access to the school from the village hall car park means that parents and children must use the length of Village Street where there is no footpath. This route is also used by parents bringing children from Winslade Park and will, in future, be the main pedestrian route into the village from any new development beyond the Village Hall.</p> <p>The Parish currently has a network of 5.5km of public footpaths and a cycleway from the Cat and Fiddle to the top of the village street and onto the current parish boundary at the M5 motorway interchange. A short section of footpath and cycleway originally part of a footpath to Church Lane also provides access to Winslade Park at the Pelican crossing on the A3052. A continuation of this path links Clyst Valley Road with Church Lane.</p>	<p>footpaths and safe cycleways and to improve public access to the countryside</p> <p>Policy TR4 Improving Footpaths and Links supports measures to provide wider and safer footpaths and improved pedestrian links between settlement areas. Policy CF3 Pedestrian Links to and from New Housing Development also requires housing developments to provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities. This is particularly important in relation to the lack of footpath between the car park and school.</p> <p>Policy CF1 Improving Cycle Routes and Facilities supports proposals to improve and extend existing national and local cycle routes and facilities</p>		

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	The Community Questionnaire 2014, showed 85% of respondents feel that pedestrian safety is a matter of concern at present, 83% want to see more pedestrian routes and paths and 76% are concerned about the lack of safe cycle routes.	with particular reference to routes between Clyst St Mary and Clyst St George, Topsham and the Exe Estuary Trail. The proposals in the draft Local Plan to create a Regional Park in the Clyst Valley, as part of mitigation measures to avoid impacts on the European designated wildlife sites, could also provide opportunities for new footpaths and cycleways. Contributions towards a cycleway linking the Parish to the Exe Estuary will be sought via Policy CF2 Linking the Parish to the Exe Estuary Trail .		
E8 To promote a thriving economy that supports social and environmental objectives. <i>Will the plan / policy:</i> - <i>provide for education, skills and lifelong learning to: (ii) meet local employment needs?</i>	The three settlements have the characteristics of dormitory settlements, depending for employment on Exeter and surrounding business estates. (NP) The occupational profile of the population is quite varied, reflecting this dormitory nature. A large proportion of people work in managerial, professional, technical	Aim: To support existing businesses, including farming, to protect existing business and commercial sites and premises and to restrict new business development to suitable locations and sites Commercial development will primarily be directed towards business parks and brownfield sites.	S++	Overall assessment: The NP is considered to be strongly positive for this objective, with a number of policies supporting business development, including the expansion of Westpoint showground and farm diversification; as well as the protection of

SA Objectives & factors / criteria	Baseline situation/issues (Source documents given in brackets, see references at end of the table)	How does the Neighbourhood Plan respond to this objective?	SA score	Action / recommendations
<ul style="list-style-type: none"> - maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce? - encourage and accommodate both indigenous and inward investment? - provide for education, skills & lifelong learning to meet local needs? 	<p>and administrative roles and skilled trades. There are also a number of people in caring professions, leisure and other services. The main sectors are wholesale & retail trade, repair of motor vehicles & motorcycles, professional & technical, accommodation & food services, health, education, public administration, and construction. There are also lower numbers of people working in manufacturing, financial services, and ICT. (LER)</p> <p>Within the Parish itself, the main centres of employment are in and around the village of Clyst St Mary with a cluster of small businesses at Bishop's Court. The rural part of the parish provides agricultural work, but only for a limited number of people. Other employment is almost non-existent at Sowton village and at Cat & Fiddle Park. (LER)</p>	<p>(NP)</p> <p>Policy BU1 Existing Business Space seeks to protect existing business premises and resists change of use unless the existing use is no longer viable.</p> <p>Policy BU2 Farm Diversification supports agricultural diversification through the conversion of existing farm buildings, providing this does not impact on the landscape, traffic, and residential amenity.</p> <p>The NP seeks to focus commercial development in existing business parks and restrict the scattered siting of small business developments around the Parish. Policy BU3 Business Development supports the conversion of existing buildings and small scale expansion of existing employment premises, as well as small scale new development</p>		<p>existing business space.</p> <p>Recommendations: None identified.</p>

