

Exminster Neighbourhood Development Plan

Sustainability Checklist

for Exminster Parish Council

Final report incorporating changes to the ENDP in the
light of the Sustainability Appraisal

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May 2014

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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. Teignbridge District Council has advised the Exminster Neighbourhood Planning Group that a Strategic Environmental Assessment¹ and Habitats Regulation Assessment² are not required for the Exminster Neighbourhood Development Plan (ENDP). The ENDP Steering Group have decided to undertake a SA as part of good practice. Clare Reid Consultancy was commissioned to do a SA of the Pre-draft Publication Neighbourhood Development Plan (Draft V5, March 2014).

2. Exminster Neighbourhood Plan

- 2.1. The ENDP is a 20 year plan which will be implemented in tandem with the Exminster Community Plan (ECP) and the Teignbridge Local Plan. It is the result of extensive consultation with stakeholders over approximately three years. This initially focussed on the production and adoption of the ECP, which provided the groundwork for the development of the ENDP. The ENDP can only include land use planning matters to inform development management decisions.
- 2.2. The ENDP includes specific development management policies which respond directly to needs identified by residents in their responses to the ECP consultation relating to:
 - (a) sport/community facility provision;
 - (b) the contribution of open areas of countryside to the visual quality/character of the rural setting of Exminster village;
 - (c) design quality of new development within the Parish; and
 - (d) a commitment to consider the purchase of green spaces within and adjacent to the Settlement Limit (SL) for Exminster village along with other necessary infrastructure.
- 2.3. The ENDP includes four policies covering the topics listed above. It does not allocate sites or include housing provision.
- 2.4. The ENDP is required to be in general conformity with the strategic policies of the Teignbridge Local Plan (TLP) as the primary development plan for the

¹ Required under the Environmental Assessment of Plans and Programmes Regulations 2004 which transpose the requirements of the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (known as the SEA Directive)

² Required under The Conservation of Habitats and Species Regulations 2010 which transpose the requirements of the European Directive 92/43/EEC “on the conservation of natural habitats and of wild fauna and flora” (known as the Habitats Directive)

area and, also, the Minerals Local Plan and the Waste Local Plan of Devon County Council which have also been subject to separate SAs (available on the Councils' websites).

- 2.5. Exminster Parish is situated within Teignbridge District, close to the southern edge of Exeter. Exminster has a range of amenities including a surgery, pharmacy, convenience store, a golf course, as well as a community facility (The Westbank) which incorporates a gym, and daytime family and toddlers' groups. Exminster also has a primary school; several parks for children including a skate park; and three pubs. The Exeter Canal cycle path leads from Exminster into the centre of Exeter, providing a traffic-free route into the city. The Parish borders the Exe estuary which is designated for its wildlife value, and includes the Exminster Marshes RSPB reserve.
- 2.6. Overall, Exminster Parish is likely to see significant growth over the next twenty years, with proposals to build around 2,000 new houses as an urban extension to Exeter (the Matford settlement) included in *Plan Teignbridge*³, the emerging Local Plan. There has been local concern about the level of building in the village of Exminster itself. *Plan Teignbridge* identifies Exminster as a Village, and Policy S21 states that *"These defined villages will be appropriate locations for limited development which meets their social and economic needs, protects their rural character and is consistent with the need to minimise travel. Emphasis will be on the provision of affordable housing, employment, services, facilities, environmental enhancements and to small scale development brought forward through Neighbourhood Plans"*.
- 2.7. *Plan Teignbridge* also includes Policy EN1 Strategic Open Breaks which seeks to maintain the physical separation of certain settlements, including between Exminster and Exeter, by limiting development within the open breaks between the settlements.

3. Methodology

- 3.1. The SA assesses the potential implications of the ENDP against a set of social, economic and environmental objectives. These have been taken from the Sustainability Appraisal of the Teignbridge District Local Plan, to ensure consistency of approach. Each objective has an additional set of factors which provide further detail of the issues to be considered, as set out in the table in Appendix 1. The nine sustainability objectives are:
 - Natural Environment - *To protect, conserve and enhance the area's natural environment*
 - Built Environment - *To preserve and improve the area's built environment and heritage assets*
 - Climate Change - *To mitigate and adapt to possible effects of climate change*

³ *Plan Teignbridge* Proposed Submission Draft, Nov 2012

- Resource Use - *To minimise the loss or degradation of finite natural resources.*
- Jobs and Local Economy *To foster an entrepreneurial economy with improved productivity, providing a strong employment offer*
- Town Centres - *To strengthen and safeguard the vitality and viability of our town centres*
- Housing - *To provide and maintain a sufficient supply of good quality, mixed housing, including an appropriate level of affordable housing*
- Health & Wellbeing - *To support healthy lifestyles and a healthy local living environment*
- Infrastructure - *To ensure sustainably balanced places are created or maintained providing access to an appropriate mix of services and facilities*

3.2. For each sustainability objective, the baseline situation is considered, i.e. what the current situation is. The SA then assesses how the ENDP responds to this issue. For some objectives, the ENDP is not relevant, and so reasons are given for scoping these out of the SA. The key purpose of the SA is to highlight where the ENDP 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 ENDP could be strengthened to improve its contribution to the delivery of the sustainability objectives.

3.3. The detail of the SA baseline and assessment is given in Appendix 1.

4. SA Summary and Recommendations

Natural Environment

- 4.1. Overall the ENDP will be positive for this sustainability objective which looks at the factors of natural habitats and biodiversity; flora and fauna; wildlife and species (dormice, bats etc); natural Landscape character; and coastal development.
- 4.2. The Parish is within an Area of Great Landscape Value. *Policy EXM2 Open Countryside* will help to retain landscape character through protecting the rural nature and existing visual landscape quality of the open countryside of the Parish. The retention of strategic open breaks between Exminster and the Matford new settlement will help to avoid visual impact of more development on the setting of the village, and retain the distinctive character of the village.
- 4.3. The coastal environment is very important. The Parish adjoins the Exe Estuary Special Protection Area (SPA), Ramsar site and Site of Special Scientific Interest (a nationally and internationally designated site for its large flocks of migrating and wintering waterfowl and wading birds). There is

the potential for the cumulative impact of development in the Parish and surrounding areas to adversely affect the Exe Estuary SPA, and mitigation measures have been included in *Plan Teignbridge* to provide Suitable Alternative Natural Green Space (SANGS) through the provision of the Ridge Top Park as part of the Matford new settlement. The protection of the physical and visual separation between individual settlements and their distinctive identities through *Policy EXM2 Open Countryside* will reinforce these mitigation measures.

- 4.4. The provision of additional leisure facilities (*Policy EXM1 Community Sports & Leisure Facility*) and green infrastructure and public green open spaces (*Policy EXM4 Use of Community Infrastructure Levies*) will also help to divert recreational pressure away from the Exe Estuary SPA. However, the ENDP should clarify that funding for the Ridge Top Park will need to take precedence in order to satisfy the required mitigation measures for impacts to European sites from the Matford new settlement as required in the Habitats Regulation Assessment for *Plan Teignbridge*, before funding for other facilities and infrastructure is allocated.
- 4.5. The wider countryside is also important, including County Wildlife Sites to the west of Exminster Village. Other priority habitats found in the Parish include ancient woodland sites, deciduous woodland, traditional orchards, and coast and floodplain grazing marsh along the estuary. The Parish includes cirl bunting territories which are vulnerable to impacts from development. The provision of green infrastructure and green open spaces through *Policy EXM4 Use of Community Infrastructure Levies* provides opportunities to enhance wildlife through the protection of priority habitats and species, and creation of new habitats such as wildflower meadows or balancing lagoons and swales, but no specific reference is made to this. Similarly, the retention of the physical separation between settlements and protection of the open countryside of the Parish through *Policy EXM2 Open Countryside* could also support the protection and enhancement of wildlife, but no reference is made to this.

Recommendation 1: Supporting text should be added for *Policy EXM4 Use of Community Infrastructure Levies* which explains the rationale behind the policy. It should set out the requirement from the Habitats Regulation Assessment of *Plan Teignbridge* that funding for green infrastructure and public open green spaces as part of the mitigation for the Matford new settlement will take precedence. Reference could also be made in the supporting text to the wildlife benefits that can be achieved through other green infrastructure and public green open spaces.

Recommendation 2: *Policy EXM2 Open Countryside* could also benefit wildlife by ensuring that any limited new development outside the settlement boundary does not detract from the wildlife value of the open countryside.

Built Environment

- 4.6. Overall the ENDP will be positive for this sustainability objective which looks at the factors of design and build quality of new development; cultural heritage; archaeology; Conservation Areas and design; townscape/regeneration; gateways and public art.
- 4.7. The Parish includes a variety of heritage assets, including a number of scheduled monuments and listed buildings. There are two monuments at risk⁴ – the earthwork enclosure south of Blackall’s copse, and linear round barrow cemetery at Castle Park, Alphington.
- 4.8. Policy EMX2 Open Countryside will support this sustainability objective through protecting the setting and character of the existing settlement and retaining physical separation between settlements. This could also support the protection or enhancement of heritage assets such as scheduled monuments (including heritage at risk), by promoting their positive management as part of open green space and protecting their setting, but there is no reference to this in the ENDP.
- 4.9. *Policy EXM3 Quality of Design* will encourage a high standard of design in new development and enhance local character. This includes development within Exminster village which should reflect the character of the existing built environment, and the rural setting of the village. The policy also encourages a traditional yet distinctive character for the Matford new settlement, which respects its rural backdrop including the setting of existing buildings. The policy encourages use of the 12 principles in *Building for Life* which promote: high quality development which is integrated into the neighbourhood; creating a place with a well defined sense of character; and providing a good place to live with attractive public and private spaces and amenities. There could be greater explanation of these principles in the supporting text, which should also explain what is meant by ‘ergonomic’ housing. Again, there is also no reference to the protection or enhancement of heritage assets, despite the presence of a number of listed buildings and scheduled monuments.

Recommendation 3: The supporting text to *Policy EXM2 Open Countryside* could also reference the opportunities for protecting and enhancing heritage assets by promoting their positive management as part of open green space and protecting their setting.

Recommendation 4: *Policy EXM3 Quality of Design* should include a stronger reference to the protection and enhancement of heritage assets such as scheduled monuments and listed buildings as part of new development. The

⁴ English Heritage, Heritage at Risk <http://risk.english-heritage.org.uk/register.aspx?st=a>

supporting text could provide greater explanation of the *Building for Life* principles and what is meant by 'ergonomic housing'.

Climate Change

- 4.10. The ENDP does not include any policies directly linked to climate change, although some of the policies will indirectly benefit this sustainability objective. The factors considered under this objective are: provision of open space in urban environments; reducing the need to travel (carbon savings); reducing flood risk and the threat to people and property; cycle and walking provision to support reductions in car travel; promoting the usage of renewable sources of energy and supporting energy efficiency.
- 4.11. *Policy EXM2 Open Countryside* seeks to retain an undeveloped 'buffer zone' between Exminster village and Exeter. *Policy EXM4 Use of Community Infrastructure Levies* supports the provision of public green spaces and green infrastructure. These policies will indirectly support climate change mitigation and adaptation through the retention and provision of open green space within and between settlements. Open spaces can help urban environments adapt to climate change through a number of means, including: providing shade, flood storage, increased infiltration and reduced run off, helping to cool air temperatures, improved air quality and providing habitat for biodiversity.
- 4.12. There is no specific reference to the provision of cycle and walking facilities to support reductions in car travel (with subsequent carbon savings), although *Policy EXM4 Use of Community Infrastructure Levies* does include reference to supporting necessary infrastructure including transport and movement, and recreation. This is considered further under the Health and Wellbeing SA objective.
- 4.13. Flood risk is not specifically included in the ENDP. The eastern part of the Parish (primarily to the east of the A379) is in the floodplain - Flood zone 3, these areas are subject to flood warning from the Environment Agency. The remaining parts of the Parish are primarily in Flood zone 1, with a few areas in Flood zone 2. No specific allocations are proposed in the ENDP, and any flood risk issues relating to development in the Parish would be considered as part of planning applications under the policies in *Plan Teignbridge*.
- 4.14. The ECP indicated support for renewable energy initiatives but this is not taken forward in the ENDP.

Jobs and Local Economy

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- 4.15. The ENDP does not include any policies directly linked to jobs and the local economy, although some of the policies will indirectly benefit this sustainability objective. The factors considered include economic generating uses (including housing and population growth); productivity – access to labour supply; employment offer – more business space; tourism / commercial cultural and leisure provision; and skills training.
- 4.16. Exminster Parish has above average economically active population (75% of residents aged between 17 and 75, compared to around 63% across Teignbridge and Devon). It also has an above average proportion of the working population in higher value occupations, (particularly professional occupations, but also managerial, directors and senior officials, and associate professional and technical occupations), and a correspondingly above average proportion of the population with Level 4 qualifications or higher.
- 4.17. The ENDP does not include any policies specifically relating to jobs and the local economy. There could be indirect benefits, for example jobs resulting from the provision of additional facilities such as the leisure centre (*Policy EXM1 Community Sports & Leisure Facility*) and other services or infrastructure required by development (*Policy EXM4 Use of Community Infrastructure Levies*). The protection of the natural environment and promotion of high quality design and facilities including green infrastructure (*Policy EXM2 Open Countryside* and *Policy EXM3 Quality of Design*) will indirectly support the economy through providing a high quality living environment which attracts workers to live in the Parish, and also benefitting tourism in area.

Health and Wellbeing

- 4.18. Overall the ENDP will be positive for this sustainability objective which considers the factors of: a safe and secure environment with a reduced fear of crime; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; active forms of transport ensuring integration of public transport, walking and cycling opportunities; air quality; fear of crime; public recreational and leisure opportunities; and social deprivation.
- 4.19. Exminster has a wide range of indoor and outdoor leisure activities, but with a growing population additional facilities will be required. *Policy EXM1 Community Sports & Leisure Facility* seeks the provision of new, communal, public facilities, particularly a multi-use indoor sports centre for the Matford new settlement. *Policy EXM4 Use of Community Infrastructure Levies* specifies that any funding raised through new development within the Parish should be used to deliver community sports and leisure facilities, public green open spaces and other necessary infrastructure such as health services. Both these policies will help to support healthy lifestyles and provide a healthy local living environment.

- 4.20. Whilst there are mixed opinions in the ECP about extending cycle paths within the village, 52% of residents would use additional cycle paths, particularly people in the age range 11 – 49. There are also opportunities to promote healthy lifestyles through walking or cycling to the new settlement and associated facilities. However the ENDP makes no specific reference to how such connections will be made, although the supporting text (para 5.4) refers to *‘ensuring the greatest degree of access to such a facility [the sports centre] from both the existing population and the extra people resulting from the proposed development at Matford’*. Any access provision would also need to consider the impacts on the Exe Estuary Special Protection Area as specified in *Policy EXM1 Community Sports & Leisure Facility*.

Recommendation 5: The ENDP could make stronger reference to how connections will be made to the new Matford settlement and associated facilities by walking or cycling.

- 4.21. The ECP demonstrated that the Parish is considered a safe place to live, with low levels of fear of crime. The main concerns expressed by residents were speeding traffic and anti-social behaviour in certain locations. *Policy EXM3 - Quality of Design* includes reference to the *Building for Life* guidance which recognises the role design can play in helping to provide a safe and secure environment. Good design can help to minimise crime and anti-social behaviour, developing a sense of pride of place.
- 4.22. No reference is made to air, noise or light pollution. Air quality is generally good, and there are no air quality management areas within the Parish. Any impacts on pollution levels from new development would be dealt with through Policy S11 Pollution in *Plan Teignbridge*.

Infrastructure

- 4.23. Overall the ENDP will be positive for this sustainability objective which considers the factors of green infrastructure; roads and transport; area-wide services (schools, health care, etc); and community centres.
- 4.24. The ECP demonstrated that community satisfaction with the Parish is high, with 84% of respondents saying they would recommend it as a place to live. The most common reasons for recommending Exminster are community spirit, *amenities and ease of access*. Residents specifically mention the Post Office, the primary school, and the doctors’ surgery, as well as the shops and dentist. There were significant levels of support for improvements in infrastructure, particularly for indoor and outdoor sports facilities, the doctors’ surgery and library.
- 4.25. *Policy EXM1 Community Sports & Leisure Facility* seeks the provision of new, communal, public facilities, particularly a multi-use indoor sports centre for

the Matford new settlement. *Policy EXM4 Use of Community Infrastructure Levies* specifies that any funding raised through new development within the Parish should be used to deliver a range of facilities and other infrastructure including: community sports and leisure facilities; public green open spaces; projects identified in the ECP; and other infrastructure necessary to address the demands that development places on the area, such as education, health, transport and movement, green infrastructure, recreation and other necessary facilities.

- 4.26. The capacity of Exminster primary school is considered to be limited, because of recent planning approvals for additional housing. Additional capacity has recently been agreed for the school to provide four replacement classrooms which will enable the school to grow to a maximum of 420 pupils. The requirements of the Matford new settlement will be dealt with separately.

SA objectives scoped out of the assessment

- 4.27. Three SA objectives were scoped out of the assessment (i.e. not given further consideration) as the ENDP does not include policies specifically relating to them, and was not considered likely to significantly affect achievement of the sustainability objectives.

Resource Use

- 4.28. This sustainability objective considers the factors of: soil quality and supply; water quality and its future supply; minimising waste (reuse, recycle, recover); loss of quality agricultural land; and sterilisation of mineral resources.
- 4.29. The Parish is within a nitrate vulnerable zone. The current water quality of the rivers is generally moderate or good, and of the estuary is moderate. The ENDP is not allocating development, and so any issues relating to water supply and water quality will be dealt with through the policies in *Plan Teignbridge*. The assessments carried out for *Plan Teignbridge* concluded that there will be no impact of development Teignbridge on water quality (maintained through investment in waste water treatment works) and that water supply is not considered to be a constraint to development within the District.
- 4.30. There are only very limited areas of grade 2 agricultural land within the Parish, and the majority of land is lower grade. The ENDP is not allocating development so any potential impacts will be dealt with through policies within *Plan Teignbridge* which seeks to avoid development on the highest grade agricultural land. No information was found regarding soil quality and supply.

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- 4.31. Teignbridge is one of the best performing authorities in relation to waste management with high (55%) levels of recycling. Issues relating to waste will be dealt with in accordance with policies in the Devon Waste Plan produced by Devon County Council.
- 4.32. The Parish does not include any of the main minerals supply areas in the District. The protection of key minerals is covered in the separate Minerals Plan produced by Devon County Council.

Town Centres

- 4.33. This sustainability objective considers the factors of: strengthening and safeguarding the vitality and viability of town centres; and the relationship between new development and town centres.
- 4.34. Exminster has a range of amenities including a surgery, pharmacy, convenience store, a golf course, as well as a community facility (The Westbank) which incorporates a gym, and daytime family and toddlers' groups. Tesco is heavily used by residents. The ECP identified a range of additional shops that residents would like to see in Exminster including a take-away, butcher, baker and community shop. Several new outlets have opened since the questionnaire was issued – the delicatessen has opened in the parade of shops and the monthly farmer's market in the Victory Hall has started. In addition, a mobile greengrocer already visits the village twice a week.
- 4.35. The ENDP does not specifically take forward any proposals for new shops or other facilities, and was not considered to significantly affect this sustainability objective.

Housing

- 4.36. This sustainability objective considers the factors of: supply of housing; housing mix; efficiency of housing; access to services; balanced places providing access to an appropriate mix of services and facilities; and housing affordability.
- 4.37. The ENDP does not include policies directly relating to housing or housing allocations and is not considered likely to significantly affect this sustainability objective.
- 4.38. The provision of housing in the Parish is dealt with through *Plan Teignbridge*. This provides for the assessed housing need in the District including through the Matford new settlement (around 2,000 new houses planned as an urban extension to Exeter). Planning permission has also been recently granted for a number of housing developments in the village of Exminster itself.

- 4.39. The ECP identified an element of unmet demand for ‘affordable’ housing in the village particularly among younger age groups which, combined with a lower proportion of social rented and private rented housing in the Parish (compared to Teignbridge and Devon as a whole), highlights a need for a mix of housing including affordable rental properties. The designation of Exminster as a Village through Policy S21 in *Plan Teignbridge* will enable limited development in the village to meet social and economic needs including the provision of affordable housing.
- 4.40. Although there was some concern expressed by residents in the ECP relating to the amount of housing development and the consequent growth of the Parish, the ENDP seeks to address these concerns through ensuring high quality of design (EMX3) and maintaining a buffer zone between the village and the Matford new settlement (EMX2).

5. Conclusions

- 5.1. Overall the ENDP is positive in relation to many of the sustainability objectives. In particular, it will support the sustainability objectives relating to the Natural Environment, Built Environment, Health and Well-being and Infrastructure. It will also indirectly support the sustainability objectives relating to Climate Change and Jobs and Local Economy. For the remaining sustainability objectives of Natural Resources, Town Centres, and Housing, the ENDP was not considered to have any specific relevance, and so these objectives were scoped out of the assessment.
- 5.2. No significant adverse impacts have been identified. A number of recommendations have been identified (as set out in section 4), which would help to strengthen the ENDP’s performance in sustainability terms. The recommendations are summarised below for ease of reference.

Recommendation 1: Supporting text should be added for *Policy EXM4 Use of Community Infrastructure Levies* which explains the rationale behind the policy. It should set out the requirement from the Habitats Regulation Assessment of *Plan Teignbridge* that funding for green infrastructure and public open green spaces as part of the mitigation for the Matford new settlement will take precedence. Reference could also be made in the supporting text to the wildlife benefits that can be achieved through other green infrastructure and public green open spaces.

Recommendation 2: *Policy EXM2 Open Countryside* could also benefit wildlife by ensuring that any limited new development outside the settlement boundary does not detract from the wildlife value of the open countryside.

Recommendation 3: The supporting text to *Policy EXM2 Open Countryside* could also reference the opportunities for protecting and enhancing heritage

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assets by promoting their positive management as part of open green space and protecting their setting.

Recommendation 4: *Policy EXM3 Quality of Design* should include a stronger reference to the protection and enhancement of heritage assets such as scheduled monuments and listed buildings as part of new development. The supporting text could provide greater explanation of the *Building for Life* principles and what is meant by ‘ergonomic housing’.

Recommendation 5: The ENDP could make stronger reference to how connections will be made to the new Matford settlement and associated facilities by walking or cycling.

6. Changes made to the ENDP in the light of the SA

6.1 A revised draft of the Exminster Neighbourhood Development Plan (draft v7) was considered in the light of the Sustainability Appraisal (SA). The revised draft incorporated the SA recommendations in full, as stated in Para 4.3 ‘*The SA has advised the final wording in the policies and supporting text that appear in this document*’.

6.2 The table below documents the changes to the draft ENDP in response to the SA recommendations:

SA Recommendations	Changes to the draft ENDP
Recommendation 1: Supporting text should be added for <i>Policy EXM4 Use of Community Infrastructure Levies</i> which explains the rationale behind the policy. It should set out the requirement from the Habitats Regulation Assessment of <i>Plan Teignbridge</i> that funding for green infrastructure and public open green spaces as part of the mitigation for the Matford new settlement will take precedence. Reference could also be made in the supporting text to the wildlife benefits that can be achieved through other green infrastructure and public green open spaces.	The revised draft has been amended to reflect these points. Supporting text has been added to explain the policy (paras 5.18-21). This includes reference to the provision of the Ridge Top Park primarily to satisfy legal requirements to mitigate the impact of new development on sites of international wildlife importance - the Exe Estuary (para 5.20).
Recommendation 2: <i>Policy EXM2 Open Countryside</i> could also benefit wildlife by ensuring that any limited new development outside the settlement boundary does not detract from the wildlife value of the open countryside	This has been taken on board with reference to the wildlife value of the open countryside in Policy EXM2 and supporting text (para 5.11).

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<p>SA Recommendation 3: The supporting text to <i>Policy EXM2 Open Countryside</i> could also reference the opportunities for protecting and enhancing heritage assets by promoting their positive management as part of open green space and protecting their setting.</p>	<p>This has been incorporated by changes to Policy EXM2 and para 5.11 which reference the heritage value of the open countryside.</p> <p>A similar reference was also inserted to para 5.19 which highlights the opportunities for suitable management of additional public green to also benefit any heritage assets that are incorporated within the green space.</p>
<p>Recommendation 4: <i>Policy EXM3 Quality of Design</i> should include a stronger reference to the protection and enhancement of heritage assets such as scheduled monuments and listed buildings as part of new development. The supporting text could provide greater explanation of the <i>Building for Life</i> principles and what is meant by 'ergonomic housing'</p>	<p>Policy EXM3 and associated supporting text at para 5.15 have been amended to include reference to the protection and enhancement of heritage assets. Additional explanatory text relating to <i>Building for Life</i> has been added to para 5.15, and reference to 'ergonomic' housing has been removed.</p>
<p>Recommendation 5: The ENDP could make stronger reference to how connections will be made to the new Matford settlement and associated facilities by walking or cycling.</p>	<p>This has been taken on board with amendments to para 5.4 referencing links to the new settlement '<i>through provision of public transport, cycling and footpath links</i>'</p>

6.3 Other changes have also been made to the draft ENDP in the light of the SA Checklist, including:

- Reference to the indirect contribution that the policies will make to climate change mitigation and adaptation through the retention and provision of open green space within and between settlements in para 4.2
- Reference to the economic and skills base of the Parish in the Foreword
- Reference is made to monitoring the ENDP, which will include the contribution the Plan is making to the achievement of the sustainability objectives included in the SA.

6.4 No changes to the draft ENDP were considered to be significant in relation to the SA and no additional impacts or recommendations have been identified.

Appendix 1 – Sustainability Appraisal Checklist

Objective	Baseline situation/issues <i>(Source documents given in brackets and listed at the end of the Appendix)</i>	How does the Neighbourhood Plan respond to this objective? <i>Or reason if the objective is not considered (scoped out) for the Neighbourhood Plan</i>	Action <i>(e.g. alternative options and/or mitigation measures)</i>
<p>Natural Environment – To protect, conserve and enhance the area’s natural environment</p> <p>Factors:</p> <ul style="list-style-type: none"> - Natural habitats and biodiversity; flora and fauna - Wildlife and Species (dormice, bats etc) - Natural Landscape character - Coastal development 	<p>The coastal environment is very important. The Parish adjoins the Exe Estuary Special Protection Area, Ramsar site and Site of Special Scientific Interest (a nationally and internationally designated site for its large flocks of migrating and wintering waterfowl and wading birds) (MAGIC).</p> <p>The cumulative impact of increased tourism and recreational pressure on the SPA from development in Exeter, Teignbridge and East Devon was considered to be significant, and mitigation measures have been identified through SANGS (Suitable Alternative Natural Green Space) including the Ridge Top Park (Policy</p>	<p><i>Policy EXM1 Community Sports & Leisure Facility</i> covers the provision of new facilities, but includes a clause to ensure that this avoids any likely significant effect on the Exe Estuary Special Protection Area. The provision of additional leisure facilities will help to divert recreational pressure away from the SPA.</p> <p>The provision of green infrastructure and green open spaces provides opportunities to enhance wildlife through the creation of habitats such as wildflower meadows or balancing lagoons and swales, but no specific reference is made to this.</p>	<p>The policies refer to the need to avoid impacts on the Exe Estuary SPA/Ramsar/SSSI. There is no reference to other wildlife interests, such County Wildlife Sites or priority habitats and species. As well as protecting landscape character including the setting of the settlements, <i>Policy EXM2 Open Countryside</i> could also benefit wildlife by ensuring that any limited new development outside the settlement limit does not detract from the wildlife value of the open countryside. This would be consistent with Policy EN2A Landscape Protection and Enhancement in <i>Plan Teignbridge</i>,</p>

Objective	Baseline situation/issues <i>(Source documents given in brackets and listed at the end of the Appendix)</i>	How does the Neighbourhood Plan respond to this objective? <i>Or reason if the objective is not considered (scoped out) for the Neighbourhood Plan</i>	Action (e.g. alternative options and/or mitigation measures)
	<p>SWE3). (Plan Teignbridge)</p> <p>The Teignbridge HRA has included reference to concern by Natural England over how the provision of funding for infrastructure will be prioritised so that Habitat Regulation’s mitigation is given necessary priority. This includes sufficient certainty over the financial commitment to deliver the SANGSs to the required quality and in perpetuity at the Coastal Park (Dawlish) and the Ridge Top Park (South West of Exeter). The Council has proposed changes to the TLP submission Policy S5, following recommendations made in the HRA, that all mitigation for impacts to European sites shall be considered as critical in the Infrastructure Delivery Plan and sufficient contributions, to</p>	<p><i>Policy EXM2 Open Countryside</i> seeks to ensure that any limited new development outside the settlement limit of Exminster village or the Matford new settlement does not detract from the rural nature and landscape quality of the open countryside of the Parish, including the setting and visual quality of the settlements. The policy also seeks to ensure that the physical and visual separation between the settlements is maintained. This will reinforce mitigation measures (SANGS) for the Matford new settlement. However the ENDP makes no direct reference to the protection and enhancement of wildlife.</p> <p><i>Policy EXM4 Use of Community Infrastructure Levies</i> covers the</p>	<p>which seeks to ‘<i>protect specific landscape, wildlife and historic features which contribute to local character and quality;</i>’</p> <p>Supporting text should be added for <i>Policy EXM4 Use of Community Infrastructure Levies</i> which explains the rationale behind the policy and sets out the requirement from the Habitats Regulation Assessment of <i>Plan Teignbridge</i> that funding for green infrastructure and public open green spaces as part of the mitigation for the Matford new settlement will take precedence. Reference could also be made in the supporting text to the wildlife benefits that can be achieved through other green</p>

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	<p>ensure that provisions remain in the long-term, will be taken from the CIL pot for Habitat Regulations mitigation measures before funding is used for other types of infrastructure (Further Addendum to SA/SEA Plan Teignbridge Dec 2013).</p> <p>The wider countryside is also important, e.g. County Wildlife Sites to the west of Exminster Village (TDC Proposals Map)</p> <p>The Parish includes cirl bunting territories (MAGIC). The Inspector's report into the Teignbridge Local Plan highlighted that impacts from development on cirl bunting territories could be significant, and this was given as one of the reasons for excluding the Hillcrest road allocation from the Local</p>	<p>provision of facilities such as sports facilities and other infrastructure identified in the ECP or arising from development (such as education, health etc). It includes a clause to ensure that this avoids any likely significant effect on European sites. The policy also supports the provision of public green spaces and green infrastructure, which could benefit wildlife, although this is not directly specified. The provision of additional leisure facilities and green infrastructure will help to divert recreational pressure away from the SPA.</p>	<p>infrastructure and public green open spaces.</p>

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	<p>Plan.</p> <p>Other priority habitats found in the Parish include ancient woodland sites, deciduous woodland, traditional orchards, and coast and floodplain grazing marsh along the estuary. (MAGIC)</p> <p>The Parish lies within an Area of Great Landscape Value (Plan Teignbridge Proposals Map)</p> <p>There was overwhelming support for the retention of an undeveloped 'buffer zone' between Exminster Village and Exeter, with 87% supporting this idea. (ECP)</p> <p>The Inspector's report into the Teignbridge Local Plan also recognised that retaining strategic open breaks</p>		

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	between the settlements is important and that the visual impact of more development on the setting of the village should be avoided. (Inspectors report)		
Built Environment – To preserve and improve the area’s built environment and heritage assets Factors: <ul style="list-style-type: none"> - Design and build quality of new development - Cultural heritage - Archaeology – SAMs - Conservation areas and design - Townscape/regeneration - Gateways and public art 	The Parish includes a number of scheduled monuments and listed buildings (MAGIC). There are two monuments at risk within Exminster Parish – earthwork enclosure south of Blackall’s copse, and linear round barrow cemetery at Castle Park, Alphington (Heritage At Risk Register). The proposed new settlement at Matford includes scheduled monuments which are to be	<i>Policy EMX2 Open Countryside</i> will protect the setting and character of the existing settlement and retain physical separation between settlements. This could also support the protection or enhancement of heritage assets such as scheduled monuments, including heritage at risk, but there is no reference to this in the ENDP. <i>Policy EXM3 Quality of Design</i> seeks to ensure a high standard of design and to enhance local character. This	<i>Policy EXM3 Quality of Design</i> should include a stronger reference to the protection and enhancement of heritage assets such as scheduled monuments and listed buildings as part of new development.

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	safeguarded. Where they are located near to development they will be required to have suitable non-development buffers and should be incorporated into green open space with a naturalistic setting to any built development to protect their setting (Plan Teignbridge).	includes development within Exminster village which should reflect the character of the existing built environment, and the rural setting of the village. The Matford settlement should have a traditional yet distinctive character and respect its rural backdrop including the setting of existing buildings. The policy also promotes use of the 12 principles in <i>Building for Life</i> which promote high quality development which is integrated into the neighbourhood; creates a place with a well defined sense of character; and provides a good place to live with attractive public and private spaces and amenities. It is not clear exactly what is meant by 'ergonomic' housing – there is no explanation in the supporting text to the policy.	

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<p>Climate Change - To mitigate and adapt to possible effects of climate change</p> <p>Factors:</p> <ul style="list-style-type: none"> - Provision of open space in urban environments - Reducing the need to travel (carbon savings) - Reduce flood risk and the threat to people and property - Cycle and walking provision to support reductions in car travel. - Promote the usage of renewable sources of energy and support energy efficiency 	<p>Open spaces can help urban environments adapt to climate change through a number of means, including: providing shade, flood storage, increased infiltration and reduced run off, helping to cool air temperatures, improved air quality and providing habitat for biodiversity. The provision of green infrastructure at South West of Exeter (Plan Teignbridge policy SWE1) can have a positive cumulative effect with policies to provide open space in development in neighbouring Torbay and Exeter. Broader networks of open space can serve to alter peoples' behavioural patterns for recreation locally, encouraging walking and cycling, and reducing trips by car (and hence use of fossil fuels and emission of pollutants) to recreation destinations</p>	<p>The ENDP does not include any policies directly linked to climate change.</p> <p><i>Policy EXM2 Open Countryside</i> seeks to retain an undeveloped 'buffer zone' between Exminster village and Exeter. <i>Policy EXM4 Use of Community Infrastructure Levies</i> supports the provision of public green spaces and green infrastructure. These policies will indirectly support climate change mitigation and adaptation through the retention and provision of open green space within and between settlements.</p> <p>There is no specific reference to the provision of cycle and walking facilities to support reductions in car travel, although <i>Policy EXM4 Use of Community Infrastructure Levies</i> does</p>	<p>None proposed</p>

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	<p>potentially further away (Further Addendum to SA/SEA Plan Teignbridge).</p> <p>The eastern part of the Parish (primarily to the east of the A379) is in the floodplain - Flood zone 3, these areas are subject to flood warning from the Environment Agency. The remaining parts of the Parish are primarily in Flood zone 1, with a few areas in Flood zone 2. (EA – What’s in my backyard)</p> <p>The implementation of more renewable energy initiatives is supported by 48% of respondents, with 15% opposing the idea and 37% having no opinion. Suggestions as to what initiatives should take place include solar panels, insulation</p>	<p>include reference to supporting necessary infrastructure including transport and movement, and recreation. This is considered further under the Health and Wellbeing SA objective.</p> <p>The ECP indicated support for renewable energy initiatives but this is not taken forward in the ENDP.</p> <p>Flood risk is not specifically included in the ENDP, and no specific allocations are proposed. Flood risk issues would be considered as part of planning applications under the policies in <i>Plan Teignbridge</i>.</p>	

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	schemes and estuary tidal power. Wind turbines have both supporters and detractors, with a small majority in favour. (ECP)		
Resource Use - To minimise the loss or degradation of finite natural resources Factors: <ul style="list-style-type: none"> - Soils quality and supply - Water quality and its future supply - Minimise waste (reuse, recycle, recover) - Loss of quality agricultural land - Sterilisation of mineral resources 	The Parish is within a nitrate vulnerable zone (groundwater) (MAGIC) Current water quality of rivers is generally moderate or good, and of the estuary is moderate (EA What's in my backyard). The Teignbridge Water Cycle Scoping Study concluded that the waste water treatment works have adequate capacity to accommodate additional flows without requiring upgrades to the works. There will be no impact of development Teignbridge on water	<i>This issue was scoped out as the ENDP does not include any policies directly linked to resource use and is not likely to significantly affect this sustainability objective.</i>	None proposed

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	<p>quality (maintained through investment in WWtW). Water supply is not considered to be a constraint to development within the District (Further Addendum to SA/SEA Plan Teignbridge Dec 2013)</p> <p>Teignbridge is one of the best performing authorities in relation to waste management with high (55%) levels of recycling (Plan Teignbridge SA/SEA 2012).</p> <p>There is a small area of grade 2 agricultural land within Exminster village, but primarily the land around the village is grade 3 or below. (MAGIC). Development should be avoided on the highest grade agricultural land through policies in <i>Plan Teignbridge</i> (Further Addendum</p>		

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	<p>to SA/SEA Plan Teignbridge Dec 2013).</p> <p>No information was found regarding soil quality.</p> <p>The Parish does not include any of the main minerals supply areas in the District. The protection of key minerals is covered in the separate Minerals Plan produced by Devon County Council. (Further Addendum to SA/SEA Plan Teignbridge Dec 2013)</p>		
<p>Jobs and Local Economy - <i>To foster an entrepreneurial economy with improved productivity, providing a strong employment offer</i></p> <p>Factors:</p> <ul style="list-style-type: none"> - Economic generating uses (including housing 	<p>Exminster Parish has above average economically active population (75% of residents aged between 17 and 75, compared to around 63% across Teignbridge and Devon). (TDC Neighbourhood Plan evidence base)</p> <p>The Parish has an above average proportion of the working population</p>	<p><i>(Cultural and leisure provision are covered under the sustainability objectives for ‘health and wellbeing’ and ‘infrastructure’)</i></p> <p>The ENDP does not include any policies specifically relating to jobs and the local economy, but there could be indirect benefits for example jobs</p>	<p>None proposed</p>

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<p>and population growth)</p> <ul style="list-style-type: none"> - Productivity – access to labour supply - Employment offer – more business space - Tourism / commercial cultural and leisure provision - Skills training 	<p>in higher value occupations, particularly professional occupations, but also managerial, directors and senior officials, and associate professional and technical occupations. (TDC Neighbourhood Plan evidence base)</p> <p>The Parish also has an above average proportion of the population with Level 4 qualifications or higher. (TDC Neighbourhood Plan evidence base)</p>	<p>resulting from the provision of additional facilities and services such as the leisure centre (<i>Policy EXM1 Community Sports & Leisure Facility</i>) and other services or infrastructure required by development (<i>Policy EXM4 Use of Community Infrastructure Levies</i>).</p> <p>The protection of the natural environment and promotion of high quality design and facilities including green infrastructure (<i>Policy EXM2 Open Countryside</i> and <i>Policy EXM3 Quality of Design</i>) will indirectly support the economy through providing a high quality living environment which attracts workers to live in the Parish, and also benefitting tourism in area.</p>	

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<p>Town Centres - To strengthen and safeguard the vitality and viability of our town centres</p> <p>Factors:</p> <ul style="list-style-type: none"> - Strengthen and safeguard the vitality and viability of town centres - Relationship between new development and town centres 	<p>Exminster has a range of amenities including a surgery, pharmacy, convenience store, a golf course, as well as a community facility (The Westbank) which incorporates a gym, an IT suite with web access, and daytime family and toddlers' groups. Exminster also has a primary school; several parks for children including a skate park; and three pubs.</p> <p>Residents express a consistent view on the additional shops that they would like to see in Exminster including a take-away, butcher, baker and community shop. Tesco is heavily used by residents. Several new outlets have opened since the questionnaire was issued – the delicatessen has opened in the parade of shops and the monthly farmer’s market in the Victory</p>	<p><i>This issue was scoped out as the ENDP does not include policies directly relating to town centres and is not considered likely to significantly affect this sustainability objective.</i></p>	<p>None proposed</p>

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	Hall has started. In addition, a mobile greengrocer already visits the village twice a week. (ECP)		
Housing - To provide and maintain a sufficient supply of good quality, mixed housing, including an appropriate level of affordable housing Factors: <ul style="list-style-type: none"> - Supply of housing - Housing mix - Efficiency of housing - Access to services - Balanced places providing access to an appropriate mix of services and facilities. - Housing affordability 	<p>The over-riding reason residents are negative about Exminster is the amount of housing development and the consequent growth of the Parish. 12% of respondents want ‘affordable homes’ to be provided, particularly for those people already living in the village, and they draw attention to the current lack of affordable rental properties. (ECP)</p> <p>There appears to be unmet demand for ‘affordable’ housing in the Village, particularly among younger age groups. (ECP)</p>	<p><i>This issue was scoped out as the ENDP does not include policies directly relating to housing or housing allocations, and is not considered likely to significantly affect this sustainability objective.</i></p> <p>Plan Teignbridge provides for the assessed housing need in the District including through the Matford new settlement, and designation of Exminster as a Village.</p>	None proposed

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	<p>There is a lower proportion of social rented and private rented housing in the Parish compared to Teignbridge and Devon as a whole. (TDC Neighbourhood Plan evidence base)</p> <p>The average house price in Teignbridge is £191,000, which is about the same as other comparable predominantly rural districts. (TDC Neighbourhood Plan evidence base)</p>		
<p>Health & Wellbeing - To support healthy lifestyles and a healthy local living environment</p> <p>Factors:</p> <ul style="list-style-type: none"> - Safe and secure environment with a reduced fear of crime 	<p>The Parish is considered a safe place to live, with low levels of fear of crime. The main concerns were speeding traffic and anti-social behaviour in certain locations (ECP).</p> <p>Exminster has a wide range of indoor and outdoor leisure activities. The Westbank Centre is the most widely</p>	<p><i>Policy EXM1 – Community Sports & Leisure Facility</i> seeks the provision of new, communal, public facilities, particularly a multi-use indoor sports centre for the Matford new settlement. <i>Policy EXM4 Use of Community Infrastructure Levies</i> specifies that any funding raised through new development within the</p>	<p>The ENDP could make stronger reference to how connections will be made to the new Matford settlement and associated facilities by walking or cycling.</p>

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<ul style="list-style-type: none"> - Access to open space and recreation - Limit air, noise and light pollution to levels that do not damage human health or natural systems - Active forms of transport ensuring integration of public transport, walking and cycling opportunities - Air Quality - Fear of crime. - Public recreational and leisure opportunities - Social Deprivation 	<p>used sports facility and the most popular location for indoor leisure (it provides a variety of health and fitness facilities for all age groups, such as exercise and gymnastics classes). There is also a Golf Club, Skate Park and football club. A number of venues provide indoor leisure uses such as exercise classes, the village panto and yoga. Exminster offers a wide range of outdoor activities, the most popular being walking on footpaths in the Parish, visiting the RSPB Exe Estuary and cycling. (ECP)</p> <p>There are mixed opinions about extending cycle paths within the village. Of residents who have a view, 720 (52%) say that they will use additional cycle paths and 653 (48%) said they won't. There is a clear</p>	<p>Parish should be used to deliver community sports and leisure facilities, public green open spaces and other necessary infrastructure such as health. This will help to support healthy lifestyles and provide a healthy local living environment.</p> <p><i>Policy EXM3 Quality of Design</i> encourages a high standard of design to enhance local character. There is reference to the <i>Building for Life</i> guidance which includes the role design can play in helping to provide a safe and secure environment. Good design can help to minimise crime and anti-social behaviour, developing a sense of pride of place.</p> <p>The ENDP (para 5.4) refers to 'ensuring the greatest degree of access to such a</p>	

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	<p>division of age groups when answering this question, with people in the age range 11 – 49 years most likely to use them (ECP).</p> <p>Exminster residents make heavy use of local health services. More than 5 out of every 6 respondents consult a local doctor, and 2 out of 3 use a local nurse. The exception to this pattern is the local dentist, where only 1 in 4 respondents use the Exminster dental surgery (ECP).</p> <p>There are no air quality management areas within the Parish (Plan Teignbridge SA/SEA).</p>	<p>facility from both the existing population and the extra people resulting from the proposed development at Matford'. However, there is no specific reference to how connections will be made by walking or cycling to promote healthy lifestyles and support reductions in car travel.</p>	
Infrastructure - To ensure sustainably balanced places are created or maintained	<p>The survey for the ECP demonstrated that community satisfaction with the Parish is high, with 84% of</p>	<p><i>Policy EXM1 – Community Sports & Leisure Facility</i> seeks the provision of new, communal, public facilities,</p>	<p>None proposed.</p>

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<p><i>providing access to an appropriate mix of services and facilities</i></p> <p><i>Factors:</i></p> <ul style="list-style-type: none"> - Green infrastructure - Roads and transport - Area-wide services (schools, health care, etc) - Community centres 	<p>respondents saying they would recommend it as a place to live. The most common reasons for recommending Exminster are community spirit, <i>amenities and ease of access</i>. Residents specifically mention the Post Office, the primary school, and the doctors’ surgery, as well as the shops and dentist. Looking more broadly, residents also mention the bus service, cycle paths, churches, walks and clubs. Residents value the fact that it is easy to gain access to Exeter, the motorway, moors, beaches and countryside. (ECP)</p> <p>There were significant levels of support for improvements in infrastructure, particularly for indoor and outdoor sports facilities, the doctors’ surgery and library. Also</p>	<p>particularly a multi-use indoor sports centre for the Matford new settlement. <i>Policy EXM4 – Use of Community Infrastructure Levies</i> specifies that any funding raised through new development within the Parish should be used to deliver a range of facilities and other infrastructure including: community sports and leisure facilities, public green open spaces, projects identified in the ECP, and other infrastructure necessary to address the demands that development places on the area, such as education, health, transport and movement, green infrastructure, recreation and other necessary facilities.</p> <p>The ENDP (para 5.4) refers to ‘ensuring the greatest degree of access to such a</p>	

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	<p>support for a replacement Primary School and a dedicated building for the Pre-School (ECP)</p> <p>The capacity of Exminster primary school is limited, because of recent approvals. (Inspector's report) Additional capacity has recently been agreed for the school to provide four replacement classrooms which will enable the school to grow to a maximum of 420 pupils. The requirements of the Matford new settlement will be dealt with separately. (Exminster Parish Council)</p> <p>Many residents have strong views on roads and parking. For example, 41% say that they experience problems entering/leaving the village. Over half of respondents (61%) have no</p>	<p>facility [the sports centre] from both the existing population and the extra people resulting from the proposed development at Matford'.</p>	

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	<p>problems or no opinion about parking in Exminster. Problems reported by others particularly highlight parking in the village centre (ECP)</p> <p>The bus service is used by 79% of respondents to the survey. There is consistent use of the bus service by all age groups and most areas in the village. The majority of people using the bus service (79%) are positive, feeling that the service is either good or reasonable (ECP)</p> <p>Provision of new park & ride facilities are included as part of the Matford new settlement. (Plan Teignbridge)</p> <p>There is no railway station in Exminster. The Devon Metro Study, commissioned by Devon County</p>		

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	Council, considered the re-opening of the Exminster station to be unviable, with a new station at Marsh Barton a more attractive option. While a re-opened station at Exminster is not likely in the early part of the Plan, there may be opportunity at the latter end and support will be given to any proposals for new buildings and any car parking facilities in relation to a station (Plan Teignbridge)		

Baseline Data sources:

ECP – Exminster Community Plan 2012 <http://www.exminsterParish.org.uk/wp/community-plan-2/>
Plan Teignbridge - Proposed Submission Nov 2012 <http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=35883&p=0>
SA/SEA for Proposed Submission Plan Oct 2012 <http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=35906&p=0>
Further Addendum to SA/SEA Plan Teignbridge Dec 2013 <http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=39668&p=0>
TDC Neighbourhood Plan evidence base <http://www.teignbridge.gov.uk/article/20907/Guidance-and-Support#BackgroundEvidence>
Inspector’s report into Teignbridge Local Plan April 2014 <http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=40644&p=0>

MAGIC – map of environmental designations from Defra and partner organisations <http://www.magic.gov.uk/MagicMap.aspx>

Environment Agency – What’s in your backyard <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

English Heritage – Heritage at Risk Register <http://risk.english-heritage.org.uk/register.aspx?st=a>