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	<p>Unemployment is not a problem in the Parish despite there being limited job opportunities within the Parish itself. Exeter is the main location for employment, but trends towards home working and the growth of out-of-town sites, either on single sites or on business and technology estates like nearby Hill Barton, Sowton Industrial Estate mean that increased opportunities for working closer to home are possible in future. (NP)</p> <p>There is little need for additional employment land within the Parish. Nearby business parks provide ample scope for large business development. There are also developing sites for small commercial units at Axe Hayes and Waldrons on the Sidmouth Road just outside the Parish. The revised draft East Devon Local Plan (Aug 2015) includes Winslade House as an</p>	<p>on existing business parks.</p> <p>Policy BU4 The Westpoint Showground supports provision of additional buildings and facilities at the Westpoint Showground providing this does not impact on the surrounding landscape, residential amenity, or cause noise pollution.</p>		

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	<p>allocation for residential development with some office space, which provides opportunities for future employment. Pressure for any more small-business units in or adjacent to the village of Clyst St Mary is, at present, low. There is concern, however over the scattered siting of small business developments around the Parish, using up the land suitable for commercial development. (NP)</p> <p>The Parish is also the location of showground, exhibition and event venue, Westpoint - home of the Devon County Show. The Showground contributes a lot more than just kudos to the area; although not everything is regarded by local people as beneficial. (NP)</p>			

Baseline Data sources:

Bishops Clyst Car Parking Management Report (2014) Bishops Clyst Parish Council (CPMR)
Bishops Clyst Local Evidence Report (2014) Bob Palmer and Roger Taylor, assisted by Paul Weston Community Consultant (LER)
Bishops Clyst Open Spaces Questionnaire (2011) Bishops Clyst Parish Council
Bishops Clyst Parish Plan (2012 Revision) Bishops Clyst Parish Council
Bishops Clyst SEA/HRA Screening (October 2015) East Devon District Council, with comments from NE, EA and HE
Clyst St Mary Community Flood Plan (2011) Bishops Clyst Parish Council
Clyst St Mary Location and Landscape Character Context (2013) East Devon District Council
Clyst St Mary Primary School Extended Phase 1 Habitat Survey (2010) Devon Wildlife Consultants (DWC)
Clyst St Mary Primary School Protected Species Survey (2010) Devon Wildlife Consultants (DWC)
Managing flood and coastal erosion risk for the Exe Estuary: Draft Consultation Document (2013) Environment Agency et al
Parish of Bishops Clyst Local Housing Needs Report (2011) Community Council of Devon
Sowton Interim Conservation Area Review (1999) East Devon District Council
Draft Village Design Statement for the Parish of Bishops Clyst (Oct 2015) Bishops Clyst Parish Council
Wildlife site resource map and species information for neighbourhood planning – Bishops Clyst parish (2015) Devon Biological Records Centre (DBRC)

Plan East Devon - Proposed Submission (Nov 2012) <http://www.East Devon.gov.uk/CHttpHandler.ashx?id=35883&p=0>
SA/SEA for Proposed Submission Plan (Oct 2012) <http://www.East Devon.gov.uk/CHttpHandler.ashx?id=35906&p=0>
Further Addendum to SA/SEA Plan East Devon (Dec 2013) EDDC <http://www.East Devon.gov.uk/CHttpHandler.ashx?id=39668&p=0>
Inspector's report into East Devon Local Plan (April 2014) EDDC <http://www.East Devon.gov.uk/CHttpHandler.ashx?id=40644&p=0>
East Devon Local Plan – Consultation on Schedule of Proposed Changes (Oct 2015) EDDC <http://eastdevon.gov.uk/media/1346244/oct-2015-consultation-table-of-changes-ver02.pdf>

MAGIC – map of environmental designations from Defra and partner organisations <http://www.magic.gov.uk/MagicMap.aspx>
Environment Agency (EA) – What's in your backyard <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

Historic England (HE) – Heritage at Risk Register <http://risk.english-heritage.org.uk/register.aspx?st=a>
Defra – Air Quality Management Areas interactive map <http://uk-air.defra.gov.uk/aqma/maps>
Written Ministerial Statement on Wind Energy (June 2015) <http://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf>