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Lympstone Neighbourhood Plan

Strategic Environmental Assessment Report

Prepared by LUC
October 2013

Project Title: Strategic Environmental Assessment of the Lypstone Neighbourhood Plan

Client: East Devon District Council

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2	17/10/13	Final SEA Report for the final version of the Lypstone Neighbourhood Plan	Kate Nicholls Ifan Gwilym Ben Miller	Taran Livingston	Robert Deane



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1 Introduction

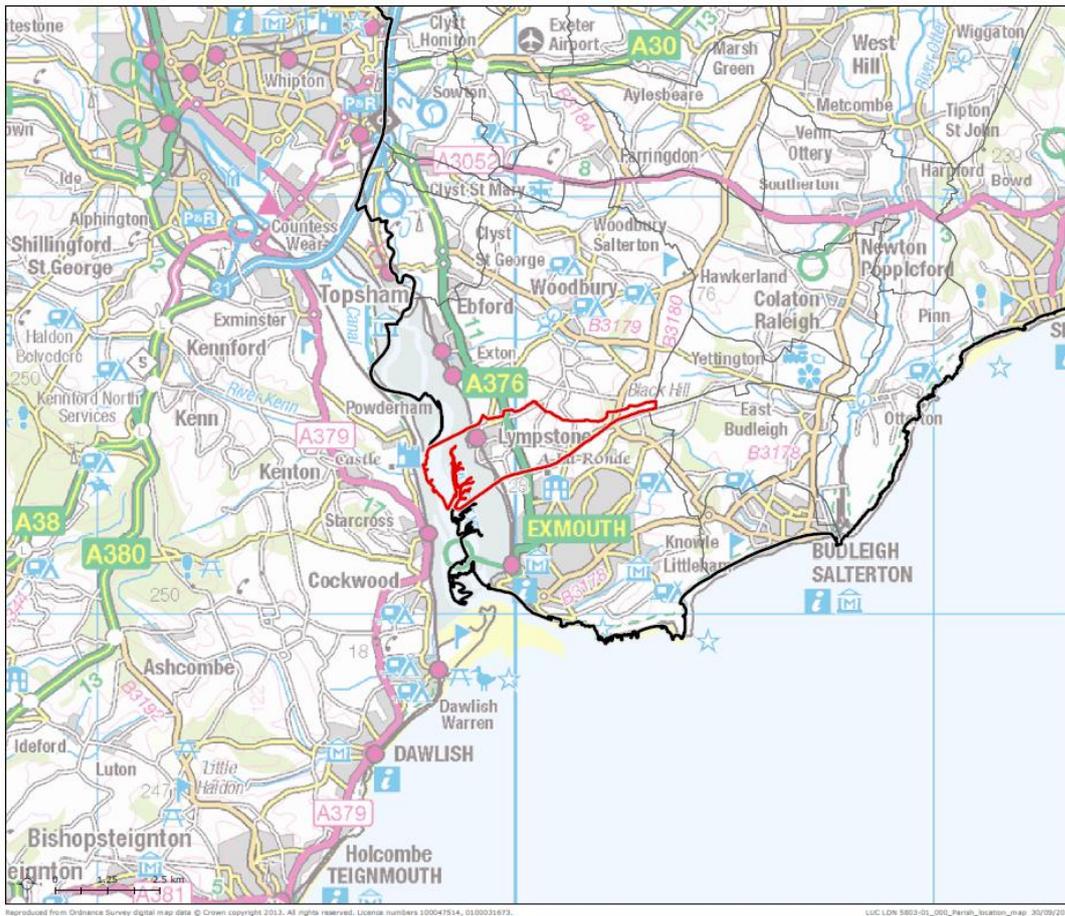
- 1.1 East Devon District Council commissioned LUC in July 2013 to screen the emerging Lympstone Neighbourhood Plan for the requirement for Strategic Environmental Assessment (SEA) and then to undertake the assessment if it was concluded that SEA is indeed required.
- 1.2 LUC undertook a screening exercise based on the guidance contained in the Government's 2005 SEA guidance¹, and concluded that the Neighbourhood Plan is subject to the SEA Directive requirements as it meets the criteria set out in Articles 2(a), 3.2(a), 3.3 and 3.5. It is considered to have potential for likely significant environmental effects because it will allocate specific sites for development and the Lympstone parish is close to sensitive areas such as the Exe Estuary, which is designated at the European and national levels for its nature conservation interests.
- 1.3 The SEA process is concerned with assessing the potential environmental effects that may arise from the implementation of the Neighbourhood Plan. This report ('the Environmental Report') presents the findings of the SEA of the final version of the Lympstone Neighbourhood Plan (September 2013) adopted by the Lympstone Parish Council and it should be read in conjunction with that document.

The Study Area

- 1.4 Lympstone Parish is located in the south west of East Devon District, on the eastern bank of the Exe Estuary (which has high environmental sensitivity). The parish covers an area of just over 561ha and is home to approximately 2,050 people, with a high proportion of older people as well as young families. The village supports a range of community services and facilities including four pubs, a convenience store, a café, a post office and a hairdresser. Outside of the village (but still within the parish) there is also a garden centre and a private school.
- 1.5 Lympstone is well-linked by both road and public transport. The village is located close to the A376 which runs between Exeter in the north and Exmouth in the south. Lympstone also has a railway station which has a twice hourly train service to Exeter and Exmouth and there are two bus routes servicing the village.
- 1.6 **Figure 1.1** overleaf shows the location of Lympstone Parish within East Devon District, with the parish boundary shown in red.

¹ A Practical Guide to the Strategic Environmental Assessment Directive. Office of the Deputy Prime Minister, September 2005.

Figure 1.1 Location of Lymestone



The Lymestone Neighbourhood Plan

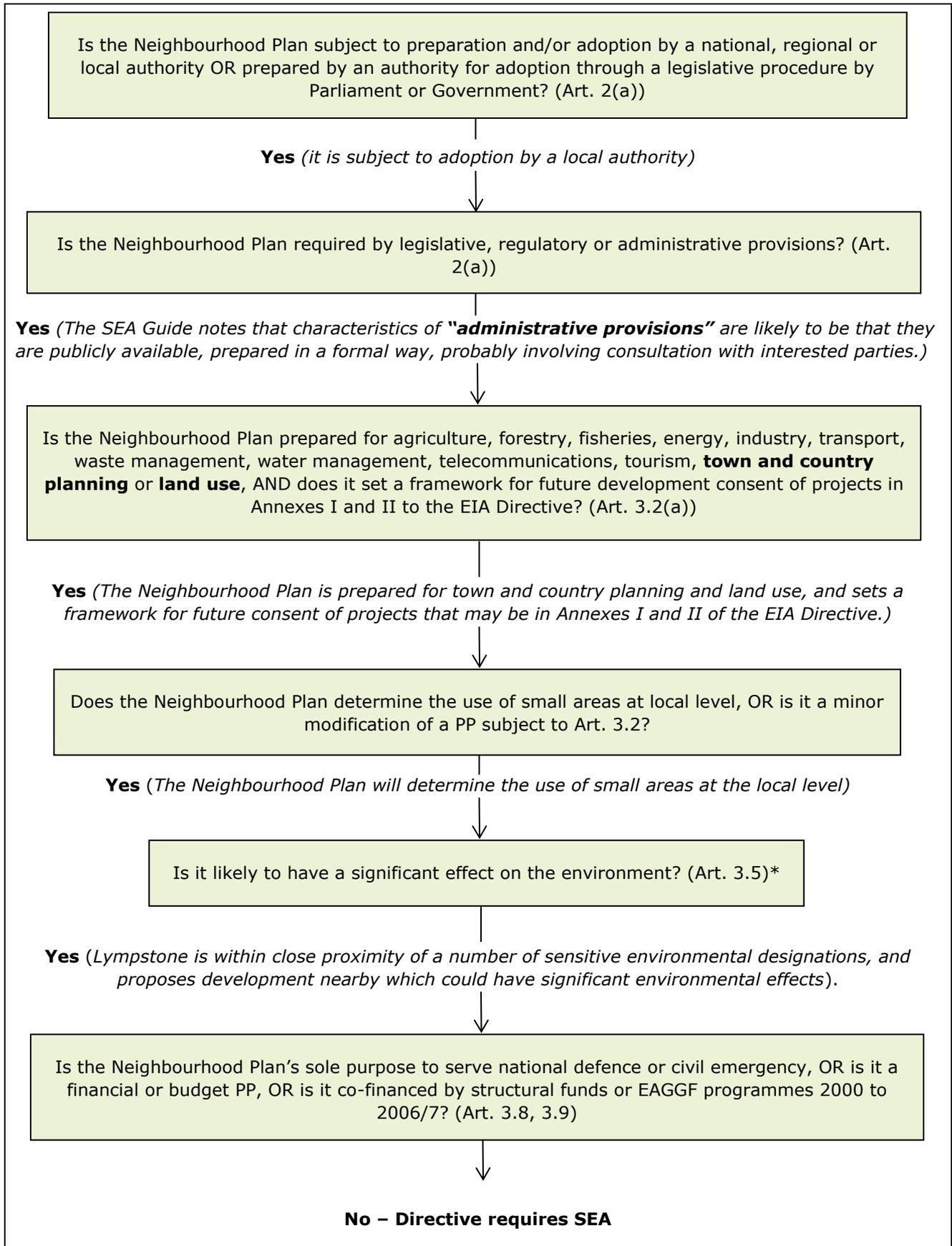
- 1.1 The Localism Act 2011 introduced the right for local communities to produce Neighbourhood Plans, which must be adopted as part of the Local Plan provided that they receive enough support in a local referendum.
- 1.2 The Localism Act requires that Neighbourhood Plans conform to other plans at the national and local levels, such as the National Planning Policy Framework and the relevant Local Plan. Although the Localism Act allows Neighbourhood Plans to provide for more houses than allocated in the relevant Local Plan, they are not allowed to provide for fewer than that number. Neighbourhood Plans must also not allocate sites or introduce policies that conflict with those in the Local Plan. Therefore, the Lymestone Neighbourhood Plan must be in conformity with the emerging East Devon Local Plan. Specifically, it must provide for the development of at least 40 new homes, in accordance with Strategy 27: Development in the Small Towns and Larger Villages in East Devon Local Plan (Proposed Submission (Publication) version (November 2012) incorporating Proposed Minor Post-Publication Changes (July 2013)).
- 1.3 The Lymestone Neighbourhood Plan makes some allocations for housing development within the village, but it also seeks to address issues including:
 - Whether a new community facility is needed and where it should go.
 - How walking and cycling around the parish should be improved.
 - Provision for home working to meet 21st century needs.
 - How new housing could provide open space to the parish.

- Encouraging the community to become 'greener' and more sustainable.
- 1.4 The final version of the Neighbourhood Plan (September 2013) includes 13 development management policies (DMPs) that will assist East Devon District Council with the determination of planning applications and 23 community action policies (CAPs) which address issues that cannot be addressed through the planning system, such as parking and traffic.

Strategic Environmental Assessment

- 1.5 SEA is a statutory assessment process, required under the Environmental Assessment of Plans and Programmes Regulations (the SEA Regulations, Statutory Instrument 2004, No 1633) which provide the legislative mechanism for transposing into UK law the European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (the SEA Directive). The SEA Directive and Regulations require formal strategic environmental assessment of plans and programmes which are likely to have significant effects (either positive or negative) on the environment.
- 1.6 SEA should be undertaken iteratively, as the plan is progressed, and involves evaluating the likely significant environmental effects of implementing the plan. The aim is that environmental considerations can be integrated into the production of the plan in order to improve its overall sustainability performance.
- 1.7 As described above, the screening decision regarding the need for the Lympstone Neighbourhood Plan to be subject to SEA has been based on the guidance set out in the government's 2005 SEA Guide. Specifically, the flow diagram in Figure 2 of the SEA Guide was used, as it seeks to assist decision makers in determining whether the SEA Directive requires SEA of the plan in question (see **Box 1** overleaf, which replicates the flow diagram and provides the findings of the screening decision for the Lympstone Neighbourhood Plan).

Box 1: SEA Screening Exercise for the Lympstone Neighbourhood Plan



Compliance with the SEA Regulations

- 1.9 This report has been prepared in accordance with the SEA Regulations. The reporting requirements in Annex 1 the SEA Directive (and Schedule 2 of the SEA Regulations) are set out in **Table 1.1** below, which also indicates where in this SEA Report the relevant requirement has been met.

Table 1.1 Requirements of the SEA Directive and where these have been addressed in this SEA Report

SEA Directive Requirements	Where Covered in this SEA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapters 1 and 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Chapter 3
The environmental characteristics of areas likely to be significantly affected;	Chapter 3
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	Chapter 3
The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	Chapter 3
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapter 5 and Appendices 3 and 5
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapter 5
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2 and Appendix 2
A description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 6
A non-technical summary of the information provided under the above headings	A non-technical summary has been produced to accompany this report.

SEA Directive Requirements	Where Covered in this SEA Report
<p>Consultation: Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</p>	<p>The SEA Scoping letter was subject to consultation with the statutory consultees between July and August 2013. Appendix 1 details the responses received and how they have been addressed.</p>
<p>Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</p>	<p>The Consultation Draft Neighbourhood Plan was published for consultation between June and July 2013 and a draft SEA Report relating to that version of the Plan was produced in September 2013. This updated SEA report relates to the final version of the Neighbourhood Plan and will be published alongside that document which is to be submitted to East Devon District Council. The SEA report will be available during the statutory six week consultation on the Neighbourhood Plan, which is to be carried out by East Devon District Council.</p>
<p>Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</p>	<p>Not applicable.</p>
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</p>	
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and <p>the measures decided concerning monitoring (Art. 9)</p>	<p>To be addressed at a later stage.</p>
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	<p>Chapter 6</p>
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	<p>Details of how this SEA report meets the requirements of the SEA Directive are set out above.</p>

Structure of the SEA Report

- 1.10 This chapter (**Chapter 1**) has described the background to the production of the Lympstone Neighbourhood Plan and the requirement to undertake SEA. The remainder of this report is structured into the following sections:
- **Chapter 2** describes the approach that is being taken to the SEA of the Neighbourhood Plan and outlines the tasks involved.
 - **Chapter 3** presents the review of plans policies and programmes, baseline information and key sustainability issues for Lympstone, including the likely evolution of the baseline without the Plan.
 - **Chapter 4** presents the SEA framework that is being used for the SEA of the Neighbourhood Plan.
 - **Chapter 5** summarises the findings of the SEA of the final version of the Neighbourhood Plan.
 - **Chapter 6** details the approach that will be taken to monitoring the effects of the Neighbourhood Plan after it has been adopted.
 - **Chapter 7** summarises the conclusions of the SEA and describes the next steps to be undertaken.
- 1.11 In addition to the above, **Appendix 1** lists the consultation comments received in relation to the SEA Scoping letter and describes how each one has been addressed. **Appendix 2** presents an audit trail of the reasonable alternative policy approaches considered, and the SEA matrices for the policy and site option assessments can be found in **Appendices 3 and 5** respectively. **Appendix 4** presents the assumptions that have been used in the SEA of the residential site options.

2 Methodology

- 2.1 The approach that is being taken to the SEA of the Lympstone Neighbourhood Plan is based on current good practice and the following guidance:
- A Practical Guide to the SEA Directive, (September 2005) Office of the Deputy Prime Minister, Scottish Executive, Welsh Assembly Government, Department of the Environment for Northern Ireland.

SEA Stages and Work Undertaken

- 2.2 **Table 2.1** below sets out the main stages of SEA. Each stage is then discussed in more detail in the subsequent sections.

Table 2.1 Stages in the SEA Process

SEA Stages
SEA Stage A: setting the context and objectives, establishing the baseline and deciding on the Scope
A1: Identifying other relevant plans, programmes and sustainability objectives
A2: Collecting baseline information
A3: Identifying sustainability issues and problems
A4: Developing the SEA Framework
A5: Consulting on the Scope of the SEA
SEA Stage B: Develop options, taking account of assessed effects
B1: Testing the project objectives against the SEA Framework
B2: Developing the options
B3: Predicting the effects of the LFRMS
B4: Evaluating the effects of the LFRMS
B5: Considering ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant effects of implementing the LFRMS
SEA Stage C: Preparing the SEA Report
C1: Preparing the SEA Report
SEA Stage D: Consulting on the Project and the SEA Report
D1: Public participation on the draft project and SEA report
D2: Assessing significant changes
SEA Stage E: Monitoring the significant effects of implementing the LFRMS
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 2.3 An SEA Scoping letter was prepared and consulted upon with the three statutory consultees (Natural England, the Environment Agency and English Heritage) for five weeks between July and August 2013.
- 2.4 The SEA Scoping exercise involved the following main tasks:
- Identification and review of other relevant policies, plans and programmes, strategies and initiatives which may influence the Neighbourhood Plan.
 - Characterisation of the plan area (i.e. describing its economic, social and environmental character).

- Development of a framework of SEA objectives against which the Neighbourhood Plan measures and any reasonable alternatives would be appraised.
- Identification of the key environmental and sustainability issues of relevance to the Neighbourhood Plan.

2.5 A list of the comments received from the consultees, along with a description of how each one has been addressed, is provided in **Appendix 1**. Each of the comments received was reviewed and certain elements of the Scoping work have been updated as necessary and included in this SEA Report. The revised and updated baseline information and review of plans, policies and programmes are presented in **Chapter 3**, with the updated key environmental and sustainability issues also being set out at the end of that chapter.

Stage B: Developing and refining alternatives and assessing effects

2.6 A number of potential alternatives to the policies and site allocations that were included in the first iteration of the Neighbourhood Plan (the Consultation Draft version, June 2013) were identified by Lympstone Parish Council. These alternatives mainly related to the five residential site allocations that were preferred in that version of the Neighbourhood Plan, although alternative options were also identified for a number of the policy approaches. In line with the SEA Regulations, all of the alternative site and policy options that could be considered to be 'reasonable' were subject to SEA along with the sites and policies that were included in the Consultation Draft Neighbourhood Plan.

2.7 A long list of residential site options was identified by Lympstone Parish Council and these sites were initially subject to a sustainability assessment by the Parish Council, the findings of which were presented alongside the Consultation Draft Neighbourhood Plan. While that sustainability assessment did not meet all of the requirements of the SEA Directive, it helped to inform the Parish Council's decision-making regarding which sites to take forward in the plan-making process. Appendix A in the Consultation Draft Neighbourhood Plan lists the site options that were considered, and a map of their locations can be found in Appendix B.

2.8 It should be noted that a number of the residential site options that were considered by the Parish Council for inclusion in the Neighbourhood Plan were not subject to SEA as they are not considered to be 'reasonable options'. This is because the Parish Council was required by East Devon District Council to only allocate sites that can accommodate at least five dwellings. The sites that fell below this threshold, and were therefore not considered to be reasonable options, and not included in the SEA, are:

- Lympstone House
- Land North of Longmeadow Road behind garages
- Land to the east of Strawberry Hill and east of the Grange
- Higher Orchard
- North of allotments (access off Underhill Crescent)
- Land to rear of 2 Paynes Cottages – Lynchfield
- Land off Clay Lane
- Courtlands Lane Nursery site
- Car workshop off Courtland Lane

2.9 In order to meet the requirements of the SEA Regulations, all of the reasonable site options that were identified by Lympstone Parish Council were subject to SEA by LUC and the findings were presented in a draft SEA report for the Consultation Draft version of the Neighbourhood Plan. In carrying out the SEA of the site options, a set of assumptions was developed to ensure that the likely effects of all of the options were assessed in a consistent way. These assumptions had originally been devised for the SA/SEA of the East Devon Local Plan and were refined and amended to refer to the site options for Lympstone specifically. The assumptions are presented in **Appendix 4**.

- 2.10 For the objectives and policies in the Consultation Draft Neighbourhood Plan, Lympstone Parish Council identified where alternative approaches to the policies t existed, and those alternatives were subject to SEA by LUC alongside the policies included in the Consultation Draft Neighbourhood Plan. Again, the findings were presented in the draft SEA report, alongside the SEA of the site options. **Appendix 2** presents an audit trail of the alternative policy options that were considered by the Parish Council, including the reasons for rejecting each reasonable alternative option considered.
- 2.11 Following consultation on the Neighbourhood Plan in summer 2013, Lympstone Parish Council produced the final version of the document. While most of the changes made were relatively minor changes to wording, a small number of entirely new policies were added. In addition, the document underwent significant restructuring such that the overarching plan objectives from the Consultation Draft version were now re-labelled as development management policies (DMPs). **Table 2.2** at the end of this section shows the changes that were made to the policies and outlines the implications of those changes for the SEA.
- 2.12 The draft SEA report has now been updated to reflect the final version of the Neighbourhood Plan. The SEA matrices for the policies have been updated to reflect the revised structure and policy numbering, and the new policies have been subject to SEA. The detailed SEA matrices for the policies can be found in **Appendix 3** and the findings are summarised in **Chapter 5**. The SEA matrices for the residential site options can be found in **Appendix 5** and the findings are again summarised in **Chapter 5**.
- 2.13 It should be noted that while three of the sites that were preferred at the Consultation Draft stage have been included as allocations in the final Neighbourhood Plan (Jackson Meadows 1, Jackson Meadows 2 and Lympstone Nursery), one of the previously preferred sites (Land north of Longmeadow Road behind garages) was not included as an allocation because it fell below the five house size threshold. Another previously preferred site, the Old Rectory, was not included as an allocation on the advice of East Devon District Council who had concerns relating to the presence of Tree Protection Orders within the site.

Table 2.2: Changes to the Policies in the Lymptstone Neighbourhood Plan since the Consultation Draft Version

Draft Consultation Version (June 2013)	Final Consultation Version (September 2013)	Summary of changes and implications for SEA
Housing		
	DMP 1 – Housing Allocation P1	NEW DMP Policy Allocates four preferred sites to deliver 40 homes in Lymptstone, in line with the requirements of the EDDC Local Plan. Policy has now been subject to SEA (see Appendix 3), although the allocated sites had been subject to SEA along with all other reasonable residential site options at the consultation stage.
	DMP 2 – Goodmore’s Farm P2 P3 P4 P5 P6	NEW DMP Policy Sets out objectives for achieving as good a result as possible for local residents who oppose the proposed Goodmore’s Farm development as included in the EDDC Local Plan. Policy has now been subject to SEA (see Appendix 3).
Objective H1 – Location H/P1 H/P2	DMP 3 – Location P7 P8	Minor change - reference to Goodmore’s Farm removed from P7. No implications for the SEA scores. SEA matrix in Appendix 3 has been re-named to refer to DMP 3, and incorporates assessment of P7 and P8.
Objective H2 – Need H/P3 <i>Reasonable alternative – do nothing</i>	DMP 4 – Need P9 <i>Reasonable alternative still rejected.</i>	No change. SEA matrix in Appendix 3 has been re-named to refer to DMP 4, and incorporates assessment of P9.
Objective H3 – Density & Scale H/P4 <i>Reasonable alternative – provide all the housing for Lymptstone on one site</i> H/P5 H/P6	DMP 5 – Density & Scale P10 <i>Reasonable alternative still rejected.</i> P11 Policy Removed – windfall developments are now referred to within the supporting text to Policy DMP 1.	Minor change has been made, to clarify that smaller scale development is preferred (in P10). Removal of Draft policy H/P6. No implications for SEA scores. SEA matrix in Appendix 3 has been re-named to refer to DMP 5, incorporating assessment of P10 and P11. SEA matrix in Appendix 3 has been removed.
Objective H4 – Design H/P7 <i>Reasonable alternative – all new buildings required to be in a vernacular style</i>	DMP 6 – Design P12 <i>Reasonable alternative still rejected.</i>	Minor change to policy wording to provide clarity, but overall aim has not changed. No implications for SEA scores. SEA matrix in Appendix 3 has been re-named to refer to DMP 6, incorporating assessment of P12.
CAP 1 – Design	CAP 1 – Design	No change.
Objective H5 – Sustainability H/P8	DMP 7 – Sustainability P13 P14	Addition of NEW P14 that requires EDDC Sustainability Objectives to be utilised in the evaluation of any applications for new development (as previously included under Draft CAP 2). No implications for SEA scores. One SEA matrix now sets out

Draft Consultation Version (June 2013)	Final Consultation Version (September 2013)	Summary of changes and implications for SEA
		appraisal of DMP 7, incorporating assessment of P13 and P14 (see Appendix 3).
CAP 2 – Sustainability	Policy removed – assumed that this is to avoid repetition with DMP7. Actions incorporated into new P14.	SEA matrix has been removed.
Employment		
CAP 3 – Technology	CAP 2 – Technology	No change.
CAP 4 – Rural Land Use	CAP 3 – Rural Land Use	New criterion included to keep agricultural land available for food production and setting a priority to maintain green open spaces to retain the value of the landscape. Positive effects are therefore now expected on SEA objectives 9 and 13 (see Appendix 3).
	DMP 8 – Business Premises	NEW DMP Policy
	P15	Encourages provision of small workshops and storage facilities and allows for change of use from residential to business (as previously set out in Draft CAP 5 Premises). A new SEA matrix has been included in Appendix 3 for this policy, incorporating P15, P16 and P17.
	P16	
	P17	
	DMP 9 – Retail Sector	NEW DMP Policy
	P18	Seeks to retain and expand the retail sector in Lymptstone. A new SEA matrix has been included in Appendix 3 for this policy, incorporating P18 and P19.
	P19	
CAP 5 – Premises	CAP 4 – Premises	Removal of two policy aims – no reference to Goodmore’s Farm, and Change of Use from Residential to Business now addressed in DMP 8. No implications for SEA scores. SEA matrix in Appendix 3 has been re-named to refer to policy CAP4.
Getting Around		
CAP 6 – Traffic	CAP 5 – Traffic	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP4.
Objective GA1 – Parking	DMP 10 – Parking	Addition of NEW criterion P22 that enables an increase in parking at the eastern end of Longmeadow Road. Changed requirement for providing off-road parking in P20 – 1 bed properties should now have 1 parking space; 2 or more bedrooms should have a minimum of 2 spaces. The previous uncertainty in relation to negative effects on SEA objective 1 has therefore been removed. SEA matrix in Appendix 3 has been renamed to refer to policy DMP10 and incorporates P20, P21 and P22.
GA/P1 <i>Reasonable Alternatives – set a higher threshold, lower threshold, or no policy.</i>	P20 <i>New approach is a hybrid of reasonable alternatives, with different requirement for providing off-road parking, depending on size of development.</i>	
GA/P2	P21	
	P22	
CAP 7 – Parking	CAP 6 – Parking	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP6.

Draft Consultation Version (June 2013)	Final Consultation Version (September 2013)	Summary of changes and implications for SEA
CAP 8 – Exe Estuary Trail <i>Reasonable Alternative - routing the Exe Estuary Trail along the railway line</i>	CAP 7 – Exe Estuary Trail <i>New approach is a hybrid of Draft CAP 8 and its reasonable alternative, where the existing route through the village is maintained, and an alternative route is also provided along the railway line.</i>	Changed policy wording and actions to include an alternative route alongside the railway line. The previously minor positive effect on SEA objective 7 is now expected to be significant. SEA matrix in Appendix 3 has been re-named to refer to policy CAP7.
CAP 9 – Footpaths	CAP 8 – Footpaths	Removal of provision of hard surface footpath from Church Path to Sowden Lane. Addition to pursue provision of footpath from Dinan Way to Kings Garden Centre and bridleway adjacent to Hulham Road. No implications for SEA Scores. SEA matrix in Appendix 3 has been re-named to refer to policy CAP8.
CAP 10 – Dinan Way Extension	CAP 9 – Dinan Way Extension	Additional provision of cycle route/bridleway along new road. Positive effects are now expected on SEA objectives 4 and 7 . SEA matrix in Appendix 3 has been re-named to refer to policy CAP9.
CAP 11 – Railway	CAP 10 – Railway	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP10.
CAP 12 – Bus	CAP 11 – Bus	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP11.
Community, Leisure and Wellbeing		
CAP 13 – Balanced Community	CAP 12 – Balanced Community	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP12.
CAP 14 – Village Nature	CAP 13 – Village Nature	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP13.
CAP 15 – Community Groups	CAP 14 – Community Groups	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP14.
CAP 16 – Wellbeing	CAP 15 – Wellbeing	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP15.
CAP 17 – Leisure	CAP 16 – Leisure	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP16.
CAP 18 – School and Preschool	CAP 17 – School and Preschool	Minor change to policy wording to provide clarity. No implications for SEA scores. SEA matrix in Appendix 3 has been re-named to refer to policy CAP17.
CAP 19 – CTCRM	CAP 18 – CTCRM	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP18.
Environment, Sustainability and Design Quality		
	DMP 11 – Climate Change	NEW DMP Policy
	P23	Policy wording taken from Draft CAP 20 (Climate Change). New SEA matrix has been added to Appendix 3 for this policy.
	P24	
	P25	

Draft Consultation Version (June 2013)	Final Consultation Version (September 2013)	Summary of changes and implications for SEA
CAP 20 – Climate Change	CAP 19 – Climate Change	Policy content is reduced and some objectives included under separate policy DMP 11. No changes to SEA scores. SEA matrix in Appendix 3 has been re-named to refer to policy CAP19.
CAP 21 – Flooding	CAP 20 – Flooding	No change. SEA matrix in Appendix 3 has been re-named to refer to policy CAP20.
	DMP 12 – Natural Environment	NEW DMP Policy
	P26	Policy wording taken from Draft CAP 22 (Natural Environment).
	P27	New SEA matrix has been added to Appendix 3 for this policy.
CAP 22 – Natural Environment	CAP 21 – Natural Environment	Policy content is reduced and some objectives included under policy DMP 12. No changes to SEA scores. SEA matrix in Appendix 3 has been re-named to refer to policy CAP21.
	DMP 13 – Open Space	NEW DMP Policy
	P28	Policy wording taken from Draft CAP 23 (Open Space). New SEA
	P29	matrix has been added to Appendix 3 for this policy.
	P30	
CAP 23 – Open Space	CAP 22 – Open Space	Policy content is reduced and some objectives included under separate policy DMP 13. No changes to SEA scores. SEA matrix in Appendix 3 has been re-named to refer to policy CAP22.
CAP 24 – Historic and Built Environment	CAP 23 – Historic and Built Environment	Extension of Conservation Area to include land immediately to the East of the Church “The Orchard”. No implications for SEA scores. SEA matrix in Appendix 3 has been re-named to refer to policy CAP23.

Stage C: Preparing the SEA Report

- 2.14 This report is the output of Stage C.

Stage D: Consulting on the Neighbourhood Plan and the SEA Report

- 2.15 A consultation on the Consultation Draft of the Lympstone Neighbourhood Plan took place between June and July 2013, with the document being made available to the statutory environmental bodies as well as a range of other consultees and the general public. As described above, Lympstone Parish Council had undertaken a sustainability assessment of the development site options, which was published alongside the Consultation Draft Neighbourhood Plan; however this did not meet all of the requirements of the SEA Regulations and focussed only on the potential site allocations and not on the objectives, development management and community action policies to be included in the Plan. Therefore, LUC produced a draft SEA Report which considered the likely effects of the Consultation Draft Neighbourhood Plan (both policies and site allocations) on the SEA framework for Lympstone.
- 2.16 Now that the Neighbourhood Plan has been finalised by the Parish Council, this final version of the SEA report has been produced. It meets all of the requirements of the SEA Directive (see **Table 1.1**) and will be published alongside the final version of the Neighbourhood Plan. It will also be available during the statutory six week consultation on the Neighbourhood Plan to be undertaken by East Devon District.

Stage E: Monitoring the significant effects of implementing the Neighbourhood Plan

- 2.17 Proposals for monitoring the significant effects of implementing the Neighbourhood Plan are set out in **Chapter 6** of this report.

Difficulties encountered and data limitations

- 2.18 The SEA Directive requires consideration to be given to any difficulties that were encountered during the SA process, including any data limitations. There were a number of potential challenges arising from the scope of this SEA, including in particular the need to ensure that the likely effects of the numerous site options was carried out in a consistent manner. In order to address this issue, detailed assumptions relating to each of the SEA objectives were developed and applied during the appraisal (as described above, and set out in **Appendix 4**).
- 2.19 Due to the scale of the SEA work required, it was also recognised that not every local characteristic would be able to be investigated in detail for each site. For example, in relation to the proximity of the site options to heritage assets, it was necessary to base the score on proximity to designated features only. While it was recognised that in some cases sites might be close to high value non-designated assets, the strategic nature of the SEA meant that it was not possible to investigate this potential for each site and the score was based on designated assets only. This approach was considered to be the most appropriate way of ensuring consistency and a comparable level of detail in each site appraisal, and reflects the strategic nature of SEA, which is necessarily not as detailed as a site-specific environmental impact assessment that might accompany a planning application.

3 Review of Plans, Policies and Programmes and Baseline Information

Review of Plans, Policies and Programmes

- 3.1 Annex 1(a) of the SEA Directive requires “an outline of the...relationship with other relevant plans or programmes”. The Neighbourhood Plan is not prepared in isolation, and is influenced by other plans, policies and programmes and by broader sustainability objectives.
- 3.2 As part of the scoping stage of the SEA in July 2013, a review was undertaken of other relevant plans, policies and programmes in relation to their objectives, targets, and indicators and their implications for the Neighbourhood Plan and the SEA.
- 3.3 None of the consultation comments received in relation to the Scoping letter resulted in changes or additions to the review.

Summary of Review of Plans, Policies and Programmes

- 3.4 The reviewed policies, programmes, plans, strategies and initiatives most directly relevant to the emerging Neighbourhood Plans are summarised below:
- **Localism Act 2011** – the Act introduced the right for communities to prepare neighbourhood plans. The Act states that “a neighbourhood development plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.” It also states that “a local planning authority to whom a proposal for the making of a neighbourhood development plan has been made (a) must make a neighbourhood development plan to which the proposal relates if in each applicable referendum under that Schedule (as so applied) more than half of those voting have voted in favour of the plan, and (b) if paragraph (a) applies, must make the plan as soon as reasonably practicable after the referendum is held”.
 - **National Planning Policy Framework (2012)** - The planning system in England underwent reform in 2012, with the publication of the National Planning Policy Framework (NPPF) which replaced the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The NPPF sets out the Government’s economic, environmental and social planning policies for England. Central to these main themes is a presumption in favour of sustainable development, that development should be planned for positively and individual proposals should be approved wherever possible.
 - **East Devon Local Plan (2013)**² sets out the planning policies for East Devon District, including policies to conserve and enhance natural assets. The Plan also sets out where development will occur within the district. The Local Plan does not allocate specific sites for development in Lympstone, although it sets a total housing target of a minimum of 40 new homes for the village over the Local Plan period (Strategy 27: Development at the Small Towns and Larger Villages), and the Lympstone Neighbourhood Plan must conform with this allocation. The Local Plan has been submitted for examination, and is expected to be adopted in early 2014.
 - **Lympstone Village Design Statement (2005)** seeks to protect the character of the village. It sets out the existing characteristics of the village, including building forms, views and open spaces, trees, and appearance of roofs, doors and windows. The Design Statement encourages developers to respond imaginatively to the character of the village.
 - **Lympstone Conservation Area Appraisal (2012)** identifies the special features of the Lympstone Conservation Area, in addition to potential pressures on the Conservation Area,

² Proposed Submission (Publication) version (November 2012) incorporating Proposed Minor Post-Publication Changes (July 2013).

such as traffic congestion, loss of original window and door detail, and instances of insensitive extensions to dwellings. The appraisal proposes two potential extensions to the Conservation Area, one to the west along the Exe Estuary, and the other to the east along Longmeadow Road (policy CAP23 in the Neighbourhood Plan states that EDDC will be requested to complete the formalities to extend the Conservation Area in line with the second option, to include the properties along Longmeadow Road and the land immediately to the East of the church).

Baseline Information

- 3.5 Baseline information provides the context for assessing the potential environmental effects and sustainability implications of measures in the emerging Neighbourhood Plan and it provides the basis for identifying trends, predicting the likely effects of the Neighbourhood Plan and monitoring its outcomes.
- 3.6 Annex 1(f) of the SEA Directive requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. However, the SEA only needs to report on those topics where significant effects are likely to arise. If there is little or no relationship between the plan and the topic, then the need for assessment can be 'scoped out' for that topic.
- 3.7 The baseline information collated in relation to Lympstone was originally presented in the SEA Scoping Letter (July 2013). Some of the information has been drawn from information gathered for the preparation of the Neighbourhood Plan itself and other information has come forward from that compiled for the SA/SEA of East Devon's Neighbourhood Plan. In light of consultation comments received in relation to the Scoping Letter, a very small number of amendments have been made to the baseline information, and the updated version is presented below.
- 3.8 Lympstone is located in the south west of East Devon District, on the eastern bank of the Exe Estuary which is designated as a Site of Special Scientific Interest (SSSI) as well as a Special Protection Area (SPA) and Ramsar site in recognition of its international biodiversity importance. The estuary is a highly sensitive environment and the bird species and habitats it is designated for are vulnerable to human pressures including recreation and general disturbance. Conservation objectives for the site, as identified by Natural England, include the maintenance and restoration of the extent, distribution, structure and function of the habitats of the qualifying features, the supporting processes on which the habitats of the qualifying features rely, the populations of the qualifying features and the distribution of the qualifying features within the site.
- 3.9 Through the southern part of Lympstone there is an area of higher probability of flooding (flood zone 3), and there are large areas of high quality (Grade 1) agricultural land to the north and south of the village, although Lympstone itself is on Grade 3 land. The centre of Lympstone village is designated as a Conservation Area and there are a large number of listed buildings throughout the Parish.
- 3.10 The parish covers just over 561ha and is home to approximately 2,050 people with a high proportion of older people as well as young families. Of the 300 new residents since 2001, 79 people are aged over 65 and 72 are aged under nine. The village supports four pubs, a convenience store, a café, a post office and a hairdresser. Outside of the village but still in the parish there is also a garden centre and a private school.
- 3.11 Lympstone is well-linked by road and public transport. The village is located close to the A376 which runs between Exeter in the north and Exmouth in the south. Lympstone also has a railway station which has a twice hourly train service to Exeter and Exmouth and there are two bus services, one which runs along the A376 (between Exmouth and Exeter) just outside the village and another which comes into the village centre and serves Woodbury and Exeter Airport before going on into Exeter. Despite the relatively good public transport links, levels of car use remain high and traffic speeds cause concern locally.
- 3.12 There are currently 949 dwellings in Lympstone, with 100 of those having been built in the last 12 years (i.e. less than 10 per year). Household size is similar to elsewhere in East Devon, with an average of 2.31 people per household although 246 people live in single person households.

Recent years have seen an increase in the number of young families in the Parish. The 2011 Census showed that 64 properties (6.7%) were either vacant or second residence/holiday homes, which is a relatively low number compared to similar settlements in the area.

- 3.13 In terms of the local economy, traditional industries such as fishing have declined in Lypstone, with the service industry now dominating, and three quarters of employed people commute to work outside of the Parish. However, there are a fairly high number of sole traders, particularly carpenters, who work locally.

Key Environmental and Sustainability Issues

- 3.14 Consideration of the policy context and baseline information has enabled the identification of key environmental and sustainability issues for Lypstone, which need to be taken into account in the SEA of the Neighbourhood Plan. These are largely similar to the key issues facing the wider District (as described in the SEA Report for the East Devon Local Plan), although some are specific to Lypstone and are presented in **Table 3.1** below.
- 3.15 It is a requirement of the SEA Directive to give consideration to how the issues in question are likely to evolve, should the Neighbourhood Plan not be implemented. Therefore, this information is also presented in **Table 3.1**.

Table 3.1: Key issues and likely evolution without the Neighbourhood Plan

Key issues for Lypstone	Likely evolution without implementing the Lypstone Neighbourhood Plan
Small average house sizes.	Without the implementation of the policies in the Neighbourhood Plan which specifically aim to ensure that a range of housing sizes is provided to meet local need, this issue is more likely to continue as at present.
Lack of appropriate housing for older people.	Without the implementation of the policies in the Neighbourhood Plan which specifically aim to ensure that a range of housing types is provided to meet local need, this issue is more likely to continue as at present.
Proximity to sensitive environment of the Exe Estuary.	Environmental protection policies in the emerging East Devon Local Plan would continue to apply even without implementation of the Lypstone Neighbourhood Plan. However, even without the Neighbourhood Plan, demand for new housing exists and it would be more likely to come forward on a piecemeal basis without the implementation of the Plan, which could increase the likelihood of adverse effects on the Exe Estuary.
High flood risk in the southern part of the village.	Even without the Neighbourhood Plan, demand for new housing exists and it would be more likely to come forward on a piecemeal basis without the implementation of the Plan, which could increase the likelihood of adverse effects in relation to increased flood risk. However, environmental protection policies relating to flood risk in the emerging East Devon Local Plan would still apply.
Need to conserve and enhance the setting of both designated and undesignated heritage assets, including the Conservation Area and listed buildings.	Even without the Neighbourhood Plan, demand for new housing exists and it would be more likely to come forward on a piecemeal basis without the implementation of the Plan, which could increase the likelihood of adverse effects

Key issues for Lympstone	Likely evolution without implementing the Lympstone Neighbourhood Plan
	on heritage assets. However, heritage protection policies in the emerging East Devon Local Plan would still apply.
Lack of local employment opportunities leading to high levels of out-commuting.	Ongoing limited employment opportunities within Lympstone would mean that commuting levels are likely to remain high, with the associated issues surrounding congestion and air pollution.
High levels of car use.	Despite Lympstone's relatively good public transport services, the rural nature of the village means that levels of car use are likely to remain high. Without the measures in the Plan to increase employment opportunities and community services and facilities, high car levels of car use would be especially likely to continue to affect levels of air pollution and noise disturbance.

- 3.16 These key issues were identified at the Scoping stage of the SEA and in light of the consultation responses received only one small amendment was made to the issue relating to the historic environment (this amendment is reflected in the above list of key issues).

4 SEA Framework

- 4.1 The development of a set of SEA objectives is a recognised way in which the likely environmental and sustainability effects of a plan can be described, analysed and compared, with each proposal in the plan being scored against each SEA objective. It is considered appropriate to make use of the SA/SEA framework that is being used for the SA/SEA of the East Devon Local Plan as those objectives have been designed to address the key sustainability issues facing East Devon District, which are also relevant at the parish level for Lypstone.
- 4.2 The framework, which has been consulted on throughout the SA/SEA of the Local Plan, is presented in **Table 4.1** below, which also notes which of the SEA topics each objective addresses. It should be noted that, while no comments received during the Scoping consultation for the SEA have resulted in changes being made to the SEA framework, it was considered appropriate to amend the wording of SEA objective 19 slightly, so that it now refers to the vitality and viability of 'Lypstone' rather than 'the towns of East Devon'.
- 4.3 There are 20 SEA objectives in total, as listed in **Table 4.1** below. Schedule 2 of the SEA Regulations provides a list of specific environmental topics to be addressed (these are also specified in Annex 1 of the SEA Directive). In drawing up the SEA objectives, care was taken to ensure that those environmental topics were covered, as shown in the second column of **Table 4.1**. The table shows which of the SEA environmental topics are addressed by each of the SEA objectives from the Lypstone Neighbourhood Plan SEA framework. This helps to demonstrate that each SEA environmental issue has been considered in the assessment of the Neighbourhood Plan.

Table 4.1 SEA Framework for the Lypstone Neighbourhood Plan

SEA Objectives	Relevant SEA Topic(s)
1. To ensure everybody has the opportunity to live in a decent home.	Population, material assets
2. To ensure that all groups of the population have access to community services.	Population, material assets
3. To provide for education, skills and lifelong learning	Population, material assets
4. To improve the population's health	Population, human health
5. To reduce crime and fear of crime.	Population
6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.	Population, human health
7. To maintain and improve cultural, social and leisure provision.	Population, material assets
8. To maintain and enhance built and historic assets.	Cultural heritage including architectural and archaeological heritage
9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.	Soil, landscape
10. To maintain the local amenity, quality and character of the local environment.	Human health, landscape
11. To conserve and enhance the biodiversity of East Devon.	Biodiversity, fauna, flora
12. To promote and encourage non-car based modes of transport and reduce journey lengths.	Human health, climatic factors
13. To maintain and enhance the environment in terms of air, soil and water quality.	Soil, water, air
14. To contribute towards a reduction in local emissions of greenhouse gases.	Climatic factors

SEA Objectives	Relevant SEA Topic(s)
15. To ensure that there is no increase in the risk of flooding.	Water
16. To ensure energy consumption is as efficient as possible.	Climatic factors
17. To promote wise use of waste resources whilst reducing waste production and disposal.	Material assets
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce.	Population
19. To maintain and enhance the vitality and viability of Lympstone.	Population
20. To encourage and accommodate both indigenous and inward investment.	Population

Use of the SEA Framework

- 4.4 Within the assessment of the potential environmental effects of the Lympstone Neighbourhood Plan, symbols and colour-coding have been used against each SEA objective to show whether an effect is likely to be significant, positive or negative, or uncertain, as follows:

Table 4.3 Key to SEA scores

Symbol	Effect
++	Significant positive effect
+	Minor positive effect
0	Negligible effect
-	Minor negative effect
--	Significant negative effect
? or +/-	Uncertain or mixed effect

- 4.5 The likely effects of the Neighbourhood Plan need to be determined and their significance assessed, and this inevitably requires a series of judgments to be made. The detailed assumptions used for each SEA objective when assessing the potential residential site options are set out in **Appendix 4**. This assessment has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either ++ or -- has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of the measure on the SEA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective.

5 SEA Findings

- 5.1 The policies and proposals in the Lympstone Neighbourhood Plan are presented within five themes: Housing, Employment, Getting Around, Community, and Environment. The plan includes a number of policies relating to each of these themes. Policies that relate to planning are categorised as Development Management (DM) Policies and policies to be addressed by the Parish Council or other local organisations are categorised as Community Action (CA) Policies. All of the DM Policies, and CA Policies in the Neighbourhood Plan were assessed as part of the SEA process, and the findings are described below by theme. In line with the requirements of the SEA Regulations, all reasonable alternatives to the policies included in the Neighbourhood Plan were also subject to SEA as part of the SEA of the Consultation Draft of the Neighbourhood Plan, and the findings were described in the draft SEA report for the Consultation Draft Neighbourhood Plan. Reasons for selecting or discounting alternatives are summarised in **Appendix 2**.
- 5.2 The 'Housing' section of the Neighbourhood Plan also allocates four sites as preferred sites for residential development in the Parish. These site options have also been subject to SEA, along with all reasonable alternative site options considered (as listed in Appendix A of the Neighbourhood Plan). The findings of the SEA of the site options are summarised separately further ahead in this chapter.

Housing

- 5.3 There are seven DM Policies, and one CA Policy in the Neighbourhood Plan that relate to the housing theme and the SEA scores for those objectives and policies are summarised in **Table 5.1** overleaf. All of the DM Policies and CA Policy relating to housing would have at least one significant positive effect, with no significant negative effects identified. A number of the policies have no relationship with many of the SEA objectives, hence the number of 'no effects' in **Table 5.1**. Overall, the policies are likely to result in positive effects, with only a few minor negative effects identified as discussed below.

Development Management Policies

- 5.4 By maintaining the rural identity of the Lympstone community, Policy DMP3 (Location) is likely to result in significant positive effects on landscape character (SEA objective 9), particularly in relation to avoiding the coalescence of Lympstone and Exmouth. DMP3 will have further significant positive effects on the viability and vitality of Lympstone (SEA objective 19) as it specifically aims to resist coalescence between the two settlements. This overarching aim may also result in indirect positive effects on the natural environment including biodiversity (SEA objective 11) by steering development away from open countryside to the south of the village, between Lympstone and Exmouth. That area includes some areas of high flood risk (SEA objective 15) which would be avoided by new development. However, there may also be minor negative effects in relation to housing provision (SEA objective 1) as DMP3 could prove restrictive to new development.
- 5.5 Policies DMP5 (Density & Scale) and DMP6 (Design) require new developments to respect the character and visual identity of the Parish and are therefore likely to have significant positive effects on the built environment including cultural heritage (SEA objectives 8 and 10). However, as those DM Policies are generally restrictive in nature, there may also be minor negative effects on housing provision (SEA objective 1). Policy DMP6 may also have an indirect minor negative effect on crime and fear of crime in the village as it supports the Village Design Statement, which seeks to minimise street-lighting, and will therefore reduce the level of natural surveillance in Lympstone at night.

Table 5.1: Summary of SEA Scores for the Housing theme

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of Lympstone	20: Encourage investment
Development Management Policies																				
DMP 1 – Housing Allocations	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
DMP 2 – Goodmore’s Farm	+	+/-	0	+	0	0	+/-	0	0	0	0	+	+?	+?	0	0	0	+	+	+?
DMP 3 – Location	-?	+	0	0	0	-?	0	+/- ?	++	+/- ?	+?	+	+	+	+	0	+?	0	++	0
DMP 4 – Need	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
DMP 5 – Density & Scale	-?	0	0	0	0	0	0	++	+	++	0	0	0	0	0	0	0	0	-?	0
DMP 6 – Design	-?	0	0	0	-?	0	0	++	+	++	0	+?	0	+/-	0	+/-	0	0	0	-?
DMP 7 - Sustainability	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	+	+	+	+
Community Action Policies																				
CAP 1 – Design	-?	0	0	0	-?	0	0	++	+	++	0	0	0	+/-	0	+/-	0	0	0	0

- 5.7 Requiring new housing to meet the needs of the Parish community first and foremost through DMP4 (Need) is likely to lead to a significant positive effect on housing availability, by requiring a range of housing sizes, types and prices, which should also have a significant positive effect on housing provision (SEA objective 1). By allocating four housing sites that would deliver the 40 homes required by the emerging EDDC Local Plan, policy DMP 1 (Housing Allocations) is also likely to have a significant positive effect on SEA objective 1.
- 5.8 Policy DMP7 (Sustainability) requires new development to contribute to a more sustainable community, and as all development proposals will be evaluated against the SEA objectives, positive effects are likely in all areas. However, due to the generalised wording of the policy, these positive effects are likely to be minor, with significant positive effects on energy consumption (SEA objective 16) by requiring a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes in all proposals.
- 5.9 DMP3 could have a minor negative effect on noise (SEA objective 6) because by resisting coalescence with Exmouth, the policy is likely to steer development towards the centre of Lympstone, where there is a higher probability that sensitive receptors (i.e. existing residents) would be exposed to unacceptable levels of noise arising from development. DMP5 could have a minor negative effect on the vitality and viability of Lympstone (SEA objective 19) because it is possible that requiring the scale and density of new housing developments to respect the character of the existing housing grain could provide restrictive or a deterrent to developers, which could have a minor negative effect in terms of meeting housing needs and therefore enabling young people and families in particular to stay in the village.
- 5.10 Although DMP1 allocates new housing in Lympstone, effects on water quality (SEA objective 13), will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.

Community Action Policies

- 5.11 Community Action Policy CAP1 requires the design of new buildings to respect existing design principles in the village and is therefore likely to have significant positive effects on the built environment, including cultural heritage (SEA objectives 8 and 10). However, as the policy is to some extent restrictive, there may also be minor negative effects on housing provision (SEA objective 1). In addition, as the policy requires new developments to follow the design principles set out in the Village Design Statement, there may also be an indirect minor negative effect on crime (and fear of crime) by reducing the level of natural surveillance in the village at night.

Employment

- 5.12 The employment theme includes two DM Policies, and three CA Policies. The SEA scores for those policies are summarised in **Table 5.2** overleaf. No significant effects are identified for these policies and indeed all of the policies would have no effect on six of the SEA objectives (health, crime, noise, flood risk, energy consumption, and waste reduction). Overall, the policies are likely to result in some minor positive effects, with minor negative effects only identified in relation to housing provision as discussed below.

Development Management Policies

- 5.13 Both policies DMP8 (Business Premises) and DMP9 (Retail Sector) are expected to have positive effects on skills, employment, viability and the economy in Lympstone (SEA objectives 3, 18, 19 and 20) by supporting by supporting small businesses and the retail sector. Policy DMP9 is also likely to have positive effects on services and leisure provision as it seeks to retain existing provision in Lympstone. As the policies support change of use from residential to business (DMP8), and resist change from business to residential (DMP9), the policies are likely to have negative effects on housing provision.

Community Action Policies

- 5.14 All employment CA Policies are likely to have minor positive effects on the SEA objectives that relate to the economy and employment (SEA objectives 18 and 20), by creating an environment that supports sustainable business growth. Specifically, by providing improved technology infrastructure such as 3G signal and broadband, CAP2 (technology) is likely to have positive effects on community services (SEA objective 2), education (SEA objective 3), cultural and social provision (SEA objective 7), as well as sustainable transport (SEA objective 12) and greenhouse gas emission (SEA objective 14) as it would reduce the need to travel and facilitate working from home.
- 5.15 Policy CAP3 (rural land use) supports the diversification of farms, which is likely to have positive effects on skills in the community (SEA objective 3) but uncertain effects on the environmental objectives (SEA objectives 9, 10, 11, and 13) as the effects will depend on the nature of diversification activities and any resulting changes in land management.
- 5.16 Policy CAP4 (premises) supports small workshop and storage facilities that are likely to improve skills, and the vitality of the community, but there may also be negative effects on housing as the policy promotes business developments, and so may affect the availability of housing (SEA objective 1).

Table 5.2: Summary of SEA Scores for the Employment theme

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of Lymestone	20: Encourage investment
Development Management Policies																				
DMP 8 – Business Premises	-	0	+?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+
DMP 9 – Retail Sector	-	+	+?	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+	+	+
Community Action Policies																				
CAP 2 – Technology	0	+	+	0	0	0	+	0	0	0	0	+	0	+	0	0	0	+	0	+
CAP 3 – Rural Land Use	0	0	+?	0	0	0	0	0	+	?	?	0	+	+	0	0	0	+?	+	+?
CAP 4 – Premises	-?	0	+?	0	0	0	+?	0	+?	+	0	0	0	0	0	0	0	+	+	+

Getting Around

- 5.17 There is one DM Policy, and seven CA Policies that relate to the Getting Around theme, and the summary of their SEA scores are summarised in **Table 5.3** overleaf. All of the DM Policies and CA Policy relating to transport would have no effects on four SEA objectives (education and skills, historic assets, energy consumption and waste reduction). For the other SEA objectives a mix of positive and negative effects are identified, with a few significant positive effects, and two significant negative effects identified, as discussed below.

Development Management Policies

- 5.18 Only one DM Policy (DMP10 Parking) in the Neighbourhood Plan relates to the 'Getting Around' theme. As that policy seeks to increase parking capacity at the village to address the existing shortage, it could be seen as likely to facilitate and encourage car travel. This should lead to a positive effect on accessibility to services and facilities (SEA objective 2), but there may be significant negative effects on promoting non-car based modes of transport (SEA objective 12) and indirect negative effects from the associated rise in air pollution (SEA objective 13) and greenhouse gas emissions (SEA objective 14) from increased car use. There is also likely to be a negative effect on health if the increase in car parking provision in the village were to result in fewer people walking or cycling to access local services.

Community Action Policies

- 5.19 Most of the Community Action Policies that relate to the Getting Around theme are likely to have positive effects on sustainable transport (SEA objective 12), with CAP 7 (Exe Estuary Trail), CAP 9 (Dinan Way Extension), CAP 10 (Railway) and CAP 11 (Bus) likely to lead to significant positive effects as they seek to enhance public transport provision or promote active modes of travel e.g. walking and cycling. These policies will therefore also lead to positive effects on reducing greenhouse gas emissions.
- 5.20 However, CAP6 (Parking) is likely to lead to significant negative effects on sustainable transport as it seeks to increase the amount of car parking available in the village to reduce congestion. This policy will also have indirect negative effects on car-related noise/amenity effects, air pollution and greenhouse gas emissions.

Table 5.3: Summary of SEA Scores for the Getting Around theme

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of Lymestone	20: Encourage investment
Development Management Policies																				
DMP 10 – Parking	-	+	0	-	0	-	0	0	0	+/-	0	--	-	-	0	0	0	0	0	0
Community Action Policies																				
CAP 5 – Traffic	0	0	0	+	+	+	0	0	0	+	0	+	+	+	0	0	0	0	0	0
CAP 6 – Parking	0	+	0	+/-	0	-	0	0	0	+/-	0	--	-	-	0	0	0	0	+	0
CAP 7 – Exe Estuary Trail	0	0	0	+	0	0	++	0	0	0	0	++	0	+	0	0	0	0	+	0
CAP 8 – Footpaths	0	+	0	+	0	+	+	0	0	0	0	+	0	+	0	0	0	0	0	0
CAP 9 – Dinan Way Extension	0	0	0	+	0	0	+	0	++	+	+?	++	0	+	+	0	0	+	+	+
CAP 10 – Railway	0	+	0	0	+	0	0	0	0	0	0	++	+	+	0	0	0	0	+	+?
CAP 11 – Bus	0	+	0	0	0	0	0	0	0	0	0	++	+	+	0	0	0	0	+	0

Community, Leisure and Wellbeing

Community Action Policies

- 5.21 The community, leisure and wellbeing theme includes no DM Policies, but has seven CA Policies. The SEA scores for the policies in this theme are summarised in **Table 5.4** overleaf. These CA Policies are only likely to affect nine of the 20 SEA objectives, and all effects would be positive, with some significant positive effects identified as discussed below.
- 5.22 All the CA Policies that relate to the community, leisure and wellbeing theme are likely to have a positive effect on the vitality and viability of Lympstone, with CAP 12 (balanced community) and CAP 14 (Community groups) being likely to have significant positive effects as a result of creating a dynamic community and enabling people of a range of ages to remain in the village. CAP 12 (balanced community) is also likely to have significant positive effects on housing provision (SEA objective 1) as it seeks to provide a range of housing types and tenures to meet local need.
- 5.23 All other policies in this theme (other than CAP12) are likely to have a positive effect on community services in the village, with significant positive effects likely to result from CAP 13 (village) and CAP 14 (community groups) as they will increase the range of services available to residents. Due to the nature of services offered, CAP 13, 14, 15, and 16 are likely to increase the cultural, social and leisure provision in Lympstone (SEA objective 7). In particular, provision of retail facilities and pubs (CAP 13), and sport facilities (CAP 15 and 16) is likely to lead to significant positive effects on SEA objective 7.
- 5.24 Significant positive effects are also expected on health (SEA objective 4) as a result of retaining the village surgery and open spaces (which may be used for active outdoor recreation) (CAP 15), and significant positive effects are likely in relation to education (SEA objective 3) as a result of ensuring that all parish children are able to attend the local Preschool and Primary School (CAP 17).

Table 5.4: Summary of SEA Scores for the Community, Leisure and Wellbeing theme

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of Lympstone	20: Encourage investment
Community Action Policies																				
CAP 13 – Balanced community	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0
CAP 14 – Village nature	0	++	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	+	0
CAP 15 – Community groups	0	++	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	++	0
CAP 16 - Wellbeing	0	+	0	++	0	0	++	0	0	0	0	0	0	0	0	0	0	0	+	0
CAP 17 – Leisure	0	+	0	+	0	0	++	0	0	0	0	0	0	0	0	0	0	0	+	0
CAP 18 – School and Preschool	0	+	++	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0	+	0
CAP 19 – Commando Training Centre	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0

- 5.25 Environment, Sustainability and Design Quality The environment, sustainability and design quality theme includes three DM Policies, and five CA Policies. The SEA scores for those policies are summarised in **Table 5.5** overleaf. All of the DM Policies and CA Policy relating to environment, sustainability and design quality would have no effects on six SEA objectives (crime, noise waste reduction, employment and viability/vitality of Lympstone). For the other SEA objectives a mix of minor and significant positive effects are identified, with only one uncertain, minor negative effect in relation to housing provision, as discussed below.

Development Management Policies

- 5.26 Policy DMP 11 (climate change) seeks to address the causes and effects of climate change in Lympstone, and significant positive effects are therefore likely in relation to reducing greenhouse gas emissions (SEA objective 14), adopting sustainable urban drainage schemes (SEA objective 15) and encouraging energy from renewable sources (SEA objective 16). There are also likely to be positive effects on the built environment (SEA objective 8), landscape (SEA objective 9), and amenity (SEA objective 10).
- 5.27 By protecting the open character of the land, policies DMP 12 (natural environment) and DMP 13 (open spaces) are likely to have positive effects on landscape (SEA objective 9), amenity (SEA objective 10), biodiversity (SEA objective 11), and soil quality (SEA objective 13). Policy DMP 12 (natural environment) specifically seeks to maintain special designation areas, and the positive effect on biodiversity is expected to be significant. DMP 13 (open spaces) retains and seeks to improve the existing open space provision and therefore a significant positive effect is expected on leisure provision (SEA objective 7), and a minor positive effect on encouraging healthy lifestyles (SEA objective 4) and reducing flood risk (SEA objective 15).

Community Action Policies

- 5.28 Policy CAP 19 seeks to reduce car usage in the Parish, and is likely to have significant positive effects in relation to promoting public transport (SEA objective 12).
- 5.29 The main aim of CAP 20 is to reduce flood risk and therefore a significant positive effect is expected in relation to SEA objective 15, with further indirect benefits for local people, the environment and the local economy (SEA objectives 1, 2, 4, 7, 8, 11, and 20).
- 5.30 Policies CAP 21 (natural environment) and CAP 22 (open spaces) are likely to have positive effects on landscape (SEA objective 9), amenity (SEA objective 10), biodiversity (SEA objective 11), and flood risk (SEA objective 15). As CAP 21 (natural environment) specifically seeks to maintain special designation areas, the positive effects on landscape and biodiversity are expected to be significant. CAP 22 (open spaces) retains and seeks to improve the existing open space provision and therefore a significant positive effect is expected on leisure provision (SEA objective 7), and a minor positive effect on encouraging healthy lifestyles (SEA objective 4) and soil quality (SEA objective 13).
- 5.31 CAP 23 protects the character of historic assets (e.g. Conservation Area and listed buildings) within the parish and a significant positive effect is therefore expected on SEA objective 8, with indirect positive effects on the setting of the landscape (SEA objective 9) and the local environment (SEA objective 10). However, as the policy may restrict housing development in the village, an uncertain minor negative effect is expected on housing provision (SEA objective 1).

Table 5.5: Summary of SEA Scores for the Environment, Sustainability and Design Quality theme

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of Lympstone	20: Encourage investment
Development Management Policies																				
DMP 11 – Climate Change	0	0	0	0	0	0	0	+	+	+	0	0	0	+++?	++	+++?	0	0	0	0
DMP 12 – Natural environment	0	0	0	0	0	0	0	0	+	+	++	0	+?	0	0	0	0	0	0	0
DMP 13 – Open space	0	0	0	+	0	0	++	0	+	+	+	0	+	0	+	0	0	0	0	0
Community Action Policies																				
CAP 19 – Climate change	0	0	0	0	0	0	0	0	0	0	0	++	+?	+?	0	0	0	0	0	0
CAP 20 – Flooding	+	+	0	+	0	0	+	+	0	0	+	0	0	0	++	0	0	0	0	+
CAP 21 – Natural environment	0	0	0	0	0	0	0	0	++	+	++	0	0	0	+	0	0	0	0	0
CAP 22 – Open space	0	0	0	+	0	0	++	0	+	+	+	0	+	0	+	0	0	0	0	0
CAP 23 – Historic and built environment	-?	0	0	0	0	0	0	++	+	+	0	0	0	0	0	0	0	0	0	0

Site Allocations

- 5.32 Four sites are allocated in the Neighbourhood Plan for residential development:
- Jackson Meadow 2 (smaller), for six dwellings
 - Jackson Meadow 1 (larger), for 13 dwellings
 - Lympstone Nursery, for six dwellings
 - Glebelands South, for 15 dwellings
- 5.33 A further eight other site options were identified by the Parish Council as reasonable alternatives and have been subject to SEA alongside the preferred sites. The SEA of the site options was carried out in line with the set of assumptions that was set out in the Scoping letter (as described in **Chapter 2**). Those assumptions are presented in **Appendix 4**.
- 5.34 A summary of the SEA scores can be found in **Table 5.6** at the end of this section (the four preferred sites are shown in **bold**). A mixture of minor and significant, positive and negative effects were identified for all of the site options, although all site options are unlikely to have an effect on three of the SEA objectives (crime, energy consumption and encouraging investment), as discussed below. Overall, the allocated sites have less potential for significant negative effects than the alternative site options considered.

Summary of SEA findings for the four site allocations and the reasonable alternative site options

- 5.35 All of the site options will have at least a minor positive effect on the provision of housing to meet local needs (SEA objective 1) as all are proposed for residential development. Three of the sites (none of which are allocated in the Plan) are larger and so would have a significant positive effect as they would allow for the development of a larger number of new homes.
- 5.36 Most of the site options would have a significant positive effect on access to services (SEA objective 2), education (SEA objective 3), health (SEA objective 4) and cultural, social and leisure provision (SEA objective 7) as they are within walking distance of a range of services and facilities including the village primary school and doctor's surgery. Three of the allocated sites are likely to have significant positive effects on these objectives, while Glebelands South is expected to have minor positive effects on services (SEA objective 2) and health (SEA objective 4) as it is located further from the village centre. A number of the alternative options considered would have minor positive, negligible or even minor negative effects as they are further from the village centre where most facilities are located. In particular, the land to the north west of Courtlands Cross would have a minor negative effect on education (SEA objective 3) due to its generally less accessible location.
- 5.37 The location of residential development will not affect crime levels (SEA objective 5); therefore all sites will have a negligible effect on that SEA objective. However, all of the sites could have negative effects in relation to noise (SEA objective 6) as construction of the new homes could affect residents at existing nearby properties and where new sites are proposed near to a road or railway line, the new residents may experience noise from those transport links. Two of the allocated sites and three of the alternatives could have a significant negative effect as they are either surrounded by residential development or are immediately adjacent to a road, while the other two allocated sites and five alternatives would have a minor negative effect. The fact that the allocated sites are generally more centrally located within the village accounts for these significant negative effects, while the same factor resulted in a number of generally positive effects for other objectives (see above).
- 5.38 A range of likely negative effects are identified for most of the sites in relation to the environmental SEA objectives including cultural heritage (SEA objective 8), landscape character (SEA objective 9), amenity and environmental character (SEA objective 10) and biodiversity (SEA objective 11). In relation to biodiversity, the proximity of the sites to the Exe Estuary means that a range of potential negative effects have been identified. However, these effects relate to the potential effects of development in general in such an environmentally sensitive area and it is

possible that the implementation of other policies in the Neighbourhood Plan, particularly the development management policies, may reduce or remove the potential negative effects identified. All but three of the likely significant negative effects identified for those objectives relate to the alternative site options, with two potential significant negative effects having been identified for one of the allocated sites (Lympstone Nurseries may have a significant negative effect on the historic environment as the proposed development site is within Lympstone Conservation Area and on landscape character as the site is within the green wedge and coastal protection area defined in the emerging East Devon Local Plan). One of the other allocated sites, Glebelands South, is also located within the coastal protection area as defined in the emerging East Devon Local Plan and is expected to have a significant negative effect on landscape character.

- 5.39 Broadly positive effects are likely for most of the allocated sites in relation to sustainable transport (SEA objective 12) and reduced greenhouse gas emissions (SEA objective 14) as the sites are mainly located within close proximity of public transport links such as the railway station and the village centre, which would enable more journeys to be made without the use of private cars. Three of the allocated sites would have significant positive effects on both of those objectives, although the other allocated site (Glebelands South) has slightly less positive effects overall as it is not within walking distance of the village centre and mixed effects are expected on SEA objective 12. Most of the alternative site options would also have minor positive and mixed effects on these objectives for that same reason.
- 5.40 Most of the site options considered are on greenfield land which is outside of high flood risk zones (2 and 3) so could have an overall minor negative effect in terms of increased flood risk (SEA objective 15). This includes all but one of the allocated sites (Lympstone Nurseries), which would have an overall negligible effect as it is previously developed as well as being outside of high flood risk areas. The other three allocated sites would have minor negative effects for the reasons described above. However, seven of the eight alternative site options would also have a minor negative effect on this objective because they are on greenfield land, with one alternative site (Land to east of Strawberry Hill and west of A376) expected to have significant negative effects as it is also in an area of flood zones 2 and 3.
- 5.41 None of the sites would have an effect on energy efficiency (SEA objective 16) as this would not be determined by the location of development. However, most are likely to have minor or significant negative effects on waste (SEA objective 17) as they would involve development taking place on greenfield land where there is likely to be fewer opportunities for reusing existing buildings and materials. For this reason, all of the allocated sites except Lympstone Nurseries would have a minor negative effect, with that brownfield site having a negligible effect. Three of the alternative site options considered would have a significant negative effect due to being large sites on greenfield land.
- 5.42 All of the site options, both the allocated sites and reasonable alternatives considered, could have a minor positive effect on employment provision (SEA objective 18) as they are all within reasonable walking distance of public transport links which could provide access to job opportunities in Exmouth and elsewhere. However, the location of residential development will not have a direct effect on encouraging inward investment in the Parish (SEA objective 20) and so all sites will have a negligible effect on that objective.
- 5.43 All of the sites will have at least a minor positive effect on the vitality and viability of Lympstone (SEA objective 19), as new residential development in any location is likely to increase the local population and the number of people making use of village services and facilities. While most of the sites (including all of the allocated sites) would have a significant positive effect as they are located either within or adjacent to the built up area boundary, two of the alternative sites considered would have only a minor positive effect as the sites are further from the built up area boundary and so the benefits of the new development may be less concentrated within the village centre.

Table 5.6: Summary of SEA Scores for the Residential Site Options

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of Lympstone	20: Encourage investment
Allocated Sites																				
W307a –Land North of Glebelands (South)	+	+	++?	+	0	-?	++	-?	--	-?	-?	+/-	-	+	-	0	-	++?	++	0
Jackson Meadow 2 – Smaller (6 dwellings)	+	++	++?	++	0	--?	++	-?	-	-?	-?	++	-	++	-	0	-	++?	++	0
Jackson Meadow – Larger (11 to 13 dwellings)	+	++	++?	++	0	-?	++	-?	-	-?	-?	++	-	++	-	0	-	++?	++	0
W119 – Lympstone Nurseries	+	++	++?	++	0	--?	++	--?	+/-	0?	-?	++	-	++	0	0	0	++?	++	0
Alternative Sites																				
The Old Rectory, Burgmann’s Hill (6-9 dwellings)	+	++	+++?	++	0	-?	++	-?	-	-?	-?	++	-	++	-	0	-	++?	++	0
W337 – Land behind Town Dairy Cottage (Meadowgate) (6 – 8 dwellings)	+	++	+++?	++	0	-?	++	--?	--	-?	-?	++	-	++	-	0	-	++?	++	0
W307 (inc. W307a) – Land North of Glebelands	++	+	+++?	+	0	-?	++	-?	--	-?	-?	+/-	-	+	-	0	--	++?	++	0
W069 – North of allotments and East of railway track off Underhill Close	+	++	+++?	++	0	-?	++	-?	--	-?	--?	++	-	++	-	0	-	++?	++	0
W332 – Land to East of Strawberry Hill and west of	++	+	+++?	+	0	--?	++	--?	--	-?	-?	+/-	-	+	--?	0	--	++?	++	0

	1: Decent homes	2: Community Services	3: Education and skills	4: Health	5: Crime	6: Noise	7: Cultural, social and leisure provision	8: Historic assets	9: Landscape character	10: Amenity/ local environment	11: Biodiversity	12: Sustainable transport	13: Air, soil and water	14: Greenhouse gas emissions	15: Flood risk	16: Energy consumption	17: Waste reduction	18: Employment	19: Vitality and viability of Lympstone	20: Encourage investment
A376																				
W108 – Courtlands Lane/Sowden Lane	+	0	++?	+	0	-?	+	--?	--	-?	-?	+/-	--	+	-	0	-	+	+	0
W202 – Land to NW of Courtlands Cross	++	0	-	+	0	--?	+	--?	--	-?	-?	+/-	--	+	-	0	--	+	++	0
W310 – Land to E of Hulham Road and N of Marley Drive	+	++	++?	++	0	--?	++	--?	-	-?	0?	+/-	-	+	-	0	-	+	+	0

Mitigation

- 5.44 It is a requirement of the SEA Regulations that consideration is given to “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”. For many of the potential negative effects identified in relation to the Lympstone Neighbourhood Plan, mitigation will be provided through the implementation of other policies in the Neighbourhood Plan (particularly the Development Management policies) as well as policies in East Devon’s Local Plan which would apply to all development in the District, including in Lympstone. **Table 5.7** below identifies the Neighbourhood Plan and Local Plan policies that are expected to provide mitigation for the potential negative effects (both minor and significant) identified through the SEA of the Neighbourhood Plan. Note that only those SEA objectives for which potential negative effects were identified have been included in the table.

Table 5.7: Possible Mitigation for Potential Negative Effects Identified

SEA objectives for which potential minor or significant negative effects have been identified	Possible mitigation to be provided through other Neighbourhood Plan and Local Plan policies
1. To ensure everybody has the opportunity to live in a decent home.	<ul style="list-style-type: none"> • DMP1 • DMP4 • Local Plan Strategy 27: Development at the Small Towns and Larger Villages
4. To improve the population’s health.	<ul style="list-style-type: none"> • CAP5 • CAP7 • CAP8 • CAP15
5. To reduce crime and fear of crime.	<ul style="list-style-type: none"> • Local Plan Strategy 37: Community Safety
6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.	<ul style="list-style-type: none"> • Local Plan Policy EN14: Control of Pollution
8. To maintain and enhance built and historic assets.	<ul style="list-style-type: none"> • CAP23 • Local Plan Strategy 49: The Historic Environment
9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.	<ul style="list-style-type: none"> • DMP3 • CAP9 • CAP21
10. To maintain the local amenity, quality and character of the local environment.	<ul style="list-style-type: none"> • DMP5 • DMP6 • CAP1
11. To conserve and enhance the biodiversity of East Devon.	<ul style="list-style-type: none"> • Local Plan Strategy 47: Nature Conservation and Geology
12. To promote and encourage non-car based modes of transport and reduce journey lengths.	<ul style="list-style-type: none"> • CAP10 • CAP11
13. To maintain and enhance the environment in terms of air, soil and water quality.	<ul style="list-style-type: none"> • Local Plan Policy EN14: Control of Pollution • Local Plan Policy EN18: Maintenance of Water Quality and Quantity
14. To contribute towards a reduction in local emissions of greenhouse gases.	<ul style="list-style-type: none"> • DMP7 • DMP11 • CAP10 • CAP11 • CAP19
15. To ensure that there is no increase in the risk of flooding.	<ul style="list-style-type: none"> • CAP20 • Local Plan Policy EN21: River and Coastal Flooding

SEA objectives for which potential minor or significant negative effects have been identified	Possible mitigation to be provided through other Neighbourhood Plan and Local Plan policies
17. To promote wise use of waste resources whilst reducing waste production and disposal.	<ul style="list-style-type: none"> Local Plan Policy D1: Design and Local Distinctiveness
19. To maintain and enhance the vitality and viability of Lympstone.	<ul style="list-style-type: none"> CAP12 CAP13 CAP14
20. To encourage and accommodate both indigenous and inward investment.	<ul style="list-style-type: none"> DMP8 DMP9 CAP2 CAP3 CAP4

Cumulative Effects

- 5.45 It is a requirement of the SEA Directive that consideration is given to the likely cumulative effects of the Plan in question. In addition, consideration of whether effects are likely to occur in the short, medium or long term and whether they are permanent or temporary is also required. As the Lympstone Neighbourhood Plan covers the period from now until 2026 (i.e. ~12 years), short term is considered to be in the next 1-2 years, medium term would be 3-7 years, and long term 8-12 years, although effects could still be experienced beyond the end of the Plan period. Therefore, the likely cumulative effects of the Neighbourhood Plan as a whole on each of the SEA objectives are summarised below, as well as whether they will be permanent/temporary or occur in the short, medium or long term.

SEA objective 1: To ensure everybody has the opportunity to live in a decent home

- 5.46 The fact that the Neighbourhood Plan makes detailed plans to secure the delivery of the District-level allocation for 40 new homes in the Parish means that an overall permanent positive effect on this objective is expected in the medium-long term as these new homes are developed. The Plan allocates four sites for residential development, which will ensure the delivery of those new homes, and includes a specific policy aiming to ensure that an appropriate range and mix of housing comes forward to meet local needs. While a small number of policies in the Plan could be seen as potentially restrictive to the development of new housing due to their overarching aim to protect the local environment (such as DMP3 which restricts housing development outside of the built up area boundary), those policies should only restrict development in inappropriate locations and should not prove a barrier to the delivery of the required 40 new homes in Lympstone in general. The Neighbourhood Plan is therefore expected to have an overall **significant positive (++)** effect on the provision of housing.

SEA objective 2: To ensure that all groups of the population have access to community services

- 5.47 The allocated sites in the Neighbourhood Plan are generally well-located in terms of their proximity to services and facilities in Lympstone; therefore new residents in those locations will be easily able to access shops etc. in the village centre without needing a car. In addition, the Neighbourhood Plan contains a number of policies (mainly those in the Community, Leisure and Wellbeing section) that aim to retain and enhance the number and quality of services and facilities on offer in Lympstone. The Neighbourhood Plan is therefore expected to have an overall **significant positive (++)** effect on this objective, which should be permanent and will be experienced over the medium-long term as new development comes forward.

SEA objective 3: To provide for education, skills and lifelong learning

- 5.48 The allocated sites in the Neighbourhood Plan are all located within walking distance of the village primary school; therefore new residents in those locations will be easily able to access the school without needing a car. It is not yet known what level of capacity there is at the school to

accommodate the growth in demand likely to be associated with the development of 40 new homes. However, the 40 homes have already been allocated at District level and so the fact that the Neighbourhood Plan directs that development to areas within walking distance of the school means that effects are still likely to be generally positive. In addition, one of the Plan policies (CAP17) specifically aims to ensure that all local children are able to attend school locally up to the age of 11. While there is no equivalent commitment for older children, this is considered to be realistic given the rural nature of the Parish. The Neighbourhood Plan is therefore expected to have an overall **uncertain significant positive (++)** effect on this objective, which should be permanent and will be experienced over the medium-long term as new development comes forward.

SEA objective 4: To improve the population's health

- 5.49 The Neighbourhood Plan will have a number of positive effects on health as the population growth associated with the development of 40 new homes will help to ensure that the local doctor's surgery remains viable and open, and the fact that three of the four allocated sites for residential development are within walking distance of the surgery will have further positive effects. Focusing development within the built up area boundary will also enable more people to walk and cycle; however it is also noted that the Plan makes provision for new parking both in the village and alongside larger new homes. This could have the opposite effect, encouraging and facilitating continued high levels of car use, and an overall **mixed (+/-)** effect on health is therefore likely to result from the implementation of the Neighbourhood Plan. These effects are likely to be permanent and experienced over the medium-long term.

SEA objective 5: To reduce crime and fear of crime

- 5.50 The location of new housing development will not affect the achievement of this objective, nor will most of the other policies in the Neighbourhood Plan. However, a small number of policies could result in there being less street lighting in the village, as part of a wider aim to have regard to the Village Design Statement. This could reduce the level of natural surveillance and result in poorer perceptions of personal safety, over the medium-long term as new development that adheres to the relevant Neighbourhood Plan policies comes forward. The Neighbourhood Plan could therefore have a **negative** effect on crime and fear of crime, **although this is expected to be minor and is currently uncertain (-?)**.

SEA objective 6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution

- 5.51 Most of the policies in the Neighbourhood Plan will not affect this objective directly, although the development of new housing could result in noise effects for existing residents, particularly during the construction phase, as all of the preferred sites are within close proximity of existing properties. It is also possible that levels of car use may remain high, facilitated by the additional car parking to be provided in the village and alongside new housing, which could have further negative effects on noise levels in Lympstone. Therefore, an overall **minor negative (-)** effect on this objective is likely to result from the implementation of the Neighbourhood Plan, with construction-related effects being experienced on a temporary basis in the short-medium term and traffic-related effects being permanent and experienced over the medium-long term.

SEA objective 7: To maintain and improve cultural, social and leisure provision

- 5.52 The allocated residential sites in the Neighbourhood Plan are generally well-located in terms of their proximity to cultural, social and leisure facilities in Lympstone; therefore new residents in those locations will be easily able to access them without needing a car. In addition, the Neighbourhood Plan contains a number of policies (mainly those in the Community, Leisure and Wellbeing section) that aim to retain and enhance the number and quality of cultural, social and leisure facilities on offer in Lympstone, including retaining the local pub, improving the number of clubs and sports activities and retaining the youth club. The Neighbourhood Plan is therefore expected to have an overall **significant positive (++)** effect on this objective, which should be permanent and will be experienced over the medium-long term as new development comes forward.

SEA objective 8: To maintain and enhance built and historic assets

- 5.53 The residential development that is provided for through the allocations in the Neighbourhood Plan could have mainly minor negative effects on this objective due to the proximity of the allocated sites to heritage assets. In particular, one of the allocations is within the boundary of the Conservation Area so could have a significant negative effect. However, the Plan also includes numerous measures aiming to protect the local heritage environment, including by extending the Conservation Area boundary and protecting the character of listed buildings. The Neighbourhood Plan is therefore expected to have an overall **mixed (+/-)** effect on this objective, with effects being permanent and likely to be experienced over the medium-long term as new development comes forward.

SEA objective 9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon

- 5.54 One of the key themes within the Neighbourhood Plan is the need to protect the identity of Lympstone village and to prevent coalescence with Exmouth. To that end, none of the allocated residential sites are in locations where development could result in coalescence. The Plan also includes a number of policies aiming to ensure that development in the Parish is in keeping with its wider setting. The Neighbourhood Plan is therefore expected to have an overall **significant positive (++)** effect on this objective, which will be permanent and experienced over the medium-long term.

SEA objective 10: To maintain the local amenity, quality and character of the local environment

- 5.55 All development in Lympstone will be required to adhere to stringent design policies, as set out in the Neighbourhood Plan. This will help to ensure that the character and quality of the built environment in the Parish is maintained and enhanced. However, the Plan may also result in increased car use as the provision of car parking in the village and alongside new housing developments may facilitate ongoing car use – this could adversely affect local amenity by compounding existing traffic problems in the village. The Neighbourhood Plan is therefore expected to have an overall **mixed (+/-)** effect on this objective, which will be permanent and experienced over the medium-long term.

SEA objective 11: To conserve and enhance the biodiversity of East Devon

- 5.56 Lympstone is located adjacent to the highly sensitive Exe Estuary, and it is noted that the residential site allocations in the Plan are all within 1km of that designation, and so could result in negative effects on biodiversity. However, the Plan also includes numerous policies aiming to protect and enhance local biodiversity, and allows for increasing the areas of open spaces and allotments in the village which may also lead to biodiversity enhancements. An overall **mixed (+/-)** effect on this objective is therefore likely to result from the implementation of the Neighbourhood Plan, which will be permanent and experienced over the medium-long term.

SEA objective 12: To promote and encourage non-car based modes of transport and reduce journey lengths

- 5.57 The Neighbourhood Plan could be seen as indirectly encouraging ongoing car use, as it makes provision for car parking in the village and alongside new housing development. This could discourage people from making use of the public transport links that the village benefits from, such as the railway station and frequent bus services. However, the residential sites that are allocated in the Plan are all within walking distance of those public transport links, which means that the new residents are more likely to make use of bus and rail services than if the new homes were located further out from the centre of the Parish. The Neighbourhood Plan is therefore expected to have an overall **mixed (+/-)** effect on this objective, which will be permanent and experienced over the medium-long term.

SEA objective 13: To maintain and enhance the environment in terms of air, soil and water quality

- 5.58 As described above, the Neighbourhood Plan could be seen as facilitating ongoing car use, which could contribute to poor air quality. In addition, the fact that the Plan allocates greenfield sites contributing to the delivery of the 40 new homes required means that the development will not represent the most efficient use of land. However, it is also recognised that the Plan also includes a policy encouraging the traditional management of land. The effects of the residential development allocated through the Neighbourhood Plan on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. The Neighbourhood Plan is therefore expected to have an overall **minor negative (-)** effect on this objective, which will be permanent and experienced over the medium-long term.

SEA objective 14: To contribute towards a reduction in local emissions of greenhouse gases

- 5.59 As described above under SEA objective 12, the Neighbourhood Plan could result in ongoing high levels of car use which would have a negative effect on reducing greenhouse gas emissions from vehicle transport. However, the Plan also includes policies that encourage renewable energy generation; therefore an overall **mixed (+/-)** effect on this objective is likely, and effects will be permanent and experienced over the medium-long term.

SEA objective 15: To ensure that there is no increase in the risk of flooding

- 5.60 Three of the four sites that are allocated for residential development in the Neighbourhood Plan are on greenfield land, which could result in increased runoff rates due to an increased area of impermeable surfaces. However, they are all outside of areas with a higher probability of flooding (identified by the Environment Agency as Flood Zone 3). The Neighbourhood Plan also includes policies specifically aiming to manage flood risk in and around the Parish, for example by incorporating sustainable drainage systems into new development. The Neighbourhood Plan is therefore expected to have an overall **mixed (+/-)** effect on this objective, which will be permanent and experienced over the medium-long term.

SEA objective 16: To ensure energy consumption is as efficient as possible

- 5.61 The location of new residential development in Lympstone will not affect the efficient use of energy; however the Plan includes policies that aim to increase renewable energy generation and use in the Parish and to ensure the energy efficiency of new development. The Neighbourhood Plan is therefore expected to have an overall **minor positive (+)** effect on this objective, which will be permanent and experienced over the medium-long term.

SEA objective 17: To promote wise use of waste resources whilst reducing waste production and disposal

- 5.62 The fact that three of the four allocated residential site allocations in the Neighbourhood Plan are on greenfield land could mean that there are fewer opportunities to re-use existing buildings and materials than there might be on brownfield land. However, all of the allocated sites are relatively small in size which would limit the potential negative effect. The Neighbourhood Plan does also include some measures that could have positive effects in relation to waste, for example the policies that facilitate the conversion of existing buildings. The Neighbourhood Plan is therefore expected to have an overall **mixed (+/-)** effect on this objective, some of which would be temporary during the construction period and some of which would be permanent over the life of the new development (i.e. over the medium-long term).

SEA objective 18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce

- 5.63 While the Neighbourhood Plan is unlikely to result in significant new employment provision, some of the measures in the Plan may result in new opportunities being provided, for example as a result of construction of the new homes and the measures to enable farm diversification and to

increase the available premises for small businesses. In addition, improving the technology infrastructure in the Parish will enable more flexible working practices, including working from home. The residential site allocations are all within reasonably close proximity of public transport links which residents will be able to use to access job opportunities in Exmouth, Exeter and elsewhere, and an overall **significant positive (++)** effect on this objective is likely. Any job creation relating to the construction of development will be temporary while other effects will be more permanent, and all will be experienced over the medium-long term.

SEA objective 19: To maintain and enhance the vitality and viability of Lymptone

- 5.64 The Neighbourhood Plan makes good provision for increasing the local population through the development of 40 new homes, and includes measures to ensure that a range of housing is provided which will enable the local population to remain diverse with many young families as well as older people. The population growth should help local services and facilities to remain viable, particularly as the new housing development is to be located within the built up area boundary. The Neighbourhood Plan is therefore expected to have an overall **significant positive (++)** effect on this objective, which will be permanent and experienced over the medium-long term as new residential development comes forward.

SEA objective 20: To encourage and accommodate both indigenous and inward investment

- 5.65 Most of the policies and site allocations in the Neighbourhood Plan will not have a direct effect on this objective, as they relate more to residential development, community facilities and protecting the natural environment. However, a number of policies in the Plan aim to improve technological infrastructure in the village, increase the available area of employment premises for small businesses and facilitate diversification in farming, all of which could have a positive effect on local investment. The Neighbourhood Plan is therefore likely to have an overall **minor positive (+)** effect on this objective, which will be permanent and experienced over the medium-long term.

6 Monitoring

- 6.1 The SEA Directive requires that "*member states shall monitor the significant environmental effects of the implementation of plans or programmes... in order, inter alia, to identify at an early stage, unforeseen adverse effects, and be able to undertake appropriate remedial action*" (Article 10.1) and that the environmental report should provide information on "*a description of the measures envisaged concerning monitoring*" (Annex 1 (i)). Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 6.2 It is recommended that monitoring of the environmental effects of the Neighbourhood Plan is tied into the overall approach to monitoring the sustainability effects of other plans and strategies developed within East Devon District (in particular the emerging Local Plan), as many of the indicators proposed will be relevant to the Neighbourhood Plan. Monitoring Reports are already produced for the District, and monitoring proposals for the Local Plan are presented in the latest iteration of the SA/SEA report for the Local Plan. Therefore, it is recommended that monitoring of the potential environmental effects of the Neighbourhood Plan be combined with the annual monitoring process carried out for the Local Plan.
- 6.3 As discussed in **Chapter 5**, a number of the policies and site allocations in the Neighbourhood Plan could have potential significant effects (both positive and negative) on the SEA objectives, some of which are uncertain. At least one potential significant effect has been identified in relation to most of the SEA objectives in the SEA framework (all except SEA objectives 5, 18 and 20). **Table 6.1** below sets out a number of suggested indicators for monitoring the potential significant effects of implementing the Neighbourhood Plan, drawing on indicators that may also be used for the East Devon Local Plan sustainability monitoring where relevant. Note that the indicators proposed are included as suggestions at this stage, as it is recognised that the necessary datasets may not be available for monitoring some of the environmental effects of the Neighbourhood Plan (or may not be available at the Parish level), and that the indicators included may change as monitoring is undertaken for the Local Plan and Neighbourhood Plan.

Table 6.1: Proposed indicators for monitoring the potential significant environmental effects of the Lymestone Neighbourhood Plan

SEA objectives for which potential significant effects have been identified	Suggested indicators for monitoring effects of the Neighbourhood Plan
1. To ensure everybody has the opportunity to live in a decent home.	<ul style="list-style-type: none"> Number of new homes built annually within the Parish. Percentage of all new homes delivered in the Parish that are affordable.
2. To ensure that all groups of the population have access to community services.	<ul style="list-style-type: none"> Number of new community services opening within the Parish annually.
3. To provide for education, skills and lifelong learning to: <ul style="list-style-type: none"> i. meet the needs of the local population, and ii. meet local employment needs. 	<ul style="list-style-type: none"> Number of new work-based apprenticeships offered in the Parish annually. Number of new school places created in the Parish annually.
4. To improve the population's health.	<ul style="list-style-type: none"> Average life expectancy in the Parish.
6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.	<ul style="list-style-type: none"> Number of noise pollution incidents reports annually in the Parish.

SEA objectives for which potential significant effects have been identified	Suggested indicators for monitoring effects of the Neighbourhood Plan
7. To maintain and improve cultural, social and leisure provision.	<ul style="list-style-type: none"> • Number of new cultural, social and leisure facilities opening within the Parish annually.
8. To maintain and enhance built and historic assets.	<ul style="list-style-type: none"> • Number of heritage assets within the Parish on the 'Heritage at Risk Register'.
9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.	<ul style="list-style-type: none"> • Percentage of new development taking place on brownfield land.
10. To maintain the local amenity, quality and character of the local environment.	<ul style="list-style-type: none"> • Number of complaints made to EDDC regarding noise pollution.
11. To conserve and enhance the biodiversity of East Devon.	<ul style="list-style-type: none"> • Change in areas and populations of biodiversity importance, including (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of national, regional, sub-regional significance (changes arising from development, management and planning agreements, in hectares and numbers of priority species type).
12. To promote and encourage non-car based modes of transport and reduce journey lengths.	<ul style="list-style-type: none"> • Frequency of bus services in the Parish.
13. To maintain and enhance the environment in terms of air, soil and water quality.	<ul style="list-style-type: none"> • Number of declared Air Quality Management Areas (AQMAs) in the Parish.
14. To contribute towards a reduction in local emissions of greenhouse gases.	<ul style="list-style-type: none"> • Renewable energy capacity installed by type.
15. To ensure that there is no increase in the risk of flooding.	<ul style="list-style-type: none"> • Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
16. To ensure energy consumption is as efficient as possible.	<ul style="list-style-type: none"> • Renewable energy capacity installed by type.
17. To promote wise use of waste resources whilst reducing waste production and disposal.	<ul style="list-style-type: none"> • Volume of waste generated in the Parish annually.
19. To maintain and enhance the vitality and viability of Lympstone.	<ul style="list-style-type: none"> • Parish population.

7 Conclusion and Next Steps

- 7.1 The policies and site allocations in the Lympstone Neighbourhood Plan and the reasonable alternatives considered during its preparation have been subject to a detailed assessment against the SEA objectives which were set out at the scoping stage of the SA process. In general, the Neighbourhood Plan has been found to have a wide range of positive and significant positive effects on the objectives, particularly in relation to housing provision and maintaining and enhancing the vitality and viability of Lympstone. The fact that the preferred sites for residential development are generally well-located in relation to existing services and facilities will also have positive effects.
- 7.2 However, a number of potentially negative effects still remain. While some of these relate to the potentially restrictive nature of some policies in the Neighbourhood Plan, as a result of the overarching aim to conserve and enhance the local environment, many are to do with the likely effects of residential development in general in such an environmentally sensitive area. These may be able to be mitigated at the planning application stage through the implementation of development management policies in both the Neighbourhood Plan and East Devon's emerging Local Plan as detailed development proposals are submitted for the allocated sites.

Next Steps

- 7.3 This SEA Report (and the accompanying Non-Technical Summary) will be published alongside the final version of the Neighbourhood Plan that will be submitted to East Devon District Council. It will then be available alongside the Neighbourhood Plan during the statutory six week consultation to be undertaken by the Council.

LUC
October 2013

Appendix 1

Scoping Consultation Comments

The table below lists the responses that were received from the statutory consultees in relation to the SEA Scoping letter for the Lypstone Neighbourhood Plan (23rd July 2013). Note that no response was received from the Environment Agency.

Comment	Response to consultation comment
Natural England	
<p>Natural England agrees that the Lypstone Neighbourhood Plan should be accompanied by SEA as required by The Environmental Assessment of Plans and Programmes Regulations 2004 and the SEA Directive. We welcome the detail provided in the Scoping section of the report and note the clear relationship with the emerging East Devon Local Plan. We also welcome the reference to the Exe Estuary Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. The Neighbourhood Plan should ensure protection of this site. Below is a link to update Conservation Objectives for the site:</p> <p>http://www.naturalengland.org.uk/ourwork/conservation/designations/sac/southwest.aspx</p>	<p>Noted. The Conservation Objectives for the Exe Estuary will be taken into account as appropriate throughout the SEA and reference to these objectives has been added to the baseline information (see Chapter 3).</p>
<p>Natural England has already raised comments with respect to the Habitats Regulations in relation to the initial consultation on the Neighbourhood Plan, which was led by the Parish Council. However would wish to reiterate our advice on this matter. Natural England advises that a screening assessment is carried out with respect to the Conservation of Habitats & Species Regulations 2010 (as amended)(the "Habitats Regulations") given the proximity of the Neighbourhood Plan area to the Exe Estuary. The Neighbourhood Plan cannot progress if it would result in a likely significant effect on a European site and therefore avoidance measures may need to be incorporated into the Neighbourhood Plan to ensure compliance with the Habitats Regulations. If a likely significant effect cannot be avoided the Neighbourhood Plan cannot progress. We would welcome clarification as to whether a screening exercise will be carried with respect to the Habitats Regulations.</p>	<p>Noted. East Devon District Council is undertaking an exercise on behalf of Lypstone Parish Council to consider whether the Neighbourhood Plan has the potential to have significant effects on any European sites. This is being undertaken separately to LUC's work on the SEA of the Neighbourhood Plan.</p>
English Heritage	
<p>While SEA regulations require consultation with us, the preparation of a Neighbourhood Plan only requires our consultation when it is considered that our interests will be affected. At this time I can confirm that we have not been consulted on the Consultation Draft June 2013 Plan, and though this may be because it is thought that our interests will not be affected by the Plan's proposals our details appear on the Plan website in the list of stakeholders and consultees contained in Appendix 1: Consultation Statement. The opportunity is therefore taken to use this consultation exercise to highlight issues which may have application to both the Plan formulation and SEA exercises, and as well as a response to your consultation we would be grateful if this letter could be forwarded to the relevant client party.</p>	<p>Lypstone Parish Council has confirmed that English Heritage was indeed consulted in relation to the Neighbourhood Plan itself, with the consultation having been sent via e mail to Ross Simmonds, Regional Planner at English Heritage on the advice of East Devon District Council. No response was received in relation to that consultation.</p>

Comment	Response to consultation comment
<p>Research has clearly demonstrated that local people value their heritage and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment. English Heritage is expecting that as Neighbourhood Planning Forums seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource.</p> <p>Information held by the local planning authority and used in the preparation of the East Devon Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. English Heritage also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.</p> <p>Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.</p> <p>English Heritage has a statutory role in the development plan process and there is a duty on either the Local Planning Authority or the Neighbourhood Planning Forum to consult English Heritage on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.</p> <p>English Heritage will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.</p> <p>English Heritage fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance (http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/). It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.</p>	<p>Noted.</p>
<p>SEA and SA Scoping</p> <p>There are a number of general principles that English Heritage recommends are considered throughout the SEA/SA process:</p> <ul style="list-style-type: none"> • The importance of a broad definition of the historic environment covering a wide range of heritage 	<p>Noted. We are pleased to note that English Heritage broadly supports the approach being taken to the SEA.</p>

Comment	Response to consultation comment
<p>assets³ including areas, buildings, features and landscapes with statutory protection, together with those parts of the historic environment which are locally valued and important, and also the historic character of the landscape and townscape.</p> <ul style="list-style-type: none"> • The concept of significance requires careful consideration in the context of the historic environment and the SEA/SA process, which is focused on the identification and assessment of 'significant effects'. • The National Planning Policy Framework (NPPF) requires that heritage assets are conserved in a manner appropriate to their significance. The concept of significance in relation to heritage refers to the value of a heritage asset, because of its heritage interest which may be archaeological, architectural, artistic or historic. The setting of a heritage asset can also contribute to its significance. • The SEA/SA process is iterative in that the findings of each stage should be used to inform the next and this progression is clearly documented. • An effective SEA/SA should avoid or minimise any adverse effects created by the plan in respect of the historic environment. It should also maximise potential benefits for the historic environment. • Local authority conservation and archaeological staff are a key resource when developing a SEA/SA. These professionals are best placed to provide baseline information on the historic environment and heritage assets and advise on: <ul style="list-style-type: none"> • The significance of heritage assets; • Local historic environment issues and priorities; • How a policy or proposal can be tailored to avoid or minimise potential adverse impacts on the historic environment; • The nature and design of any required mitigation measures; and • Opportunities for securing wider benefits for the future conservation and management of heritage assets. • Engaging local (yet beyond the NP area) heritage groups and societies, and the wider community, in the SEA/SA process can also bring benefits. This might help to further understand the historic environment of the area and what is locally significant, valued and why. <p>The tiering of the SEA/SA by fine-tuning the overarching Local Plan SEA/SA report/ baseline data will help to reduce repetition and give a better focus to the appraisal framework.</p> <p>As far as the suggested approach to the SEA exercise set out in your letter is concerned, this would seem to provide the basis for a robust and comprehensive outcome and our comments are therefore intended</p>	

³ The National Planning Policy Framework (2012) defines a Heritage Asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).' Designated heritage assets are listed as 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.' The Directive uses the term 'cultural heritage', which covers all aspects of the historic environment as defined by the NPPF. In addition, 'significant effects' on historic landscapes and townscapes might be addressed under the Directive issue of landscape.

Comment	Response to consultation comment
<p>primarily to provide helpful prompts.</p>	
<p>Relevant plans, programmes and policies</p> <p>We would assume this includes all items which have a direct bearing on the historic environment, including the Lympstone Village Design Statement and Conservation Area Appraisal.</p>	<p>Noted. Reference to the Lympstone Village Design Statement and Conservation Area appraisal was included in the review of relevant plans and policies in the Scoping letter (see also Chapter 3 of this report).</p>
<p>Baseline information</p> <p>English Heritage recommends that the baseline information describes the current and future likely state of the historic environment. This provides the basis for identifying sustainability issues and identifying solutions.</p> <p>Maps, charts (current and historic) and photographs and other images can be very effective in synthesising data and illustrating its relevance to the plan area as well as demonstrating historic environment effects, particularly where supported by an analytical narrative. When collating and analysing the baseline data on the historic environment, it is also useful to identify relevant trends.</p> <p>It is important that meaningful conclusions can be drawn from the baseline, particularly what it means for the plan and how the historic environment is to be dealt with. Where there are gaps in information, we recommend that these are explained as part of the baseline description. Ways of tackling any identified gaps in the baseline can then be included.</p>	<p>Noted. English Heritage has not made any specific recommendations for additional baseline information to be included.</p>
<p>Designation and beyond</p> <p>The historic environment includes all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, including landscaped, planted or managed flora. Consequently, covering statutory designations is just one part of the baseline information on this topic.</p> <p>Other important considerations include: information held on Historic Environment Records; local non designated heritage assets; the character of the wider historic landscape, townscape and other valued historic landscapes; areas of archaeological importance and the potential for unrecorded archaeology.</p> <p>The condition of the historic environment is an important consideration, especially when analysing the baseline. Existing data sources include the English Heritage 'Heritage at Risk' Register http://risk.english-heritage.org.uk/register.aspx</p> <p>The appendix to this letter provides an extensive list of sources of historic environment information, some</p>	<p>Noted. The baseline information presented in the Scoping letter and again in Chapter 3 of this SEA report is intended to be streamlined and proportional to the scope of the Neighbourhood Plan.</p>

Comment	Response to consultation comment
<p>of which should/may be of use to you.</p>	
<p>Testing Baseline Information</p> <p>To determine whether you have sufficient evidence you may wish to consider whether you can positively respond to the following:</p> <ul style="list-style-type: none"> • Which parts of the plan area are rich in heritage assets (designated and non-designated)? Are there areas which may have the potential for sites of historic or archaeological interest which are currently unidentified? • Has the landscape and townscape character of the plan area been defined, if so, what are its distinctive features? • Are there any areas where change is affecting the distinctive character of the place and the significance of heritage assets, including cumulative, small-scale changes? Are there expected to be such effects in the future? • Are there implications for the setting of heritage assets? Are there important views and vistas? • Which areas or features should be conserved and enhanced? • How good or bad is the condition or quality of heritage assets and historic places? Do trends show that it is getting better or worse? 	<p>Noted. The baseline information is considered to be appropriate in terms of its scope, in relation to the scope of the Neighbourhood Plan that is being subject to SEA.</p>
<p>Key Environmental and Sustainability Issues</p> <p>It appears an analysis of a range of sources of baseline information and community consultation has been undertaken to inform the sustainability issues.</p> <p>Does this include the range of heritage information suggested above? Does it acknowledge for example the wider definition of the historic environment in accordance with national planning policy e.g. non designated heritage assets?</p> <p>Again, you may wish to consider whether the following issues and opportunities apply to this neighbourhood plan area.</p> <p>Issues</p> <ul style="list-style-type: none"> • Heritage assets at risk from neglect, decay, or development pressures; • Areas where, on current trends, there is likely to be further significant loss or erosion of landscape/ townscape character or quality; • Areas where development has had or is likely to have significant impact (direct and or indirect) upon the historic environment and/or people's enjoyment of it; • Traffic congestion, air quality, noise pollution and other problems affecting the historic environment; • Conserving and enhancing designated and non-designated heritage assets and the contribution made 	<p>Noted. The key sustainability issues presented in the Scoping letter and again in Chapter 3 of this SEA report include an issue relating to the historic environment, and the wording of that key issue has been amended slightly to refer to all heritage assets (designated and undesignated) and not just Conservation Areas and listed buildings.</p>

Comment	Response to consultation comment
<p>by their settings;</p> <ul style="list-style-type: none"> • Conserving specific types of heritage assets, such the rural heritage of Lympstone; • Accommodating change and growth whilst sustaining and enhancing the significance of heritage assets and the valued character of a place. <p>Opportunities</p> <ul style="list-style-type: none"> • Developing a stronger sense of place, local distinctiveness and community engagement; • Promoting the innovative reuse of the existing building stock for social, cultural and or economic purposes; • Improving awareness, involvement, and understanding of, and access to, the historic environment; • Promoting heritage based tourism; • Contributing to green infrastructure networks; • Encouraging traditional building and craft skills development; and • Using the historic environment as an educational resource. 	
<p>Sustainability Appraisal Framework</p> <p>Types of Framework</p> <p>Whatever method is used to review the framework and carry out the appraisal (i.e. use of a panel and/or consultants), there is a need to ensure the application of appropriate heritage expertise.</p> <p>While an objectives-based approach is often proposed, the Planning Advisory Service⁴ suggests that an alternative approach is to base the framework on a series of identified topics and/or sub-areas. English Heritage considers that this narrative based approach, focusing on an assessment against the baseline situation can avoid pages of matrices resulting from an objectives-based approach. This alternative approach can include a historic environment topic paper; something we also recommend for the objectives approach, as a way of interpreting the information set out in matrices.</p>	<p>Noted. It is considered that taking an objectives-based approach for the SEA of the Neighbourhood Plan is appropriate as it will reflect the methodology used for the SA/SEA of East Devon's Local Plan.</p>
<p>Sustainability Appraisal Objectives</p> <p>English Heritage considers that for any SEA/SA to meet the requirements of the SEA Directive to assess impacts on cultural heritage, a specific objective should be included:</p> <p><i>"Conserve and enhance the historic environment, heritage assets and their settings"</i>.</p> <p>We note that an objective along these lines has been drafted in the SEA Framework and would encourage consideration of whether bespoke sub objectives may wish to consider some or all of the following.</p>	<p>Noted. The suggested sub-objectives include the sort of issues that are considered as part of the assessment against SEA objective 8: to maintain and enhance built and historic assets.</p> <p>The Site Sustainability Assessments presented in Appendix H of the Neighbourhood Plan consultation document are separate to the SEA that is now being carried out to meet the</p>

⁴ PAS Sustainability Appraisal Advice Note, June 2010, pages 39, 42 and 66

Comment	Response to consultation comment
<ul style="list-style-type: none"> • Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place, particularly the Lympstone CA • Achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality by employing the use of locally sourced materials • Improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings • Provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities • Optimise the use of previously developed land, buildings and existing infrastructure • Promote heritage based sustainable tourism • Support the sustainable use of historic farmsteads <p>We note, for example, that Appendix H to the Neighbourhood Plan on Site Sustainability Assessments applies only two rather simply defined criteria when evaluating sites against the heritage sustainability objective, both of which concentrate on the avoidance of harm with no consideration of enhancement potential in accordance with the provisions of the NPPF. We also note that policy CAP 24 in the Plan which covers the historic environment also has a very narrowly defined scope and limited set of policies/aims and actions, but acknowledge that other policies, particularly those relating to Housing, do pick up on some of the themes referred to above.</p>	<p>requirements of the SEA Regulations. During the SEA, each option for the Neighbourhood Plan is being assessed against each of the SEA objectives, including SEA objective 8 which addresses effects on the heritage environment.</p> <p>The comment relating to policy CAP24 relates to the content of the Neighbourhood Plan itself and not the SEA.</p>

Appendix 2

Audit Trail of Reasonable Alternative Policy Approaches Considered

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
Objectives			
H1 - Location: - The community will retain its rural identity and resist coalescence with Exmouth.	No		Compliance with community wishes as detailed in the approved Parish Plan and also the EDDC Local Plan.
H2 - Need: - New housing will, first and foremost, be required to meet the needs of the Parish community.	No		Compliance with EDDC Local Plan.
H3 – Density & Scale: - To retain the village identity, developments must respect the character of the existing housing grain.	No		Compliance with EDDC Local Plan and approved Village Design Statement.
H4 – Design:- Design of new development should be in keeping with the overall visual identity of the Parish and also in harmony with the existing immediate locality	No		Compliance with EDDC Local Plan and approved Village Design Statement.
H5 – Sustainability: - New development must contribute to the community objective of a greener and more sustainable existence.	No		Compliance with National policy.
GA1 – Parking: - Increase parking capacity within the village.	Yes	Banning all cars or increase pavement parking - neither of these options was considered to be practical options, and increasing the amount of available parking was a strong feature of the initial community consultation findings.	
Development Management Policies			
H/P1— Other than through the conversion of suitable rural buildings, new housing will not be permitted outside the Built up Area Boundary of Lympstone or Exmouth (at Goodmore's Farm). Boundaries will be amended to include the allocations sites where these are outside the BUAB.	No		Compliance with EDDC Local Plan.
H/P2 — Development will not normally be permitted within the green wedge or coastal	No		Compliance with EDDC Local Plan.

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
preservation area unless it can be demonstrated that no harm to the character or purpose of these areas will occur and development is: - Justified on agricultural, horticultural or forestry grounds; or , -Within a residential or employment site curtilage; or -Justified on sustainability grounds; or -Will provide a community facility or recreation route.			
H/P3 — A range of new housing sizes, types and prices will be required, to ensure that all sectors of the community are catered for. There is particular need for: -Affordable housing -Two and three bedroom family homes - Single storey homes adapted for the elderly. All planning applications for new development should demonstrate how these needs are to be met.	Yes	Laissez-faire (i.e. do nothing) – this option was rejected because of the findings of the Housing Needs Assessment plus community feedback which dictated a preference for this smaller scale development. However, it was considered to be a reasonable alternative and so has been subject to SEA.	
H/P4 —To reflect the character of Lympstone, developments of fewer than 10 dwellings will be preferred.	Yes	Considered providing all the housing on one site but there was strong community preference for a series of smaller scale developments. However, this was considered to be a reasonable alternative option and so has been subject to SEA.	
H/P5 —Density of housing will reflect the existing grain/density/pattern of surrounding development.	No		Reflects the approved Village Design Statement.
H/P6- Unallocated "Windfall" sites will continue to come forward within the Built-up Area Boundary and these will be assessed on their individual merits. This may mean that only part of the potentially developable area is built upon.	No		Reflects EDDC Local Plan Policy.
H/P7 — New development should have regard to the guidance set out in the Village Design Statement, of particular importance are the following principles: -	Yes	Considered policy that all new buildings should be in a vernacular style but there was strong support from focus group to allow for contemporary styles – the village	

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
<ul style="list-style-type: none"> • New buildings should be of individual design that respects the local character. There is room for imaginative new design sympathetic to the traditional buildings of Lympstone. • New development should not interrupt the existing street line - A large part of the character of the village is due to the close and informal juxtaposition of buildings. Plans should show how this will be reflected in modern development. • New estates should use a mix of house designs and sizes to maintain the variety of building that is characteristic of Lympstone. • Natural traditional building materials should be used for alterations and extensions to old buildings and preferably for new buildings. • Roofs should be pitched unless there is a functional or aesthetic reason not to do so. • Boundaries adjoining roads or public footpaths should be defined in a traditional manner using stone or brick walls or native hedging, rather than close boarded fencing. • Windows should have a vertical emphasis. • Roof lights should be avoided, particularly on front elevations, with small pitched roof dormer windows being preferred - Street-lighting and furniture should be limited and unobtrusive. • Carbon reduction measures, for instance 		<p>has three examples of contemporary houses. However, this was considered to be a reasonable alternative option and so has been subject to SEA.</p>	

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
<p>solar panels or water heating panels are encouraged but should be sited discretely. Where they would feature on the front elevation or would be prominent within the Conservation Area, consideration should be given to mounting them at ground level.</p> <ul style="list-style-type: none"> Along Church Road and Longmeadow Road the further removal of boundary walls and the conversion of front gardens to parking areas should be avoided. 			
H/P8 —All development proposals with the exception of the conversion of listed historic buildings should seek to have a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes (DCLG 2006).	No		Reflects National Policy.
GA/P1 – New Development of two or more bedrooms should provide off-road parking spaces to ensure that pressure on limited existing parking is not increased, unless it can be demonstrated that occupiers are unlikely to rely on the private car.	Yes	Alternative approaches considered: setting a higher or lower threshold, or no threshold, for the size of property the policy applies to. The policy approach taken was considered to be the most appropriate. However, these were considered to be reasonable alternative options and so have been subject to SEA.	
GA/P2 – Priority will be given to schemes which seek to bring forward new parking in excess of the statutory minimum, including garages.	Yes		
Community Action Policies			
<p>CAP 1: —Design; Existing design principles will not be corrupted by new building design.</p> <ul style="list-style-type: none"> New building design must enhance the existing design. Ensure that the Village Design 	No		Reflects Approved Village Design Statement.

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
Statement is relevant for 21stC.			
<p>CAP 2: –Sustainability; New development must contribute to the community objective of a greener and more sustainable existence.</p> <ul style="list-style-type: none"> To ensure that new development is as sustainable as possible. 	No		Reflects National/EDDC Policy.
<p>CAP 3: –Technology: - Ensure that Lympstone is not compromised by the lack of technology infrastructure.</p> <ul style="list-style-type: none"> A 3G signal will be available throughout the community. A fast broadband service of at least 10 MB will be available throughout the community. 	Yes	Alternative broadband speeds were considered but taking into account local characteristics 10Mb was considered to be reasonable and acceptable. A 3G signal seemed a reasonable minimum requirement for the 21 st century.	
<p>CAP 4: –Rural Land Use: - Adapt local farming to the 21st Century in order to provide work opportunities.</p> <ul style="list-style-type: none"> Support low carbon projects and community supported agriculture. Promote and support local landowners and farmers in diversifying from traditional farming into 21C sustainable projects. 	Yes	The Working Party debated the inclusion of this CAP – and believes it has adopted an approach of “lowest level of intervention” without any further significant input from the local farming community.	
<p>CAP 5: –Premises: - Through the planning process significantly increase the number of small workshops and storage facilities for small businesses.</p> <ul style="list-style-type: none"> Encourage the provision of new small workshops and storage facilities to meet existing demand and that of new housing. Ensure that some small business units at Goodmore’s Farm will be available to Lympstone Businesses Rural land Use – maintain the high quality rural 	Yes	The provision of small business units has been identified as a primary aim of the local business community. This is again considered the “lowest level of intervention” without setting specific targets and is in line with Local Plan Policies.	

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
<p>environment whilst providing work and leisure opportunities.</p> <ul style="list-style-type: none"> Change of use from Residential to Business will be promoted for isolated developments within the wider Parish where they provide additional work opportunities but do not compromise the rural setting. 			
<p>CAP 6: — Traffic: - Traffic through the village must be managed to reduce speeds and increase public safety.</p> <ul style="list-style-type: none"> Promote and support traffic management measures to reduce speeds and increase public safety. 	Yes	A blanket 20mph limit was considered to be unsustainable, in line with Devon County Council Highways consultation response.	
<p>CAP 7: —Parking: - There is a shortage of existing car parking.</p> <ul style="list-style-type: none"> To increase the amount of car parking available and reduce the amount of on-street parking where this causes safety issues and congestion. 	Yes	Laissez-faire (i.e. do nothing); however not including a policy relating to this issue was considered to be irresponsible as it is such a key local issue.	
<p>CAP 8 : — Exe Estuary Trail: - Improve the safe use of the trail through Lympstone.</p> <ul style="list-style-type: none"> Actively support uses of the Exe Estuary Trail which bring social and economic benefit to the community. A shared space philosophy will be strongly encouraged where cars, cyclists and pedestrians all have equal priority. 	Yes	Possibility of routing the trail along the railway line but physical problems with two bridges and would preclude improvements to the train service between Exeter and Exmouth. However, this was considered to be a reasonable alternative option and so has been subject to SEA.	
<p>CAP 9: — Footpaths; the existing series of footpaths within the Parish will be maintained and where necessary increased.</p> <ul style="list-style-type: none"> Maintain and improve footpaths within the context of the current urban and rural character. Create a new footpath. 	No		Reflects National/Regional Policy.

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
<p>CAP 10: — Dinan Way Extension: - Minimise the detrimental effects to the Environment and Character of the local landscape.</p> <ul style="list-style-type: none"> • The route of the Dinan way Extension will follow the Upper part of the Wotton Valley on the (South) Exmouth side. • The road will only be a transport link. It will not form the basis for ribbon development either side which would cause coalescence between Exmouth and Lympstone. • The road will have a strong landscape character with bunds and planting to help it blend into the landscape. Street lighting will be kept to minimum and no parking allowed. • Improve station facilities and Avocet line utilisation to reduce the need to use the A376 for private car journeys. • Reduce commuting from Exmouth and Lympstone to Exeter. 	No	It was felt important to give a steer on the Parish's view on the least damaging route for this new road.	Reflects DCC Transport Policy.
<p>CAP 11: — Railway: -Improve the frequency and quality of service on the Avocet Line.</p> <ul style="list-style-type: none"> • Improve the frequency and quality of service on the Avocet Line – upgrade to 15min service. • Improve station facilities to encourage greater use by the local community. 	No		Reflects DCC Transport Policy.
<p>CAP 12: — Bus: - Improve transport infrastructure within the community and to neighbouring communities.</p> <ul style="list-style-type: none"> • Encourage greater use of both bus routes by the community. • Support initiatives by local groups to engage with local transport operators to 	No		In line with specific wishes of community and DCC Transport Policy.

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
implement a more frequent and widespread service particularly on Route 56/56a.			
<p>CAP 13: — Balanced community: The diverse and balanced population of the village will be maintained since this creates a dynamic sense of 'community'.</p> <ul style="list-style-type: none"> • To maintain a diverse and balanced community. • Maintain tight knit structure of Lympstone (see Objectives H1 & H2). 	No		
<p>CAP 14: — The 'village' nature of Lympstone will be defended and maintained. Local facilities: Local retail and meeting facilities meet an important need, especially for older people, and should be supported.</p> <ul style="list-style-type: none"> • Continued provision of village amenities (retail, pubs and meeting places). • Establish Community Enterprises. 	No		Reflects National/EDDC Local Plan sustainability policies.
<p>CAP 15: — Retain and develop strong community groups and to help them develop.</p> <ul style="list-style-type: none"> • Ensure financial viability of community groups. • Establish a new community volunteer service. • Promote existing community groups and services. 	No		Reflects National/EDDC Local Plan sustainability policies.
<p>CAP 16: — Wellbeing : People in the parish will be find it easy to get support and facilities to help them remain healthy.</p> <ul style="list-style-type: none"> • Retain the village surgery. • The provision and use of sport and exercise facilities for use by people of all ages. • Easy access to fitness and wellbeing 	No		Reflects National/EDDC Local Plan sustainability policies.

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
schemes.			
<p>CAP 17 : — Leisure: People in the parish will benefit from a wide range of leisure activities.</p> <ul style="list-style-type: none"> • Improve the range of leisure activities through clubs and societies. • Reduce the need to travel for the provision of facilities. • Retain and develop Lympstone@play and Lympstone Youth Club Provision of a new Football/Cricket field with attendant facilities. 	No		Reflects National/EDDC Local Plan sustainability policies.
<p>CAP 18: — School and preschool: The parish will be well served by primary school and preschool provision.</p> <ul style="list-style-type: none"> • All parish children should be able to attend the Lympstone Preschool. • All parish children should be able to receive an education to age 11 in the Primary School. • The Village Hall will continue to play an important part in the provision of facilities to the Preschool and Primary School. 	Yes		
<p>CAP 19: — CTCRM – Maintain the "Special Relationship" between CTCRM and Lympstone Community.</p> <ul style="list-style-type: none"> • Maintain an on-going dialogue between the Parish and CTCRM. • Include CTCRM and their families into the community. • Maintain easy communications between families and serving members. 	No		Our objectives are common sense. No response was received from CTCRM within the consultation exercise (regrettably).
<p>CAP 20: — Climate Change; New development is designed in such a way that it aspires to be carbon neutral and does not increase the risk of</p>	No		Reflects National/Local Policies.

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
<p>flooding.</p> <ul style="list-style-type: none"> All new development will take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Energy from renewable and low carbon sources will be encouraged where it will not harm the character or appearance of the village and the landscape. All new development will include measures to ensure that there is no increase in flood risk through the adoption of sustainable urban drainage schemes and the use of permeable surfaces for parking areas and other hard landscaping. Reduce car usage through the provision of better public transport and the establishment of a car club and/or car sharing scheme. 			
<p>CAP 21: — Flooding; the risk of flooding in the lower village and along the Wotton Valley must not be increased.</p> <ul style="list-style-type: none"> Where possible measures will be taken to reduce flood risk from the 2013 level. Increase attention to the risk of flooding. All drains and gullies in proven risk areas will be given "high risk" status. New building development (including roads) must not be allowed to contribute to flood risk. 	Yes	Do nothing and leave to the Environment Agency. This was rejected as it is such an important issue for the community that we need to ensure it is given the prominence it deserves. However, this was considered to be a reasonable alternative option and so has been subject to SEA.	
<p>CAP 22: — Natural Environment; Protect the open character of the land within the Parish, and maintain the "special designation" areas that enforce this objective.</p> <ul style="list-style-type: none"> The setting of the East Devon Way will 	No		Reflects EDDC Local Plan Policies.

Need to decide whether 'reasonable' enough to assess.	Were any alternatives to the policy approach considered? (Y/N)	If yes, were they reasonable alternative(s) and if so why were they rejected?	If no, what justification is there for this being the only reasonable approach?
<p>be protected and where possible improved by traditional management of the land.</p> <ul style="list-style-type: none"> • Within the open countryside of the Parish any new hedgerow planting should be of native species only. • Important woods and copses and significant individual trees will be retained and maintained. • Maintain the "special designation" areas. 			
<p>CAP 23: — Open Space; retain all current public open space and seek to extend it where possible.</p> <ul style="list-style-type: none"> • To retain and improve upon the existing open space and allotment provision available in the village. 	No		Reflects EDDC Local Plan Policies.
<p>CAP 24: — Historic and Built Environment; Maintain the high quality historic and built environment of the community.</p> <ul style="list-style-type: none"> • To retain and extend the existing Conservation Area. • To protect the character of the listed buildings within the Parish. 	No		Reflects EDDC Local Plan Policies.

Appendix 3

SEA Matrices for the Policy Options

Housing

DMP 1 – Housing Allocations: - Future development up to 2026 will be allocated on the following sites (note that the allocated sites have also been subject to SEA individually along with the other reasonable alternative site options)

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	As DMP 1 allocates 40 houses that meet the requirement of the emerging East Devon Local Plan, there is likely to be significant positive effects for the availability of housing for the local population. The effects of the four specific sites allocated through this policy are assessed separately as part of the SEA of the preferred site allocations and their reasonable alternatives.
2: To ensure that all groups of the population have access to community services	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on crime within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on cultural, social, and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on built and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.

SEA Objective	SA Score	Justification
10: To maintain the local amenity, quality and character of the local environment	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on amenity within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on air, soil, and water quality within Lypstone and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on greenhouse gas emissions within Lypstone, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on energy consumption within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	+	DMP 1 is likely to have a positive effect on the viability and vitality of Lypstone as it provides housing to meet the needs of local people that will help to ensure that local people (including younger people and families) are able to remain in the village when they may otherwise have been forced out by a lack of available housing.
20: To encourage and accommodate both indigenous and inward investment	0	Allocating housing to meet the needs of the Parish community is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

DMP 2 – Goodmore’s Farm: - To ensure that disruption to the local Lympstone residents is minimised and that the local and wider Lympstone community receive appropriate funding from the development

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	By requiring affordable housing at Goodmore’s Farm to be allocated within the Lympstone community, a positive effect is expected on ensuring that all Lympstone residents have an opportunity to live in a decent home. Any positive effect would only be had within the Lympstone community.
2: To ensure that all groups of the population have access to community services	+/-	Policy DMP 2 resists the relocation of community services such as the hospital, surgery and postal sorting office, which suggests that a positive effect can be expected for residents in the southern part of the community with access to these services. However, the policy also resists any large retail development at Goodmore’s farm, and overall, a mixed effect is expected on SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The objectives set out for Goodmore’s Farm (as included in the EDDC Local Plan) are unlikely to affect education provision, and a negligible effect is expected on SEA objective 3.
4: To improve the population’s health	+	Policy DMP 2 protects existing healthcare facilities by resisting the relocation of community services such as the hospital and surgery, and is also likely to encourage healthy lifestyles by requiring that section 106 funding is made available for footpaths and bridleways. A positive effect is therefore expected on this SEA objective.
5: To reduce crime and fear of crime	0	The objectives set out for Goodmore’s Farm (as included in the EDDC Local Plan) are unlikely to affect crime rates, and a negligible effect is expected on SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	The objectives set out for Goodmore’s Farm (as included in the EDDC Local Plan) are unlikely to affect noise pollution levels, and a negligible effect is expected on SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	+/-	Policy DMP 2 requires that section 106 funding is made available for footpaths and bridleways, which will enhance the leisure provision available for the local community. However, the policy also resists any large retail development at Goodmore’s farm that would otherwise enhance the provision of leisure facilities, and overall, a mixed effect is expected on SEA objective 7.
8: To maintain and enhance built and historic assets	0	The objectives set out for Goodmore’s Farm (as included in the EDDC Local Plan) are unlikely to affect the built environment or historic assets, and a negligible effect is expected on SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	The objectives set out for Goodmore’s Farm (as included in the EDDC Local Plan) are unlikely to affect landscape character, and a negligible effect is expected on SEA objective 9.
10: To maintain the local amenity,	0	The objectives set out for Goodmore’s Farm (as included in the EDDC Local Plan) are

SEA Objective	SA Score	Justification
quality and character of the local environment		unlikely to affect the character of the local environment, and a negligible effect is expected on SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	The objectives set out for Goodmore's Farm (as included in the EDDC Local Plan) are unlikely to affect biodiversity assets, and a negligible effect is expected on SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	By requiring that section 106 funding is made available for footpaths and bridleways, DMP 2 is likely to offer greater opportunities for using non-car based modes of transport and a positive effect is expected for this SEA objective. The positive effect is likely to be more certain if the development is time aligned with the construction of the Dinan Way extension.
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	By requiring that section 106 funding is made available for footpaths and bridleways, DMP 2 may lead to indirect positive effects on air quality arising from car travel by offering greater opportunities for using active travel options (i.e. walking and cycling).
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	By requiring that section 106 funding is made available for footpaths and bridleways, DMP 2 may lead to indirect positive effects on reducing greenhouse gas emissions arising from car travel by offering greater opportunities for using active travel options (i.e. walking and cycling).
15: To ensure that there is no increase in the risk of flooding	0	The objectives set out for Goodmore's Farm (as included in the EDDC Local Plan) are unlikely to affect flood risk, and a negligible effect is expected on SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	The objectives set out for Goodmore's Farm (as included in the EDDC Local Plan) are unlikely to affect efficient energy consumption, and a negligible effect is expected on SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	The objectives set out for Goodmore's Farm (as included in the EDDC Local Plan) are unlikely to affect waste management, and a negligible effect is expected on SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	Policy DMP 2 requires that the 5ha of employment land at Goodmore's Farm (as included in the EDDC Local Plan) is allocated to small business units for the benefit and employment of the local community, and a positive effect is therefore expected on SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	+	The objectives set out for Goodmore's Farm (as included in the EDDC Local Plan) are likely to have positive effects on the vitality and viability of Lypstone, specifically by ensuring that affordable housing at the development is allocated within the Lypstone community, and that the 5ha of employment land is allocated to small business units for the benefit and employment of the Lypstone community.
20: To encourage and accommodate both indigenous and inward investment	+?	By requiring that the proposed Goodmore's Farm development (as included in the EDDC Local Plan) brings benefit to the Lypstone community, the objectives set out in policy DMP 2 may contribute to attracting indigenous and inward investment into the

SEA Objective	SA Score	Justification
		area.

DMP 3 - Location: - The community will retain its rural identity and resist coalescence with Exmouth.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-?	DMP 3 may have a negative effect on housing availability as it will restrict development where it would lead to coalescence with Exmouth, which could rule out sites for residential development to the south of the village, and therefore a potential minor effect is expected on SEA objective 1 although this is uncertain as the policy does allow for the conversion of existing suitable rural buildings and for developments that would not harm the character or purpose of those areas and where it is justified on agricultural, horticultural or forestry grounds. It may also be possible to meet the identified level of housing need through developing within the Built up Area boundary.
2: To ensure that all groups of the population have access to community services	+	By resisting coalescence with Exmouth, DMP 3 is likely to steer development towards the centre of Lymptstone, where new residents will be closer to community facilities and services, and a minor positive effect is therefore expected on SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	The location of housing is unlikely to have an effect on education and skills within Lymptstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	The location of housing is unlikely to have an effect on health within Lymptstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	The location of housing is unlikely to have an effect on crime within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	By resisting coalescence with Exmouth, DMP 3 is likely to steer development towards the centre of Lymptstone, where there is a higher probability that sensitive receptors (i.e. existing residents) would be exposed to unacceptable levels of noise arising from development. A minor negative but uncertain effect is therefore expected as effects will depend on the exact location of development in relation to sensitive receptors as well as factors such as the construction practices used.
7: To maintain and improve cultural, social and leisure provision	0	The location of housing is unlikely to have an effect on cultural, social, and leisure provision within Lymptstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	+/-?	DMP 3 is likely to steer development away from the south of Lymptstone (where coalescence with Exmouth could be more likely to occur) and towards sites in the centre, north and east of the village. By avoiding the coalescence of Exmouth and Lymptstone, the DMP is likely to have a positive effect on this objective as it will help to conserve the built character of those settlements, but development within the Built Up Area Boundary could affect the setting of the Conservation Area and other heritage

SEA Objective	SA Score	Justification
		assets within Lympstone. Overall, a mixed and uncertain effect is expected.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	++	Retaining the rural identity of Lympstone, by resisting coalescence with Exmouth is likely to have significant positive effects on the landscape character of the local area, in particular the undeveloped open spaces between Lympstone and Exmouth.
10: To maintain the local amenity, quality and character of the local environment	+/-?	The likely effects of this policy on this objective are currently uncertain - restricting housing development outside the Built Up Area Boundary is likely to steer development towards the centre of Lympstone village instead, where it could have a negative effect on local amenity (particularly in the construction phase) and character by leading to denser development. However, new development could have a positive effect on local character if it is of high quality and appropriate design, something that will be required by other Neighbourhood Plan policies. Therefore, the potential effects on this objective are mixed and currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	+?	By resisting coalescence with Exmouth, DMP 3 may result in a positive effect on biodiversity by steering development away from the south of Exmouth where it would be in closer proximity to the sensitive Exe Estuary than if development were to come forward in the centre or east of the village. However, there is some uncertainty attached to this potential positive effect as there are still sensitive biodiversity assets that could be affected by development in those areas and it is noted that development could still take place in the north of the village which is away from Exmouth but still within close proximity of the Exe Estuary. It is also recognised that brownfield sites, particularly in rural areas, can also harbour valuable biodiversity.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	By resisting coalescence with Exmouth, DMP 3 could steer development towards the centre of Lympstone (as well as the north and east), where journey lengths would be reduced and there may be greater opportunity to use non-car based modes of transport (e.g. walking and cycling) to access facilities and services within the village. Therefore a minor positive effect on this objective is identified.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	By resisting coalescence with Exmouth, DMP 3 could steer development towards the centre of Lympstone (as well as the north and east), which could have a positive effect in terms of preserving soil quality by avoiding development on greenfield land. Therefore a minor positive effect on this objective is identified.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	The location of housing in Lympstone is unlikely to affect levels of renewable energy generation that would help reduce local greenhouse gas emissions. By resisting coalescence with Exmouth, DMP 3 could steer development towards the centre of Lympstone (as well as the north and east), where journey lengths would be reduced and there may be greater opportunity to use non-car based modes of transport (e.g. walking and cycling) to access facilities and services within the village and therefore

SEA Objective	SA Score	Justification
		reducing local greenhouse gas emissions from car use. Therefore a minor positive effect on this objective is identified.
15: To ensure that there is no increase in the risk of flooding	+	By resisting coalescence with Exmouth, DMP 3 may have a positive effect on flood risk by steering development away from permeable greenfield land, towards the centre of Lypstone, where there would be more likely to be opportunities for using brownfield sites. In addition, the DMP objective is likely to steer development away from areas of high flood risk to the south of Lypstone.
16: To ensure energy consumption is as efficient as possible	0	The location of housing is unlikely to have an effect on energy consumption within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+?	By resisting coalescence with Exmouth, DMP 3 may have a positive effect on waste management by steering development towards brownfield sites in the centre of Lypstone, where there would be opportunity for re-using previously developed land and buildings. However, impacts on waste will be largely determined by onsite waste management practices, which cannot be determined through the location of development. A minor positive but uncertain effect is expected on SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	The location of housing is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	++	Retaining the rural identity of Lypstone, by resisting coalescence with Exmouth is likely to have significant positive effects on the vitality, viability, and distinct identities of both Lypstone and Exmouth.
20: To encourage and accommodate both indigenous and inward investment	0	The location of housing is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

DMP 4 - Need: - New housing will, first and foremost, be required to meet the needs of the Parish community.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	By requiring housing to meet the needs of the Parish community first and foremost, DMP 4 is likely to have significant positive effects for the availability of housing for the local population, by providing suitable housing within the local area and helping to avoid local people needing to move further afield to access appropriate housing.
2: To ensure that all groups of the population have access to community services	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.

SEA Objective	SA Score	Justification
employment needs		
4: To improve the population's health	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on crime within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on cultural, social, and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on built and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on amenity within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on greenhouse gas emissions within Lypstone, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA

SEA Objective	SA Score	Justification
		objective 15.
16: To ensure energy consumption is as efficient as possible	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on energy consumption within Lympstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on waste management within Lympstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on employment within Lympstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lympstone	+	DMP 4 is likely to have a positive effect on the viability and vitality of Lympstone as ensuring that appropriate housing is available to meet the needs of local people (including affordable housing in particular) will help to ensure that younger people and families in particular are able to remain in the village when they may otherwise have been forced out by high house prices and a lack of available housing.
20: To encourage and accommodate both indigenous and inward investment	0	Requiring housing to meet the needs of the Parish community is unlikely to have an effect on investment within Lympstone, and a negligible effect is expected for SEA objective 20.

DMP 5 – Density & Scale: - To retain the village identity, developments must respect the character of the existing housing grain.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-?	Requiring the scale and density of new housing developments to respect the character of the existing housing grain may have a negative effect on the provision of housing within Lympstone if the requirement of the DMP deters developers from building in the area (for example, if otherwise suitable proposals for housing were rejected for being too large). Overall a potential negative effect is therefore identified for SEA objective 1, but this is currently uncertain as it may be possible to meet the need for 40 new homes in Lympstone through the development of smaller scale housing schemes.
2: To ensure that all groups of the population have access to community services	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on services within Lympstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on education within Lympstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	Requiring the scale and density of new housing developments to respect the character

SEA Objective	SA Score	Justification
		of the existing housing grain is unlikely to have an effect on health within Lymptstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on crime within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on cultural, social, and leisure provision within Lymptstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	++	By requiring the scale and density of new housing developments to respect the character of the existing housing grain (i.e. small, individual developments rather than standard layouts and regimented designs), DMP 5 is likely to have a significant positive effect on the townscape and built environment, particularly within Lymptstone Conservation Area, by avoiding inappropriate new development.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	Requiring the scale and density of new housing developments to respect the existing housing grain should help to protect the landscape character around Lymptstone by ensuring that developments in the village are sensitive to its setting.
10: To maintain the local amenity, quality and character of the local environment	++	By requiring the scale and density of new housing developments to respect the character of the existing housing grain (i.e. small, individual developments rather than standard layouts and regimented designs), DMP 5 is likely to have a significant positive effect on the quality and character of the local environment within Lymptstone.
11: To conserve and enhance the biodiversity of East Devon	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on sustainable transport within Lymptstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on air, soil, and water quality within Lymptstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on greenhouse gas emissions in Lymptstone, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase	0	Requiring the scale and density of new housing developments to respect the character

SEA Objective	SA Score	Justification
in the risk of flooding		of the existing housing grain is unlikely to have an effect on flood risk within Lympstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on energy consumption within Lympstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on waste management within Lympstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on employment within Lympstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lympstone	-?	It is possible that requiring the scale and density of new housing developments to respect the character of the existing housing grain could provide restrictive or a deterrent to developers, which could have a minor negative effect in terms of meeting housing needs and therefore enabling young people and families in particular to stay in the village. This could in turn have a minor negative effect on the vitality and viability of the local area.
20: To encourage and accommodate both indigenous and inward investment	0	Requiring the scale and density of new housing developments to respect the character of the existing housing grain is unlikely to have an effect on investment within Lympstone, and a negligible effect is expected for SEA objective 20.

DMP 6 – Design: - Development should be of high quality design and should be sympathetic to the character of the village

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-?	Requiring the design of new housing developments to be sympathetic to the character of the village and to have regard to the guidance within the Village Design Statement may have a negative effect on the development of housing within Lympstone if the requirement of the objective deters developers from developing in the area (for example, being overly prescriptive in terms of design could impact on the profitability of housing developments). Overall a potential negative effect is therefore identified for SEA objective 1, but this is currently uncertain.
2: To ensure that all groups of the population have access to community services	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on services within Lympstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on education within Lympstone, and a negligible effect is expected for SEA objective 3.

SEA Objective	SA Score	Justification
employment needs		
4: To improve the population's health	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on health within Lymptstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	-?	Limiting street-lighting (as set out in the Village Design Statement) will reduce the level of natural surveillance on streets in Lymptstone, and therefore may have a negative effect on SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on cultural, social, and leisure provision within Lymptstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	++	By requiring the design of new housing developments to be sympathetic to the character of the village and to have regard to the guidance within the Village Design Statement, DMP 6 is likely to have a significant positive effect on the townscape and built environment within Lymptstone (including the Conservation Area).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	Requiring the design of new housing developments to be sympathetic to the character of the village and to have regard to the guidance within the Village Design Statement should help to protect the landscape character surrounding Lymptstone by ensuring that developments in the village are sensitive to its setting.
10: To maintain the local amenity, quality and character of the local environment	++	By requiring the design of new housing developments to be sympathetic to the character of the village and to have regard to the guidance within the Village Design Statement, DMP 6 is likely to have a significant positive effect on the character of the local environment within Lymptstone.
11: To conserve and enhance the biodiversity of East Devon	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+?	This policy could potentially have a minor positive effect on sustainable transport within Lymptstone, as restricting the conversion of front gardens to parking areas (as set out in the Village Design Statement) may make car ownership and use less convenient and may help to make the use of public transport, walking and cycling more appealing.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on air, soil, and water quality within Lymptstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	The Village Design Statement encourages carbon reduction measures such as solar panels and water heating panels to be incorporated into new development, which

SEA Objective	SA Score	Justification
		suggests a positive effect on reducing local contribution to greenhouse gas emissions. However, as the policy restricts locating panels on front elevations and within the Conservation Area, the opportunities for installing low carbon technology will be lower, and a mixed overall effect is expected on this objective.
15: To ensure that there is no increase in the risk of flooding	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	+/-	The Village Design Statement encourages carbon reduction measures such as solar panels and water heating panels to be incorporated into new development, which suggests a positive effect on efficient energy use. However, as the policy restricts locating panels on front elevations and within the Conservation Area, the opportunities for installing low carbon technology will be lower, and a mixed effect is expected overall on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on the vitality and viability of Lypstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	Requiring the design of new housing developments to be sympathetic to the character of the village is unlikely to have an effect on encouraging inward investment within Lypstone, and a negligible effect is expected for SEA objective 20.

DMP 7 – Sustainability: - New development must contribute to the community objective of a greener and more sustainable existence.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include the provision of decent homes to meet local need. As EDDC Sustainability Objective 1 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on housing provision. In addition, by requiring new housing developments to deliver high energy efficiency, positive effects are likely to be had on the quality of housing in Lypstone and will help to ensure all new residents have the opportunity to live in a decent home.

SEA Objective	SA Score	Justification
2: To ensure that all groups of the population have access to community services	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include good levels of access to community services. As EDDC Sustainability Objective 2 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include good levels of access to education provision. As EDDC Sustainability Objective 3 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on education within Lympstone.
4: To improve the population's health	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include good levels of access to health provision and open spaces to encourage and facilitate active lifestyles. As EDDC Sustainability Objective 4 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on health and wellbeing.
5: To reduce crime and fear of crime	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include reduced levels of crime. As EDDC Sustainability Objective 5 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on crime and fear of crime.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include minimising exposure to unacceptable levels of noise pollution. As EDDC Sustainability Objective 6 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on noise pollution within Lympstone.
7: To maintain and improve cultural, social and leisure provision	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include good levels of access to cultural, social and leisure provision,. As EDDC Sustainability Objective 7 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on cultural, social and leisure facilities.
8: To maintain and enhance built and historic assets	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include the protection and enhancement of built and historic assets. As EDDC Sustainability Objective 8 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on the built environment and historic assets.
9: To promote the conservation and wise use of land and protect and	+	Objective H5 promotes development that contributes to a more sustainable existence, which is assumed to include the protection and enhancement of landscape character.

SEA Objective	SA Score	Justification
enhance the landscape character of East Devon		As EDDC Sustainability Objective 9 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on the local landscape.
10: To maintain the local amenity, quality and character of the local environment	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include maintaining local amenity. As EDDC Sustainability Objective 10 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on amenity and the character of the local environment.
11: To conserve and enhance the biodiversity of East Devon	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include conserving and enhancing biodiversity. As EDDC Sustainability Objective 11 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on local biodiversity assets.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include promoting and encouraging the use of sustainable transport modes. As EDDC Sustainability Objective 12 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include maintaining and enhancing air, soil, and water quality. As EDDC Sustainability Objective 13 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on reducing air, soil and water pollution.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include reduced levels of local greenhouse gas emissions (for example by increasing the use of sustainable transport modes and increasing renewable energy generation). As EDDC Sustainability Objective 14 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on local greenhouse gas emissions. In addition, by requiring new housing developments to deliver high energy efficiency, positive effects are likely to be had on the local contributions to greenhouse gas emissions as new energy efficient homes are likely to generate fewer emissions.
15: To ensure that there is no increase in the risk of flooding	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include managing flood risk. As EDDC Sustainability Objective 15 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on reducing flood risk within Lympstone.

SEA Objective	SA Score	Justification
16: To ensure energy consumption is as efficient as possible	++	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include efficient use of energy. As EDDC Sustainability Objective 16 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on energy efficiency. In addition, requiring new housing developments to deliver high energy efficiency directly addresses SEA objective 16, and a significant positive effect is therefore expected.
17: To promote wise use of waste resources whilst reducing waste production and disposal	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include the management of waste resources. As EDDC Sustainability Objective 17 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on waste management.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include maintaining employment levels to meet local need. As EDDC Sustainability Objective 18 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on local employment opportunities.
19: To maintain and enhance the vitality and viability of Lympstone	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include maintaining and enhancing the vitality and viability of Lympstone and nearby settlements (i.e. Exmouth). As EDDC Sustainability Objective 19 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects for Lympstone.
20: To encourage and accommodate both indigenous and inward investment	+	DMP 7 promotes development that contributes to a more sustainable existence, which is assumed to include encouraging investment in the village. As EDDC Sustainability Objective 20 will be utilised by the Parish Council in the evaluation of any applications for new development, policy DMP 7 is expected to ensure positive effects on the local economy.

Employment

DMP 8 – Business Premises – Through the planning process encourage provision of small workshops and storage facilities for small businesses

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-	Policy DMP 8 promotes the change of use from residential to business in small isolated developments within the parish, which may result in a negative effect on housing provision in the parish. In addition, sites or buildings that may otherwise have been

SEA Objective	SA Score	Justification
		used for housing may be developed for workshops or storage facilities.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lymptstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	Increasing the available business premises may result in an increase in work-based training opportunities although any such opportunities are likely to be small in number; therefore an uncertain minor positive effect on this objective is likely.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lymptstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on the provision of cultural, social and leisure facilities within Lymptstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lymptstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on the character of the local environment within Lymptstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lymptstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase	0	This policy is unlikely to have an effect on flood risk within Lymptstone, and a negligible

SEA Objective	SA Score	Justification
in the risk of flooding		effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	By encouraging the provision of new small workshops and storage facilities, policy DMP 8 is likely to have positive effects on sustainable growth of employment in the area.
19: To maintain and enhance the vitality and viability of Lypstone	+	By increasing the available employment opportunities, policy DMP 8 may help to make it more viable for young people in particular to remain in the Parish and a minor positive effect is therefore likely.
20: To encourage and accommodate both indigenous and inward investment	+	By encouraging the provision of new small workshops and storage facilities, policy DMP 8 is likely to have positive effects on encouraging investment in the area.

DMP 9 – Retail Sector – Through the planning process encourage the retention and expansion of the retail sector of the community businesses

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-	Policy DMP 9 seeks to retain and expand Lypstone's retail sector by restricting change of use from business to residential, which is likely result in a negative effect on housing provision in the parish.
2: To ensure that all groups of the population have access to community services	+	By restricting change of use from business to residential, policy DMP 9 is likely to have positive effects on access to community services in the area by protecting the retail sector, including the local garden centre, pubs, hairdresser, post office and food store.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	Restricting change of use from business to residential may result in the retention and creation of work-based training opportunities although any such opportunities are likely to be small in number; therefore an uncertain minor positive effect is likely on this objective.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural,	+	By restricting change of use from business to residential, policy DMP 9 is likely to have

SEA Objective	SA Score	Justification
social and leisure provision		positive effects on maintaining social and leisure provision in the area by protecting the retail sector, including the local garden centre, pubs, and hairdresser.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	By restricting change of use from business to residential, policy DMP 9 is likely to have positive effects on sustainable growth of employment in the area by protecting the retail sector and preferring change of use where the proposal does not result in a reduction of employment opportunities.
19: To maintain and enhance the vitality and viability of Lypstone	+	By restricting change of use from business to residential, policy DMP 9 may help encourage residents to spend time and money within the Parish and a minor positive effect is therefore likely on this SEA objective.
20: To encourage and accommodate both indigenous and inward investment	+	By restricting change of use from business to residential, policy DMP 9 is likely to have positive effects on encouraging investment in the area by protecting the retail sector

SEA Objective	SA Score	Justification
		that attracts people to the village to spend money.

Getting Around

DMP 10 – Parking: - Increase parking capacity within the village

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-	Requiring all new developments to provide off-road parking may have a negative effect on the provision of housing within Lymptstone if the requirements of the policy make housing less viable, and deter developers from developing in the area. A potential minor negative effect is therefore possible for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	The supporting text to this objective explains that there are capacity problems at car parks in the village centre. Increasing the availability of parking spaces may lead to facilities and services in the village centre being more accessible for those who need to travel by car. In addition, it may help to ensure that they remain viable (by helping to avoid people driving to alternative services and facilities where parking may be more easily available) which will help to ensure that they remain open for use by local people, and a minor positive effect is therefore expected on this SEA objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	Increasing car parking capacity in the village is unlikely to have an effect on education within Lymptstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	-	Increasing the availability of car parking spaces in Lymptstone is likely to encourage car travel, and therefore may lead to less people using active modes of travel (i.e. walking and cycling) to access the village centre. A minor negative effect is therefore likely in relation to promoting healthy lifestyles.
5: To reduce crime and fear of crime	0	Increasing car parking capacity in the village is unlikely to have an effect on crime within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	Increasing the availability of car parking spaces in Lymptstone is likely to encourage car travel, and therefore may lead to an increase in car-related noise in the village centre. A minor negative effect is therefore likely in relation to noise.
7: To maintain and improve cultural, social and leisure provision	0	Increasing car parking capacity in the village is unlikely to have an effect on cultural, social, and leisure provision within Lymptstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	Increasing car parking capacity in the village is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.

SEA Objective	SA Score	Justification
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	Increasing car parking capacity in the village is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	+/-	Increasing car parking capacity in the village could have a minor positive effect on local amenity by ensuring that cars can be appropriately parked and avoiding cars being parked in unsuitable locations that may cause inconvenience and visual intrusion. However, it could also encourage ongoing and increased levels of car use within the village which could contribute to wider traffic problems. Therefore, an overall mixed effect on this objective is likely.
11: To conserve and enhance the biodiversity of East Devon	0	Increasing car parking capacity in the village is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	--	Increasing the availability of car parking spaces in Lypstone is likely to encourage car use by making it a more convenient option, and therefore a significant negative effect is expected on promoting and encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	Increasing the availability of car parking spaces in Lypstone is likely to encourage car travel, and therefore may lead to an increase in car associated air pollution in the village centre. A minor negative effect is therefore expected on air quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	-	Increasing the availability of car parking spaces in Lypstone is likely to encourage car travel, and therefore may lead to an increase in car-related greenhouse gas emissions in the village centre. A minor negative effect therefore likely in relation to this SEA objective.
15: To ensure that there is no increase in the risk of flooding	0	Increasing car parking capacity in the village is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	Increasing car parking capacity in the village is unlikely to have an effect on energy consumption within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	Increasing car parking capacity in the village is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	Increasing car parking capacity in the village is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	0	Increasing car parking capacity in the village is unlikely to have an effect on the vitality and viability of Lypstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate	0	Increasing car parking capacity in the village is unlikely to have an effect on investment

SEA Objective	SA Score	Justification
both indigenous and inward investment		within Lypstone, and a negligible effect is expected for SEA objective 20.

Environment, Sustainability and Design Quality

DMP 11 - Climate Change – New development is designed in such a way that it aspires to be carbon neutral and does not increase the risk of flooding

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	+	This policy encourages energy from renewable and low carbon sources only where it will not harm the character or appearance of the village, which is likely to have a positive effect on conserving the built environment and historic assets (such as the Conservation Area).
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	This policy encourages energy from renewable and low carbon sources only where it will not harm the character or appearance of the landscape, which is likely to have a positive effect on conserving the landscape character in the Lypstone area.
10: To maintain the local amenity, quality and character of the local environment	+	This policy encourages energy from renewable and low carbon sources only where it will not harm the character or appearance of the village and the landscape, which is likely to have a positive effect on maintaining the character of the local environment,

SEA Objective	SA Score	Justification
		by protecting the rural character of Lymptstone.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on transport mode choices within Lymptstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, or water quality within Lymptstone and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	++?	By encouraging energy from renewable and low carbon energy sources, this policy is likely to have a significant positive effect on reducing local contribution to greenhouse gas emissions. Some uncertainty relates to the overall effect on this SEA objective however, as prioritising the character and appearance of the village and the landscape over renewable energy schemes may restrict opportunities for reducing greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	++	One of the requirements of this policy is that new developments should adopt sustainable urban drainage schemes to ensure that there is no increase in flood risk. Therefore, a significant positive effect is expected on SEA objective 15.
16: To ensure energy consumption is as efficient as possible	++?	By encouraging energy from renewable and low carbon energy sources and requiring new development to minimise energy consumption by taking into account issues such as landform, layout and orientation, this policy is likely to have a significant positive effect on ensuring efficient energy consumption within Lymptstone. Some uncertainty relates to the overall effect on this SEA objective however, as prioritising the character and appearance of the village and the landscape over renewable energy schemes may restrict opportunities for increasing energy efficiency.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lymptstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lymptstone	0	This policy is unlikely to have an effect on the vitality and viability of Lymptstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lymptstone, and a negligible effect is expected for SEA objective 20.

DMP 12 – Natural Environment – Protect the open character of the land within the Parish, and maintain the “special designation” areas that enforce this objective

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population’s health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	The overarching aim of this policy is to protect the open character of the land, which should have a positive effect on maintaining and enhancing the landscape character of East Devon.
10: To maintain the local amenity, quality and character of the local environment	+	This policy seeks to protect the open character of the land, and is therefore likely to have a positive effect on the character of the local environment, by protecting the rural character of Lypstone.
11: To conserve and enhance the biodiversity of East Devon	++	This policy supports the maintenance of designated areas within the emerging East Devon Local Plan, including Coastal Protection areas and Green Wedges. It is also assumed that this would include protection of designated biodiversity sites such as the Exe Estuary SPA and Ramsar site. As such, a significant positive effect is anticipated for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.

SEA Objective	SA Score	Justification
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	One of the aims of this policy is to improve the setting of the East Devon Way through traditional management of the land. This may lead to positive effects on the quality of soil resources in Lypstone, especially as the area to the south of the village where the East Devon Way passes is classified as high quality agricultural land (Grade 1).
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	0	This policy is unlikely to have an effect on the vitality and viability of Lypstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

DMP 13 – Open Space – retain all current public open space and seek to extend them where possible

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on access to services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	+	Retaining and improving the existing open space and allotment provision in Lypstone is likely to have a positive effect on healthy lifestyles by encouraging participation in sports and recreation, and in local food production.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a

SEA Objective	SA Score	Justification
		negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	++	Retaining and improving the existing open space and allotment provision in Lymptstone is likely to have a significant positive effect on cultural, social and leisure provision by safeguarding facilities where recreational activities will take place.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	Retaining and extending public open spaces within Lymptstone is likely to have a positive effect on protecting the landscape character by restricting development on greenfield sites that would otherwise adversely affect the landscape. A positive effect is therefore expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	+	Retaining and extending public open spaces within Lymptstone is likely to maintain the character of the local environment, by restricting development on greenfield sites that contribute to local amenity. A positive effect is therefore expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	+	Retaining and extending public open spaces within Lymptstone is likely to conserve biodiversity by restricting development on greenfield sites that may provide a habitat for wildlife within the village. A positive effect is therefore expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lymptstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	Retaining and extending public open spaces within Lymptstone may contribute to maintaining soil quality by restricting development on greenfield sites that may otherwise affect soil resources within the village. A positive effect is therefore expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	+	Retaining and extending public open spaces within Lymptstone is likely to reduce flood risk by restricting development on greenfield sites that may otherwise contribute to flood risk by increasing the area of impermeable land in the village. A positive effect is therefore expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lymptstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a

SEA Objective	SA Score	Justification
resources whilst reducing waste production and disposal		negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	0	This policy is unlikely to have an effect on the vitality and viability of Lypstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

Housing

CAP 1: – Design; Existing design principles will not be corrupted by new building design

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-?	Requiring new developments to follow existing design principles as set out in the Village Design Statement may have a negative effect on the development of housing within Lympstone if the requirements of the Design Statement lead to developments becoming less financially viable and deter developers from developing in the area.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on services within Lympstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lympstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lympstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	-?	As this policy promotes limiting street-lighting (as set out in the Village Design Guide), the policy is likely to reduce the level of natural surveillance on streets in Lympstone, and therefore there may be a negative effect on SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lympstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social, and leisure provision within Lympstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	++	By requiring new developments to follow existing design principles (as set out in the Village Design Statement), developments are likely to be sensitive to the local character of the village, and policy CAP1 is likely to have a significant positive effect on the built environment, including the Conservation Area.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	Requiring new developments to follow existing design principles (as set out in the Village Design Statement) should help protect the landscape character around Lympstone by ensuring that developments in the village are sensitive to their setting.
10: To maintain the local amenity, quality and character of the local environment	++	By requiring new developments to follow existing design principles (as set out in the Village Design Statement), developments are likely to be sensitive to the local character of the village, and policy CAP1 is likely to have a significant positive effect on amenity and the character of the local environment.
11: To conserve and enhance the	0	This policy is unlikely to have an effect on biodiversity within Lympstone, and a

SEA Objective	SA Score	Justification
biodiversity of East Devon		negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lympstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lympstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	+/-	This policy requires new developments to follow existing design principles as set out in the Village Design Statement, which encourages carbon reduction measures such as solar panels and water heating panels, and suggests a positive effect on reducing local contribution to greenhouse gas emissions. However, as the Village Design Statement also restricts locating panels on front elevations and within the Conservation Area, the opportunities for installing low carbon technology will be lower, and a mixed effect is expected overall on this objective.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lympstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	+/-	This policy requires new developments to follow existing design principles as set out in the Village Design Statement, which encourages carbon reduction measures such as solar panels and water heating panels, and suggests a positive effect on efficient energy consumption. However, as the Village Design Statement restricts locating panels on front elevations and within the Conservation Area, the opportunities for installing low carbon technology will be lower, and a mixed effect is expected overall on this objective.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lympstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lympstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lympstone	0	This policy is unlikely to have an effect on the vitality and viability of Lympstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lympstone, and a negligible effect is expected for SEA objective 20.

Employment

CAP 2: – Technology: - Ensure that Lymptstone is not compromised by the lack of technology infrastructure

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing provision within Lymptstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	Enhancing technology in Lymptstone infrastructure is likely to have a minor positive effect on accessibility to services via 3G signal and broadband service.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+	Enhancing the broadband service in Lymptstone is likely to have positive effects on the quality of education provision as it will be utilised by people completing homework and studying via online courses. It may also improve training opportunities which may be able to be undertaken online. A positive effect is therefore expected on this objective.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lymptstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	+	Enhancing technological infrastructure is likely to have a minor positive effect on improving access to social, cultural and leisure opportunities via the internet.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lymptstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lymptstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	Enhancing technological infrastructure is likely to have a positive effect on this objective as having improved internet access may enable people to avoid certain journeys by undertaking tasks such as shopping online instead of driving to undertake them in person.
13: To maintain and enhance the	0	This policy is unlikely to have an effect on air, soil, and water quality within Lymptstone,

SEA Objective	SA Score	Justification
environment in terms of air, soil and water quality		and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	Enhancing technological infrastructure is likely to have a positive effect on this objective as having improved internet access may enable people to avoid certain car journeys by undertaking tasks such as shopping online instead of driving to undertake them in person. This would have a positive effect on reducing car-related greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	Enhancing 3G signal and broadband service in Lypstone is likely to have positive effects for employment in the area by making business activities more viable in the area, and encouraging companies to start up or stay in the area.
19: To maintain and enhance the vitality and viability of Lypstone	0	This policy is unlikely to have an effect on the vitality and viability of Lypstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	+	Enhancing 3G signal and broadband service in Lypstone is likely to encourage greater investment into the area by making business activities more viable in the area, which could otherwise be compromised by a lack of technological infrastructure. A positive effect is therefore likely on this SEA objective.

CAP 3: – Rural Land Use: - Adapt local farming to the 21st Century in order to provide work opportunities

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	By providing increased work opportunities within farming, this policy may have a positive effect on increasing the associated training opportunities available.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible

SEA Objective	SA Score	Justification
		effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	Supporting the diversification from agricultural activities may have an effect on land use and landscape character within Lypstone, by moving away from traditional land use practices, depending on what kind of diversification will arise from this policy. However, maintaining green open spaces is identified as a priority to retain the value of the landscape, and a minor positive effect is therefore expected on SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	?	Supporting the diversification from agricultural activities may have an effect on the character of the local environment within Lypstone, by moving away from traditional land use practices. However, as it is unclear what kind of diversification will arise from this policy, an uncertain effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	?	The effects of this policy on biodiversity will depend on changes that result to local agriculture, which are currently uncertain. Changes in land management practices could have an effect on habitats and species but the nature of potential effects cannot yet be assessed.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	Supporting the diversification from agricultural activities may have an effect on soil quality within Lypstone, by moving away from traditional land use practices, depending on what kind of diversification will arise from this policy. However, the policy resists planning applications that seek to encroach on agricultural land and put it out of future agricultural use and therefore a positive effect is expected on SEA objective 13 by protecting soil quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	This policy is likely to have a positive effect on this objective as it specifically supports low carbon projects,
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a

SEA Objective	SA Score	Justification
as efficient as possible		negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	By providing additional work opportunities through supporting the diversification from agricultural activities, this policy is likely to have positive effects on sustainable growth of employment, however as it is unclear what kind of diversification will arise from this policy, the positive effect is currently uncertain.
19: To maintain and enhance the vitality and viability of Lymptstone	+	This policy is likely to have a positive effect on the vitality and viability of Lymptstone, by making farming and agriculture more viable in the long-term and thereby avoiding the loss of young people in particular in that industry, who may otherwise move away for work opportunities.
20: To encourage and accommodate both indigenous and inward investment	+?	By providing additional work opportunities through supporting the diversification from agricultural activities, this policy may have positive effects on encouraging investment in the area, however as it is unclear what kind of diversification will arise from this policy, the positive effect is currently uncertain.

CAP 4: – Premises: - Through the planning process significantly increase the number of small workshops and storage facilities for small businesses.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-?	As policy CAP4 promotes the availability of business premises in Lymptstone, sites or buildings that may otherwise have been used for housing may be developed for workshops or storage facilities, and as such a minor negative but uncertain effect is expected for housing provision.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lymptstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	+?	Increasing the available business premises may result in an increase in work-based training opportunities although any such opportunities are likely to be small in number; therefore an uncertain minor positive effect on this objective is likely.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lymptstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.

SEA Objective	SA Score	Justification
levels of noise pollution		
7: To maintain and improve cultural, social and leisure provision	+?	This policy seeks to provide leisure opportunities in rural areas, and may therefore have a positive effect on SEA objective 7, however it is uncertain what kind of opportunities will be provided until specific sites are proposed for development.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+?	This policy seeks to maintain the high quality rural environment, which is assumed to include the character of the landscape. The policy may therefore have a positive effect on this SEA objective.
10: To maintain the local amenity, quality and character of the local environment	+	This policy seeks to maintain the high quality rural environment, which is likely to have a positive effect on the character of the local environment within Lypstone.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	By encouraging the provision of new small workshops and storage facilities, this policy is likely to have positive effects on sustainable growth of employment in the area.
19: To maintain and enhance the vitality and viability of Lypstone	+	By increasing the available employment opportunities in rural areas, this policy may help to make it more viable for young people in particular to remain in the Parish and a minor positive effect is therefore likely.

SEA Objective	SA Score	Justification
20: To encourage and accommodate both indigenous and inward investment	+	By encouraging the provision of new small workshops and storage facilities, this policy is likely to have positive effects on encouraging investment in the area.

Getting Around

CAP 5: – Traffic: - Traffic through the village must be managed to reduce speeds and increase public safety.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lymptstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lymptstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lymptstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	+	The implementation of speed reduction measures is likely to have a positive effect on public safety for pedestrians and cyclists within Lymptstone, and a minor positive effect is therefore expected on this SEA objective.
5: To reduce crime and fear of crime	+	The implementation of speed reduction measures should have a positive effect on vehicle-related anti-social behaviour such as speeding within Lymptstone, and a minor positive effect is likely in relation to this objective.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+	The implementation of speed reduction measures should help to reduce noise arising from speeding cars within Lymptstone and a minor positive effect on this objective is likely.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lymptstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lymptstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	+	This policy includes an action that seeks to avoid excessive road markings and signage in order to take into account the special rural character of the village, and is therefore expected to have a positive effect on maintaining the character of the local

SEA Objective	SA Score	Justification
		environment. In addition, speed reduction measures should have a positive effect on local amenity.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	By promoting traffic management and speed reduction measures, this policy is likely to encourage people to use non-car based modes of transport when travelling to and within Lymptstone by making car travel a less attractive option. A minor positive effect is therefore expected on SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	By promoting traffic management and speed reduction measures, this policy is likely to maintain and enhance air quality within the village of Lymptstone by managing the level of air pollution arising from car travel. A minor positive effect is therefore expected on this SEA objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	By promoting traffic management and speed reduction measures, this policy is likely to encourage people to use non-car based modes of transport when travelling to and within Lymptstone by making car travel a less attractive option, which should help to reduce greenhouse gas emissions from vehicles. A minor positive effect is therefore expected on SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lymptstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lymptstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lymptstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lymptstone	0	This policy is unlikely to have an effect on the vitality and viability of Lymptstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lymptstone, and a negligible effect is expected for SEA objective 20.

CAP 6: – Parking: - Increase parking capacity within the village

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	Increasing car parking capacity in the village is unlikely to have an effect on housing availability within Lymptstone, and a negligible effect is expected for SEA objective 1.

SEA Objective	SA Score	Justification
2: To ensure that all groups of the population have access to community services	+	The supporting text to this objective explains that there are capacity problems at car parks in the village centre. Increasing the availability of spaces may lead to facilities and services in the village centre being more accessible and therefore remaining more viable, and so a minor positive effect is expected on this SEA objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	Increasing car parking capacity in the village is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	-/+	Increasing the availability of car parking spaces in Lypstone is likely to encourage car travel, and therefore may lead to less people using active modes of travel (i.e. walking and cycling) to access the village centre. However, the policy also seeks to reduce amount of on-street parking, which is likely to benefit public safety by creating a safer environment for pedestrians, cyclists and motorists. An overall mixed effect on this objective is therefore likely.
5: To reduce crime and fear of crime	0	Increasing car parking capacity in the village is unlikely to have an effect on crime within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-	Increasing car parking in Lypstone may encourage and facilitate high levels of car use which could result in higher noise levels in the village centre in particular.
7: To maintain and improve cultural, social and leisure provision	0	Increasing car parking capacity in the village is unlikely to have an effect on cultural, social, and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	Increasing car parking capacity in the village is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	Increasing car parking capacity in the village is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	-/+	Increasing car parking in Lypstone may encourage and facilitate high levels of car use which could result in negative effects on local amenity. However, it would also help to reduce levels of on street parking which would at the same time benefit amenity in that sense. An overall mixed effect on this objective is therefore likely.
11: To conserve and enhance the biodiversity of East Devon	0	Increasing car parking capacity in the village is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce	--	Increasing the availability of car parking spaces in Lypstone is likely to encourage and facilitate higher levels of car use, and therefore a significant negative effect is expected

SEA Objective	SA Score	Justification
journey lengths		on promoting and encouraging non-car based modes of transport.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	Increasing the availability of car parking spaces in Lympstone is likely to encourage car travel, and therefore may lead to an increase in car associated air pollution in the village centre. A minor negative effect is therefore expected on air quality.
14: To contribute towards a reduction in local emissions of greenhouse gases	-	Increasing the availability of car parking spaces in Lympstone is likely to encourage car travel, and therefore may lead to an increase in car associated greenhouse gas emissions in the village. A minor negative effect is therefore expected on this SEA objective.
15: To ensure that there is no increase in the risk of flooding	0	Increasing car parking capacity in the village is unlikely to have an effect on flood risk within Lympstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	Increasing car parking capacity in the village is unlikely to have an effect on energy consumption within Lympstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	Increasing car parking capacity in the village is unlikely to have an effect on waste management within Lympstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	Increasing car parking capacity in the village is unlikely to have an effect on employment within Lympstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lympstone	+	Increasing car parking capacity in the village is likely to have a positive effect on the vitality and viability of Lympstone, as it may encourage people to continue to make use of local services and facilities instead of driving elsewhere (e.g. in to Exmouth) where car parking may be more readily available. This will help to ensure that local services and facilities are well-used and remain viable, contributing to the ongoing vitality and viability of the village centre.
20: To encourage and accommodate both indigenous and inward investment	0	Increasing car parking capacity in the village is unlikely to have an effect on investment within Lympstone, and a negligible effect is expected for SEA objective 20.

CAP 7: – Exe Estuary Trail: - Ensure the long term sustainability of the Trail through Lympstone

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lympstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lympstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and	0	This policy is unlikely to have an effect on education within Lympstone, and a negligible

SEA Objective	SA Score	Justification
lifelong learning to meet the needs of the local population and meet local employment needs		effect is expected for SEA objective 3.
4: To improve the population's health	+	By supporting the use of the Exe Estuary Trail, this policy is likely to encourage healthy lifestyles amongst Lympstone residents as well as people visiting from further afield. In addition, providing an alternative route along the railway line to avoid going through the village of Lympstone itself may encourage greater use of the trail as it will be safer for cyclists that are not confident when cycling on the public highway. Overall a minor positive effect is therefore expected on SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lympstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lympstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	++	This policy supports the safe use of the Exe Estuary Trail through Lympstone, which should contribute to maintaining and improving leisure provision in the village area. In addition, providing an alternative route along the railway line to avoid going through the village of Lympstone itself will enhance the leisure asset and a significant positive effect is expected.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lympstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lympstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lympstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lympstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	By supporting recreation along the Exe Estuary Trail north through the village of Lympstone and at an alternative route along the railway line, this policy is likely to encourage non-car based modes of transport in Lympstone and a significant positive effect is expected on SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lympstone, and a negligible effect is expected for SEA objective 13.

SEA Objective	SA Score	Justification
14: To contribute towards a reduction in local emissions of greenhouse gases	+	This policy is likely to have a positive effect on the local contribution to greenhouse gas emissions from vehicle traffic by encouraging cycling and walking.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	+	This policy supports uses of the Exe Estuary Trail which bring economic benefit to the community, and is therefore likely to have a positive effect on the vitality and viability of the town centre by encouraging recreational users of the Trail to spend money within the village as part of their leisure activity. Providing an alternative route along the railway line to avoid going through the village of Lypstone itself, may reduce the number of visitors to the village but clearly advertising local businesses and facilities at access points to the Trail should help maximise the economic benefit of the Trail for the community. A minor positive effect is expected on this SEA objective.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

CAP 8: – Footpaths; the existing series of footpaths within the Parish will be maintained and where necessary increased.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	Maintaining and improving the network of footpaths within Lypstone is likely to lead to increased accessibility to community services in the village. In particular, establishing a new footpath between Jackson Meadow and the village will significantly reduce walking distances to the village from residents in the north east. A positive effect is therefore expected for this SEA objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.

SEA Objective	SA Score	Justification
4: To improve the population's health	+	Maintaining and improving the network of footpaths within Lypstone is likely to encourage more residents to lead healthy lifestyles by making journeys on foot (e.g. to access services in the village centre) rather than using a car.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	+	This policy is likely to have a minor positive effect on noise levels by encouraging walking as opposed to car use within Lypstone.
7: To maintain and improve cultural, social and leisure provision	+	Maintaining and improving the network of footpaths within Lypstone will lead to improved leisure and recreation provision in the village, and a minor positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	Maintaining and improving the network of footpaths within Lypstone is likely to encourage more residents to undertake journeys on foot rather than driving (e.g. walking to access services in the village centre) and a minor positive effect on this objective is therefore likely.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	Maintaining and improving the network of footpaths within Lypstone is likely to encourage more residents to undertake journeys on foot rather than driving (e.g. walking to access services in the village centre) and a minor positive effect on reducing vehicle-related greenhouse gas emissions is therefore likely.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.

SEA Objective	SA Score	Justification
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lymptstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lymptstone	0	This policy is unlikely to have an effect on the vitality and viability of Lymptstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lymptstone, and a negligible effect is expected for SEA objective 20.

CAP 9: – Dinan Way Extension: - Minimise the detrimental effects to the Environment and Character of the local landscape

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lymptstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lymptstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lymptstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	+	This policy seeks to include a cycle way and bridle way alongside the proposed new road, which may encourage healthy lifestyles by providing for active travel options such as cycling and walking. A minor positive effect is expected on this SEA objective.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	+	This policy seeks to include a cycle way and bridle way alongside the proposed new road, which would enhance leisure and recreation provision in the area. A minor positive effect is therefore expected on this SEA objective.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and	++	To minimise the detrimental effects of the Dinan Way Extension, this policy requires the

SEA Objective	SA Score	Justification
wise use of land and protect and enhance the landscape character of East Devon		road to have a strong landscape character and to blend into the existing landscape through the use of bunds and planting. A significant positive effect is therefore expected on this SEA objective.
10: To maintain the local amenity, quality and character of the local environment	+	By mitigating the detrimental effects of the Dinan Way Extension on the character of the local landscape, this policy is expected to protect the rural nature of the local environment, and a positive effect can be expected on SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	+?	Measures in this policy associated with protecting the landscape, e.g. planting around the road, could also have an indirect positive effect on biodiversity as a result of habitat enhancement.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Although this policy relates to the development of an extension to the highway network that may lead to a negative effect on encouraging non-car based modes of transport, the extension is proposed through the Devon County Council Local Transport Plan, and this policy focuses on mitigating the potential negative effects of that proposal. To minimise the detrimental effects of the Dinan Way Extension, this policy seeks to reduce commuting from the village to Exeter, by delivering local work opportunities, and aims to improve rail facilities and provide a cycle way and bridle way to reduce the need to use the A376 for private car journeys. These measures are likely to encourage non-car based modes of transport, and a significant positive effect is expected on SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	To minimise the detrimental effects of the Dinan Way Extension, this policy seeks to reduce commuting from the village to Exeter, by delivering local work opportunities, and aims to improve rail facilities to reduce the need to use the A376 for private car journeys. These measures are likely to encourage non-car based modes of transport, and a minor positive effect is therefore likely in relation to reducing greenhouse gas emissions from traffic.
15: To ensure that there is no increase in the risk of flooding	+	One of the objectives of policy CAP 9 is to address the concerns of the community in relation to potential surface water run-off and flood risk arising from any new road. The policy is therefore expected to have a minor positive effect on SEA objective 15, as the preferred route of the Dinan Way extension to the south, will avoid the flood risk zones at Wotton Brook.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.

SEA Objective	SA Score	Justification
production and disposal		
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	To minimise the detrimental effects of the Dinan Way Extension, this policy seeks to reduce commuting from the village to Exeter, by delivering local work opportunities. This is likely to have a positive effect on employment opportunities within Lypstone.
19: To maintain and enhance the vitality and viability of Lypstone	+	To minimise the detrimental effects of the Dinan Way Extension, this policy seeks to reduce commuting from the village to Exeter, by delivering local work opportunities, and aims to improve rail facilities to reduce the need to use the A376 for private car journeys. This is likely to enhance the vitality and viability of Lypstone, and a positive effect is expected on this SEA objective.
20: To encourage and accommodate both indigenous and inward investment	+	To minimise the detrimental effects of the Dinan Way Extension, this policy seeks to reduce commuting from the village to Exeter, by delivering local work opportunities, and aims to improve rail facilities to reduce the need to use the A376 for private car journeys. This is likely to create an environment that encourages investment within Lypstone, and a positive effect is expected on SEA objective 20.

CAP 10: – Railway: - Improve the frequency and quality of service on the Avocet Line

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	Improving the frequency of service on the Avocet Line is likely to have a positive effect for Lypstone residents accessing community services further afield in Exeter or Exmouth by increasing the public transport provision to those areas. A minor positive effect is therefore expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	+	Policy CAP 11 proposes to improve surveillance facilities at the village railway station, which is likely to have positive effects on reducing crime and the fear of crime.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.

SEA Objective	SA Score	Justification
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lymptstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lymptstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Improving the frequency and quality of service on the Avocet Line is likely to encourage non-car based modes of transport by making the train a more viable alternative. Improving facilities at Lymptstone station will also encourage more people to use the service. A significant positive effect is therefore expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	By promoting rail travel as a more viable alternative to car travel, this policy is likely to maintain and enhance air quality within the village of Lymptstone by reducing the level of air pollution arising from car travel. A minor positive effect is therefore expected on this SEA objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	By promoting rail travel as an alternative to car travel, this policy is likely to reduce local contributions to greenhouse gas emissions arising from car travel, and a minor positive effect is expected on SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lymptstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lymptstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lymptstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lymptstone	+	Improving rail services serving Lymptstone should have a positive effect on enhancing the viability and vitality of the village as people will be more easily able to travel to and from the village.
20: To encourage and accommodate	+?	Lymptstone is fairly unusual in being served by rail services, and increasing the

SEA Objective	SA Score	Justification
both indigenous and inward investment		frequency and quality of service may have a positive effect in terms of encouraging businesses to set up in the parish because of the better than average public transport links.

CAP 11: – Bus: - Improve transport infrastructure within the community and to neighbouring communities.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	Improving the frequency of bus services (particularly Route 56/56a) is likely to have a positive effect for Lypstone residents accessing community services further afield in Exeter or Exmouth by increasing the public transport provision to those areas. A minor positive effect is therefore expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime and fear of crime within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car	++	Improving bus services within Lypstone and to neighbouring communities is likely to

SEA Objective	SA Score	Justification
based modes of transport and reduce journey lengths		encourage non-car based modes of transport by making the bus a more viable alternative to the car. A significant positive effect is therefore expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	+	By promoting bus travel as an alternative to car travel, this policy is likely to maintain and enhance air quality within the village of Lympstone by reducing the level of air pollution arising from car travel. A minor positive effect is therefore expected on this SEA objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	By promoting bus travel as an alternative to car travel, this policy is likely to reduce local contributions to greenhouse gas emissions arising from car travel, and a minor positive effect is expected on SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lympstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lympstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lympstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lympstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lympstone	+	Improving bus services serving Lympstone should have a positive effect on enhancing the viability and vitality of the village as people will be more easily able to travel to and from the village.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lympstone, and a negligible effect is expected for SEA objective 20.

Community, Leisure and Wellbeing

CAP 12: – Balanced community: The diverse and balanced population of the village will be maintained since this creates a dynamic sense of ‘community’.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	By providing a range of housing types and tenures to meet local housing needs (as part of the wider aim to retain a diverse and balanced population), policy CAP 12 is expected to have a significant positive effect on SEA Objective 1.
2: To ensure that all groups of the	0	This policy is unlikely to have an effect on accessibility to community services within

SEA Objective	SA Score	Justification
population have access to community services		Lympstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lympstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lympstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lympstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lympstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lympstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lympstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lympstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lympstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lympstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lympstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lympstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lympstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is	0	This policy is unlikely to have an effect on energy efficiency within Lympstone, and a

SEA Objective	SA Score	Justification
as efficient as possible		negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	++	The overarching purpose of this policy is to maintain a dynamic community in Lypstone, for example by enabling people of a range of ages to remain in the village through the provision of appropriate housing. This should therefore have a positive effect on the vitality and viability of Lypstone and a significant positive effect is likely.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

CAP 13: – The ‘village’ nature of Lypstone will be defended and maintained. Local facilities: Local retail and meeting facilities meet an important need, especially for older people, and should be supported

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	++	The overarching purpose of this policy is to support local services and facilities which meet local need, for example by resisting change of use; therefore it is likely to have a significant positive effect on ensuring ongoing access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population’s health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	++	Supporting village amenities, such as pubs and meeting places (for example by resisting change of use) is likely to have a significant positive effect on cultural, social and leisure provision in Lypstone.

SEA Objective	SA Score	Justification
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	This policy may have a positive effect on employment opportunities in Lypstone as it encourages the establishment of community enterprises in order to retain essential facilities. As well as helping to secure existing jobs associated with those facilities, the enterprises may result in new job creation although this is currently uncertain.
19: To maintain and enhance the vitality and viability of Lypstone	+	Supporting village amenities, such as retail facilities, pubs, and meeting places is likely to have a positive effect on the vitality and viability of Lypstone village, and a minor positive effect is likely in relation to SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

CAP 14: – Retain and develop strong community groups and to help them develop

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	++	Directing Parish Council spending to build effective community groups is likely to lead to improved community services provided by groups within the village. Other provisions in the policy will have further positive effects, for example by extending the local volunteer service (which is likely to support the running of services and facilities). An overall significant positive effect is therefore likely.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	+?	Directing Parish Council spending to build effective community groups may lead to improved opportunities for residents that want to get involved in cultural, social and leisure activities although this is currently uncertain.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone,

SEA Objective	SA Score	Justification
environment in terms of air, soil and water quality		and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	++	This policy is likely to have a positive effect on the vitality of Lypstone by helping to build a strong community with new and extended local community groups and volunteering activities. A significant positive effect on this objective is therefore likely.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

CAP 15: – Wellbeing: People in the parish will be find it easy to get support and facilities to help them remain healthy

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	By retaining the village surgery, and providing additional sports and exercise facilities for use by people of all ages, this policy is likely to have a positive effect on ensuring that all groups of the population have access to community services.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	++	Supporting the health of parish residents by retaining the village surgery and providing easy access to recreational facilities and fitness and wellbeing schemes is likely to have a significant positive effect on SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.

SEA Objective	SA Score	Justification
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	++	This policy seeks to provide sport and exercise facilities for parish residents, which will improve the provision of cultural, social and leisure facilities in Lypstone, and have a significant positive effect on this SEA objective.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the	+	Retaining the village surgery will have a positive effect on the ongoing viability of

SEA Objective	SA Score	Justification
vitality and viability of Lympstone		Lympstone and will prevent people always needing to travel outside of the village for healthcare.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lympstone, and a negligible effect is expected for SEA objective 20.

CAP 16: – Leisure: People in the parish will benefit from a wide range of leisure activities.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lympstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	Improving the range of leisure activities in the village and reducing the need to travel to leisure facilities is likely to ensure access to community services for all groups of the population, and a positive effect is expected on this SEA objective.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lympstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	+	Providing a new football/cricket field, and encouraging a range of leisure activities in the village is likely to lead to improved opportunities for active outdoor recreation, which should in turn have a positive effect on health.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lympstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lympstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	++	Providing a new football/cricket field, and encouraging a range of leisure activities in the village including clubs and societies is likely to lead to improved opportunities for residents that want to get involved in cultural, social and leisure activities. A significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lympstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lympstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lympstone, and a negligible effect is expected for SEA objective 10.

SEA Objective	SA Score	Justification
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	+	Providing a new football/cricket field, and encouraging a range of leisure activities in the village including clubs and societies is likely to have a positive effect on the viability and vitality of Lypstone parish.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

CAP 17: – School and preschool: The parish will be well served by primary school and preschool provision

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+?	This policy could have an indirect positive effect on accessibility to community services within Lypstone, as the village hall may be made more viable in the long-term through its links with the local school, which would help to ensure that it remains available for the provision of other community services.
3: To provide for education, skills and lifelong learning to meet the needs of	++	By ensuring that all local children are able to attend the local preschool and receive education in the local Primary School, policy CAP 17 is likely to have a significant

SEA Objective	SA Score	Justification
the local population and meet local employment needs		positive effect on this SEA objective.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+	Ensuring that local children are able to attend school within the Parish will have a positive effect on reducing the need to travel, particularly by car, as longer journeys to schools elsewhere will not be necessary and children are more likely to be able to travel to school on foot.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	Ensuring that local children are able to attend school within the Parish will have a positive effect on reducing greenhouse gas emissions from cars, as longer journeys to schools elsewhere will not be necessary and children are more likely to be able to travel to school on foot.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.

SEA Objective	SA Score	Justification
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	+	Retaining a well-used school with the Parish will have a positive effect on the vitality and viability of Lypstone as the school is likely to act as a focal point for the local community and people will not need to travel to other communities to access primary and pre-schools.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

CAP 18: – CTCRM – Maintaining the “Special Relationship” between CTCRM and Lypstone Community.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	+	By actively encouraging the integration of Royal Marines at the Commando Training Centre and their families into the Lypstone community, there may be positive effects for ensuring that all groups of the population have access to community services and facilities.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population’s health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.

SEA Objective	SA Score	Justification
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lymptstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lymptstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lymptstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lymptstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lymptstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lymptstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lymptstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lymptstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lymptstone	+	This policy is likely to have a positive effect on the vitality and viability of Lymptstone, as ensuring integration between the local community and families associated with CTCRM will help to increase the diversity of the local community and is likely to increase levels of use of key services and facilities which will in turn make them more viable over the long-term.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lymptstone, and a negligible effect is expected for SEA objective 20.

Environment, Sustainability and Design Quality

CAP 19: – Climate Change; New development is designed in such a way that it aspires to be carbon neutral and does not increase the risk of flooding.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lypstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lypstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lypstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on the character of the local environment within Lypstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	Policy CAP 19 seeks to reduce car usage through the provision of better public transport and the establishment of a car club, which will encourage non-car based modes of transport. As such, a significant positive effect is expected on this SEA objective.

SEA Objective	SA Score	Justification
13: To maintain and enhance the environment in terms of air, soil and water quality	+?	As this policy seeks to reduce car usage through the provision of better public transport, there may be indirect benefits for air quality by reducing air pollution arising from car travel. A minor positive effect is therefore anticipated on SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	+?	As this policy seeks to reduce car usage through the provision of better public transport, there may be indirect benefits for local greenhouse gas emissions by reducing emissions arising from car travel. A minor positive effect is therefore anticipated on SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lympstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy consumption within Lympstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lympstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lympstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lympstone	0	This policy is unlikely to have an effect on the vitality and viability of Lympstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lympstone, and a negligible effect is expected for SEA objective 20.

CAP 20: – Flooding; the risk of flooding in the lower village and along the Wotton Valley must not be increased

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	This policy is likely to have a positive effect on ensuring that people have the opportunity to live in a decent home, as it can be argued that a house at high risk of flooding cannot be considered to be 'decent'.
2: To ensure that all groups of the population have access to community services	+	This policy is likely to have an indirect positive effect on access to services by reducing the risk of flooding facing community services and facilities, which could otherwise cause them significant damage or loss.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lympstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	+	This policy is likely to have a positive effect on health within Lympstone by managing flood risk which can otherwise have adverse impacts on local people's physical and

SEA Objective	SA Score	Justification
		mental health and wellbeing.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	+	This policy is likely to have an indirect positive effect on maintaining cultural, social and leisure provision by reducing the risk of flooding facing leisure facilities, which could otherwise cause them significant damage or loss.
8: To maintain and enhance built and historic assets	+	This policy is likely to have an indirect positive effect on maintaining built and historic assets by managing flood risk which could otherwise cause listed buildings and other built assets significant damage or loss.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	0	This policy is unlikely to have an effect on landscape character within Lymptstone, and a negligible effect is expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	0	This policy is unlikely to have an effect on amenity and the character of the local environment within Lymptstone, and a negligible effect is expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	+	This policy is likely to have an indirect positive effect on biodiversity by managing the risk of flood events which could otherwise cause habitats and species significant damage or loss.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lymptstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lymptstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	++	Policy CAP 20 seeks to reduce flood risk from a 2013 baseline, by ensuring that new developments do not contribute to flood risk, increasing attention to the risk of flooding, and monitoring the cleanliness of all drains and gullies. Therefore, a significant positive effect is expected on SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lymptstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a

SEA Objective	SA Score	Justification
resources whilst reducing waste production and disposal		negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lymptstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lymptstone	0	This policy is unlikely to have an effect on the vitality and viability of Lymptstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	+	This policy is likely to have an indirect positive effect on encouraging investment by managing the risk of flood deter businesses from locating in Lymptstone due to the risk of damage/loss or difficulties insuring premises.

CAP 21: – Natural Environment; Protect the open character of the land within the Parish, and maintain the “special designation” areas that enforce this objective.

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lymptstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lymptstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lymptstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population’s health	0	This policy is unlikely to have an effect on health within Lymptstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lymptstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and	++	The overarching aim of this policy is to protect the open character of the land, in addition to retaining important woods and copses, and to ensure that any new

SEA Objective	SA Score	Justification
enhance the landscape character of East Devon		hedgerow planting is of native species. This is likely to have a significant positive effect on maintaining and enhancing the landscape character of East Devon.
10: To maintain the local amenity, quality and character of the local environment	+	This policy seeks to protect the open character of the land, in addition to retaining important woods and copses, ensuring that any new hedgerow planting is of native species, and improving the setting of the East Devon Way by traditional management of the land. The policy is therefore likely to have a positive effect on the character of the local environment, by protecting the rural character of Lymptstone.
11: To conserve and enhance the biodiversity of East Devon	++	This policy is likely to conserve and enhance biodiversity in Lymptstone by retaining important woods and copses, and ensuring that any new hedgerow planting is of native species. As such, a significant positive effect is anticipated for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lymptstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, or water quality within Lymptstone and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	+	This policy requires the retention and maintenance of woodland, which is likely to have an indirect positive effect on reducing flood risk by facilitating infiltration and helping to manage runoff rates.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lymptstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lymptstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lymptstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lymptstone	0	This policy is unlikely to have an effect on the vitality and viability of Lymptstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lymptstone, and a negligible effect is expected for SEA objective 20.

CAP 22: – Open Space; retain all current public open space and seek to extend them where possible

SEA Objective	SA Score	Justification
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SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	0	This policy is unlikely to have an effect on housing within Lymptstone, and a negligible effect is expected for SEA objective 1.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on access to services within Lymptstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lymptstone, and a negligible effect is expected for SEA objective 3.
4: To improve the population's health	+	Retaining and improving the existing open space and allotment provision in Lymptstone is likely to have a positive effect on healthy lifestyles by encouraging participation in sports and recreation, and in local food production.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lymptstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lymptstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	++	Retaining and improving the existing open space and allotment provision in Lymptstone is likely to have a significant positive effect on cultural, social and leisure provision by safeguarding facilities where recreational activities will take place.
8: To maintain and enhance built and historic assets	0	This policy is unlikely to have an effect on the built environment and historic assets within Lymptstone, and a negligible effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	Retaining and extending public open spaces within Lymptstone is likely to have a positive effect on protecting the landscape character by restricting development on greenfield sites that would otherwise adversely affect the landscape. A positive effect is therefore expected for SEA objective 9.
10: To maintain the local amenity, quality and character of the local environment	+	Retaining and extending public open spaces within Lymptstone is likely to maintain the character of the local environment, by restricting development on greenfield sites that contribute to local amenity. A positive effect is therefore expected for SEA objective 10.
11: To conserve and enhance the biodiversity of East Devon	+	Retaining and extending public open spaces within Lymptstone is likely to conserve biodiversity by restricting development on greenfield sites that may provide a habitat for wildlife within the village. A positive effect is therefore expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lymptstone, and a negligible effect is expected for SEA objective 12.

SEA Objective	SA Score	Justification
13: To maintain and enhance the environment in terms of air, soil and water quality	+	Retaining and extending public open spaces within Lypstone may contribute to maintaining soil quality by restricting development on greenfield sites that may otherwise affect soil resources within the village. A positive effect is therefore expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	+	Retaining and extending public open spaces within Lypstone is likely to reduce flood risk by restricting development on greenfield sites that may otherwise contribute to flood risk by increasing the area of impermeable land in the village. A positive effect is therefore expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	0	This policy is unlikely to have an effect on the vitality and viability of Lypstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

CAP 23: – Historic and Built Environment; Maintain the high quality historic and built environment of the community

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	-?	This policy could potentially have a minor negative effect on the provision of housing as extending the Conservation Area and increasing protection for listed buildings may prove restrictive to new housing development, for example if resulting design requirements were to make development less financially viable or attractive.
2: To ensure that all groups of the population have access to community services	0	This policy is unlikely to have an effect on accessibility to community services within Lypstone, and a negligible effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	0	This policy is unlikely to have an effect on education within Lypstone, and a negligible effect is expected for SEA objective 3.

SEA Objective	SA Score	Justification
4: To improve the population's health	0	This policy is unlikely to have an effect on health within Lypstone, and a negligible effect is expected for SEA objective 4.
5: To reduce crime and fear of crime	0	This policy is unlikely to have an effect on crime rates within Lypstone, and a negligible effect is expected for SEA objective 5.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	0	This policy is unlikely to have an effect on noise within Lypstone, and a negligible effect is expected for SEA objective 6.
7: To maintain and improve cultural, social and leisure provision	0	This policy is unlikely to have an effect on cultural, social and leisure provision within Lypstone, and a negligible effect is expected for SEA objective 7.
8: To maintain and enhance built and historic assets	++	Policy CAP 23 specifically seeks to maintain the historic and built environment within Lypstone by retaining the Conservation Area (and extending along Longmeadow Road and The Orchard) and protecting the character of listed buildings within the Parish. Therefore, a significant positive effect is expected for SEA objective 8.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+	As this policy will maintain the high quality of built environment within Lypstone, there is likely to be a positive effect on landscape character by protecting the rural nature of the village that provides the setting for the landscape that surrounds Lypstone.
10: To maintain the local amenity, quality and character of the local environment	+	As this policy will maintain the high quality of built environment within Lypstone, there is likely to be a positive effect on the character of the local environment by protecting the rural nature of the village.
11: To conserve and enhance the biodiversity of East Devon	0	This policy is unlikely to have an effect on biodiversity within Lypstone, and a negligible effect is expected for SEA objective 11.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	0	This policy is unlikely to have an effect on sustainable transport within Lypstone, and a negligible effect is expected for SEA objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	0	This policy is unlikely to have an effect on air, soil, and water quality within Lypstone, and a negligible effect is expected for SEA objective 13.
14: To contribute towards a reduction in local emissions of greenhouse gases	0	This policy is unlikely to have an effect on the local contribution to greenhouse gas emissions, and a negligible effect is expected for SEA objective 14.
15: To ensure that there is no increase in the risk of flooding	0	This policy is unlikely to have an effect on flood risk within Lypstone, and a negligible effect is expected for SEA objective 15.
16: To ensure energy consumption is as efficient as possible	0	This policy is unlikely to have an effect on energy efficiency within Lypstone, and a negligible effect is expected for SEA objective 16.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	This policy is unlikely to have an effect on waste management within Lypstone, and a negligible effect is expected for SEA objective 17.

SEA Objective	SA Score	Justification
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	0	This policy is unlikely to have an effect on employment within Lypstone, and a negligible effect is expected for SEA objective 18.
19: To maintain and enhance the vitality and viability of Lypstone	0	This policy is unlikely to have an effect on the vitality and viability of Lypstone, and a negligible effect is expected for SEA objective 19.
20: To encourage and accommodate both indigenous and inward investment	0	This policy is unlikely to have an effect on investment within Lypstone, and a negligible effect is expected for SEA objective 20.

Appendix 4

Assumptions used for the SEA of Residential Site Options

Assumptions for Appraisals of Residential Site Options

SEA Objectives	SEA Assumptions
General	N/A
1: To ensure everybody has the opportunity to live in a decent home	<p>All of the potential residential sites are expected to have positive effects on this objective, as due to the nature of the proposed development they would contribute to the delivery of the 40 new homes required in Lympstone by the emerging East Devon Local Plan. Larger sites will provide opportunities for developing greater numbers of new homes, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for residential development being considered by Lympstone Parish Council, larger sites are assumed to be over 2ha.</p> <ul style="list-style-type: none"> • Large sites (over 2ha) will have a significant positive (++) effect. • Smaller sites (up to 2ha) will have a minor positive (+) effect.
2: To ensure that all groups of the population have access to community services	<p>Where housing sites are within reasonable walking distance (600m) of community services and facilities, residents will be more easily able to access these facilities. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars.</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more community services/facilities as well as one or more public transport nodes, will have a significant positive (++) effect. • Sites that are within 600m of two or more community services/facilities (regardless of proximity to public transport nodes) will have a minor positive (+) effect. • Sites that are within 600m of one community service/facility and/or at least one public transport node will have a negligible (0) effect. • Sites that are more than 600m from any community services/facilities, but which are within 600m of at least one public transport node, will have a minor negative (-) effect. • Sites that are more than 600m from any community services/facilities or public transport nodes will have a significant negative (--) effect.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	<p>The effects of housing development on this objective will depend on the availability of school places to serve the growing population; therefore effects have been assessed on the basis of the proximity of sites to existing schools. However, in all cases there are uncertainties as the effects will depend on there being capacity at those schools to accommodate new pupils. Proximity has been considered in terms of primary schools being within walking distance</p>

SEA Objectives	SEA Assumptions
	<p>from potential new housing sites, as it is recognised that given the rural nature of East Devon, pupils are likely to need to travel further afield for secondary and college education. It cannot be determined for each site whether there is an appropriate bus service to individual schools or colleges outside of Lympstone.</p> <ul style="list-style-type: none"> • Sites that are within 600m of at least two schools may have a significant positive (++?) effect. • Sites that are within 600m of one school may have a minor positive effect (+?). • Sites that are more than 600m from any school or college will have a minor negative effect (-).
4: To improve the population's health	<p>Housing sites that are within walking distance (600m) of a doctor's surgery, open spaces and footpaths and cycle routes will ensure that residents have good access to health facilities and may encourage them to make more journeys on foot or by bicycle and to be active outdoors in open space, thus promoting healthy lifestyles. There are no Air Quality Management Areas (AQMAs) within close proximity of any of the site options in Lympstone that could potentially affect local residents' health.</p> <ul style="list-style-type: none"> • Sites that are within 600m of a doctor's surgery, an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within 600m of either a doctor's surgery, an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either a doctor's surgery, an area of open space or footpath/cycle paths will have a minor negative (-) effect.
5: To reduce crime and fear of crime	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible (0).</p>
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	<p>Residents of new housing sites that are within close proximity of the strategic road network or railway lines could experience adverse noise impacts from vehicle traffic or trains. The development of the new housing sites themselves could also result in increased noise levels in the surrounding area, particularly during the construction phase. Negative effects in this sense are particularly likely where sites are located adjacent to a high number of sensitive receptors such as existing residential properties, schools or workplaces. However, all potential negative effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.</p>

SEA Objectives	SEA Assumptions
	<p><u>Effects on existing residents and other sensitive receptors</u></p> <ul style="list-style-type: none"> • Sites that involve development at locations that are surrounded by existing sensitive receptors may have a significant negative (--?) effect. • Sites that are near to sensitive receptors but are not surrounded by them may have a minor negative (-?) effect on this objective. • Sites that are not within close proximity of many sensitive receptors may have a negligible (0?) effect. <p><u>Effects on new residents</u></p> <ul style="list-style-type: none"> • Sites that are directly adjacent to the strategic road network or a railway line may have a significant negative (-?) effect. • Sites that are within close proximity of the strategic road network or a railway line (but are not directly adjacent) may have a minor negative (-?) effect. • Sites that are some distance from the strategic road network and railway lines would have a negligible (0) effect.
7: To maintain and improve cultural, social and leisure provision	<p>The effects of the potential housing sites on this SEA objective will depend on proximity to existing leisure, cultural and social assets, particularly whether facilities are within walking distance (600m).</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more cultural, social and leisure facilities (including areas of open space) are likely to have a significant positive (++) effect. • Sites that are within 600m of one or two cultural, social and leisure facilities (including areas of open space) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any existing cultural, social or leisure facilities (including areas of open space) will have a minor negative effect.
8: To maintain and enhance built and historic assets	<p>Housing sites that are within 250m of designated heritage assets have the potential to have negative effects on those assets and their settings, particularly where the sites are directly adjacent to heritage assets or are within the designated Conservation Area. However, detailed impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects (e.g. through appropriate or innovative design or the replacement of a building that currently detracts from the setting of a historic asset with one that does not).</p>

SEA Objectives	SEA Assumptions
	<ul style="list-style-type: none"> • Sites within Lympstone Conservation Area or are adjacent to designated heritage assets such as listed buildings may have a significant negative (--?) effect on this objective. • Sites that are within fairly close proximity (1km) of one or more designated heritage assets may have a minor negative (-?) effect on this objective. • Sites that are more than 1km from any designated heritage assets are expected to have a negligible (0) effect on this objective.
<p>9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Where development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land can be judged from the OS base map. There are no AONBs or National Parks within close proximity of Lympstone that could be affected by residential development at any of the site options; however there is a designated Green Wedge and a Coastal Protection Area (as designated in the emerging East Devon Local Plan) that some of the sites lie within.</p> <ul style="list-style-type: none"> • Large sites (over 2ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 2ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size that are entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective. <p><u>In addition, which may lead to mixed effects with the above:</u></p> <ul style="list-style-type: none"> • <u>Sites that are within the designated green wedge or the Coastal Protection Area (as allocated in the emerging East Devon Local Plan), or that could contribute to the coalescence of Lympstone and Exmouth, would have a significant negative (--) effect.</u>
<p>10: To maintain the local amenity, quality and character of the local environment</p>	<p>New housing development could have adverse impacts on local amenity as a result of increased vehicle traffic in the surrounding area, and on the character of the local environment if large-scale development takes place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).</p> <ul style="list-style-type: none"> • Housing sites that are mainly or entirely on greenfield land may have a negative effect (-?) although this is currently uncertain. • Housing sites that are mainly or entirely on brownfield land are expected to have a negligible (0) effect.

SEA Objectives	SEA Assumptions
<p>11: To conserve and enhance the biodiversity of East Devon</p>	<p>Housing sites that are within 250m of an international, national or local designated biodiversity or geodiversity site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if housing developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect.
<p>12: To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>Where housing sites are within close proximity of public transport links there will be better opportunities for residents of the new housing to make use of non car-based modes of transport. Where sites are within easy reach of the village centre people will be able to reach the associated shops, services and facilities and employment opportunities via shorter journeys which may be on foot or by bicycle.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both public transport links and the village centre will have significant positive (++) effects. • Sites that are within 600m of either public transport links or the village centre will have mixed (+/-) effects. • Sites that are more than 600m from both public transport links and the village centre will have significant negative (--) effects.
<p>13: To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Where sites would involve housing development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. There are no AQMAs within or close to Lympstone that could have a negative effect on air quality. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites.</p> <ul style="list-style-type: none"> • Sites that are on grade 1 or 2 agricultural land are likely to have a significant negative (--) effect.

SEA Objectives	SEA Assumptions
	<ul style="list-style-type: none"> • Sites that are on grade 3 agricultural land are likely to have a minor negative (-) effect. • Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect.
14: To contribute towards a reduction in local emissions of greenhouse gases	<p>While all new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, the proximity of the housing sites to existing services and facilities, as well as proximity to public transport links, could affect levels of car use and the associated greenhouse gas emissions.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both the village centre and public transport links are likely to have a significant positive (++) effect. • Sites that are either within 600m of either public transport links or the village centre are likely to have a minor positive (+) effect. • Sites that are more than 600m from both public transport links and the village centre are likely to have a minor negative effect (-).
15: To ensure that there is no increase in the risk of flooding	<p>While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly on greenfield land that is within flood zones 2, 3a or 3b are likely to have a significant negative (--) effect. • Sites that are either entirely or mainly on greenfield outside of flood zones 2, 3a or 3b, or that are entirely or mainly on brownfield within flood zones 2, 3a or 3b are likely to have a minor negative (-) effect. • Sites that are on brownfield land outside of flood zones 2, 3a or 3b are likely to have a negligible (0) effect.
16: To ensure energy consumption is as efficient as possible	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with Strategy 38: Sustainable Design and Construction in the emerging East Devon Local Plan). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective will be negligible (0).</p>

SEA Objectives	SEA Assumptions
<p>17: To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>All new housing development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> • Large sites (over 2ha) on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (under 2ha) on greenfield land or large sites (over 2ha) on brownfield land are likely to have a minor negative (-) effect on this objective. • Small sites (under 2ha) on brownfield land are likely to have a negligible (0) effect.
<p>18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. None of the employment sites allocated in the emerging east Devon Local Plan are within Lympstone; however the proximity of the site options to public transport links could affect the ability of residents to easily access the new employment opportunities in those areas.</p> <ul style="list-style-type: none"> • Sites which are within 600m of public transport links may have a positive effect although this is uncertain (+?) depending on whether those links will provide convenient access to employment sites. • Sites that are further than 600m from any public transport links will have a minor negative (-) effect.
<p>19: To maintain and enhance the vitality and viability of Lympstone</p>	<p>All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Sites that are located within or adjacent to the Built Up Area Boundary would have particularly positive effects .</p> <ul style="list-style-type: none"> • Sites within or adjacent to the Built Up Area Boundary are likely to have a significant positive (++) effect. • Sites located away from the Built Up Area Boundary are likely to have a minor positive (+) effect.
<p>20: To encourage and accommodate both indigenous and inward investment</p>	<p>None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment in East Devon; therefore the score for all sites will be negligible (0).</p>

Appendix 5
SEA Matrices for the Residential Site Options

Allocated Sites

Jackson Meadow 2 – Smaller (6 dwellings)

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development would contribute to the delivery of the 40 homes to be provided in Lympstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.09ha), a minor rather than significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	++	This site is within reasonable walking distance of a village hall (adjacent to the site to the south), St. Mary's Church (130m south), and a post office (525m south west). In addition, the site is located approximately 400m from the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café). There is also a railway station within walking distance (385m west) and bus stops 200m north that provide a connection to community services and facilities further afield in Exmouth and Exeter. As such, new residents at the site would have convenient access to a range of community services, and a significant positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The site is located approximately 100m north of Lympstone Pre-school and Lympstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	++	Underhill surgery is located 460m to the south west of this site, which is likely to have a positive effect on this SEA objective. There are also opportunities for recreation at the adjacent Candy's Field and a children's play area at Trafalgar Road (75m northeast), in addition to National Cycle Route 2 that passes 375m to the west, which may encourage higher levels of active outdoor recreation. Overall, the positive effect on SEA objective 4 is therefore expected to be significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	While this site is not within close proximity of the strategic road network, it is surrounded by existing residential development to the west, north, and east. As such, residents in those adjacent properties may experience significant negative effects from noise at the site, both during the construction and operational phases. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural,	++	This site is within walking distance of existing cultural and social facilities, including the village hall

SEA Objective	SA Score	Justification
social and leisure provision		(adjacent to the site to the south) and St. Mary's Church (130m south), and the site is also located approximately 400m from the village centre (considered to be The Strand outside the Swan Inn and Sheers Café). There are opportunities for leisure and recreation at the adjacent Candy's Field, Nutwell Park (200m north) and a children's play area at Trafalgar Road (75m northeast), in addition to National Cycle Route 2, which passes 375m to the west. Overall, a significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and historic assets	-?	As this site is within 250m of Lypstone Conservation Area, in addition to a number of listed buildings (including the Grade II* listed St. Mary's Church), residential development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would instead be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	There are no AONBs or National Parks within close proximity of Lypstone that could be affected by residential development at any of the site options. The site is relatively small (0.09ha) and mainly on greenfield land which could have a minor negative effect in relation to the conservation and wise use of land. The site is within the existing built up area and is not within the designated green wedge or the Coastal Protection Area.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development at this site could have negative effects on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, and which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within close proximity of the Exe Estuary(450m to the west), which is designated as a SSSI, SPA and Ramsar site. Additionally Lypstone and Sowden Estuary Cliffs, both Local Geological Sites, are located within 1km of the southwest of the site. There is therefore some potential for residential development at this site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an

SEA Objective	SA Score	Justification
		adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	This site is within walking distance of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will be able to reach the facilities via shorter journeys which may be on foot or by bicycle rather than car. In addition, the site is within walking distance of bus stops to the north of the site and the railway station to the west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be significantly positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development taking place on land which is classed as being of fairly high quality (grade 3 in terms of its agricultural quality), which is currently undeveloped, there is likely to be a negative effect on preserving soil quality. None of the site options in Lymptone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as this site is within walking distance of the village centre, and there are public transport links to the north (bus stops) and west (railway station), there may be a significantly positive effect on reducing levels of car use and the associated greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. Although this site is outside flood zones 2 or 3 it is noted that development here could add to the surface runoff into Wotton Brook which is liable to flooding, and an overall minor negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.09ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is on greenfield land, which indicates that there may be fewer opportunities to re-use existing buildings and materials than there would be on a brownfield site. As such, an overall minor negative effect is likely in relation to this

SEA Objective	SA Score	Justification
		objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the north, and a railway station to the west of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lympstone	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is located within the existing built up area boundary, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

Jackson Meadow – Larger (11 to 13 dwellings)

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development would contribute to the delivery of the 40 homes to be provided in Lypstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.4ha), a minor rather than a significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	++	This site is within reasonable walking distance of a village hall (60m west), St. Mary's Church (60m southwest) and a post office (560m southwest). In addition, the site is located approximately 440m from the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café). There is also a railway station within walking distance (435m to the west) and bus stops 240m north that provide a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site will have convenient access to a range of community services, and a significant positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The site is located approximately 100m east of Lypstone Pre-school and Lypstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	++	Underhill doctor's surgery is located 490m to the southwest of this site, which is likely to have a positive effect on this SEA objective. There are also opportunities for recreation at Candy's Field (75m northwest), Nutwell Park (280m north) and a children's play area at Trafalgar Road (120m north), in addition to National Cycle Route 2 that passes 430m to the west, which may encourage higher levels of active outdoor recreation. Overall, the positive effect on SEA objective 4 is expected to be significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There are clusters of existing dwellings to the north and south of this site that may be affected by noise from the proposed residential development; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including the village hall (60m west) and St. Mary's Church (60m southwest), and the site is also located approximately 440m from the village centre (considered to be The Strand outside the Swan Inn and Sheers Café). There are opportunities for leisure and recreation at Candy's Field (75m northwest), Nutwell Park (280m north) and a children's play area at Trafalgar Road (120m north), in addition to National Cycle Route 2, which passes

SEA Objective	SA Score	Justification
		430m to the west. Overall, a significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and historic assets	-?	As this site is within 250m of Lympstone Conservation Area, in addition to a number of listed buildings (including the Grade II* listed St. Mary's Church), residential development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	There are no AONBs or National Parks within close proximity of Lympstone that could be affected by residential development at any of the site options. The site is relatively small (0.4ha) and mainly on greenfield land which could have a minor negative effect in relation to the conservation and wise use of land. The site is within the existing built up area and is not within the designated green wedge or the Coastal Protection Area.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have a negative effect on the character of the local environment as the development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, and which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within close proximity of the Exe Estuary (510m to the west), which is designated as a SSSI, SPA and Ramsar site. Additionally Lympstone and Sowden Estuary Cliffs, both Local Geological Sites, are located within 1km of the southwest of the site. There is therefore potential for residential development at this site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is therefore possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.

SEA Objective	SA Score	Justification
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents would be able to reach the facilities via shorter journeys which may be on foot or by bicycle instead of by car. In addition, the site is within walking distance of bus stops to the north of the site and the railway station to the west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be significantly positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on land which is classed as being fairly high quality in terms of its agricultural quality (grade 3), which is currently undeveloped, there is likely to be a negative effect on preserving soil quality. None of the site options in Lympstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. However, as this site is within walking distance of the village centre, and there are public transport links to the north (bus stops) and west (railway station), there may be a positive effect on reducing levels of car use and the associated greenhouse gas emissions. As such, an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.4ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is on greenfield land, which indicates that there may be fewer opportunities to re-use existing buildings and materials than there would be on a brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this

SEA Objective	SA Score	Justification
levels of jobs with the economically active workforce		could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the north, and a railway station to the west of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lympstone	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is located within the existing built up area boundary, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W119 – Lympstone Nurseries

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development will contribute to the delivery of the 40 homes to be provided in Lympstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.47ha), a minor positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	++	This site is within reasonable walking distance of a village hall (160m northwest), St. Mary's Church (55m northwest), and a post office (495m west). In addition, the site is located approximately 400m from the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café). There is also a railway station within walking distance (435m to the west) and bus stops to the north and east that provide a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site will have convenient access to a range of community services, and a significant positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The site is located 125m southeast of Lympstone Pre-school and Lympstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	++	Underhill doctor's surgery is located 420m to the west of this site, which is likely to have a positive effect on this SEA objective. There are also opportunities for recreation at Candy's Field (190m northwest), Nutwell Park (415m northwest) and a children's play area at Trafalgar Road (285m north), in addition to National Cycle Route 2 that passes 395m to the west, which may encourage higher levels of active outdoor recreation. Overall, the positive effect on SEA objective 4 is expected to be significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of existing dwellings to the east of the site that may be affected by noise from the proposed residential development, particularly during the construction phase; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including the village hall (160m northwest) and St. Mary's Church (55m northwest), and the site is also located approximately 400m from the village centre (considered to be The Strand outside the Swan Inn and Sheers Café). There are opportunities for leisure and recreation at Candy's Field (190m northwest), Nutwell Park (415m northwest) and a children's play area at Trafalgar Road (285m north), in addition to National Cycle Route

SEA Objective	SA Score	Justification
		2 that passes 395m to the west. In addition, it is understood that the proposals for this site involve some of the land being given to the community in perpetuity for use as community open space. Overall, a significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and historic assets	--?	As this site is within Lympstone Conservation Area, development could have potentially significant negative effects on the Conservation Area and its setting. In addition, the site is within 250m of a number of listed buildings (including the Grade II* listed St. Mary's Church). However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	+/--	There are no AONBs or National Parks within close proximity of Lympstone that could be affected by residential development at any of the site options. As this site is relatively small (0.47ha) and is situated on brownfield land (at Lympstone Nurseries) a minor positive effect is likely in relation to the conservation and wise use of land. However, the site is located within the green wedge and the Coastal Protection Area as defined in East Devon's emerging Local Plan; therefore an overall mixed (minor positive and significant negative) effect is likely.
10: To maintain the local amenity, quality and character of the local environment	0?	This site is on brownfield land which suggests that the development is likely to have a negligible effect on the existing local character. However, the effects of new housing development on this objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage).
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within fairly close proximity of the Exe Estuary(485m to the west), which is designated as a SSSI, SPA and Ramsar site. Additionally Lympstone and Sowden Estuary Cliffs, both Local Geological Sites, are located within 1km of the southwest of the site. There is therefore some potential for development at this residential site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	This site is within walking distance of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will be able to reach the facilities via shorter journeys which may be on foot or by bicycle instead of by car. In addition, the site is within walking distance of bus stops to the north and east of the site and the railway station to the west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be significant positive.

SEA Objective	SA Score	Justification
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on land that is classified as fairly high quality (grade 3) agricultural land, there may be a negative effect on preserving soil quality. None of the site options in Lympstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. As this site is within walking distance of the village centre, and there are public transport links within walking distance to the north, east (bus stops) and west (railway station), there may be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	0	As this proposed development site is situated on brownfield land, development here would not increase the area of impermeable surfaces which could otherwise increase flood risk, and it is also recognised that there is the possibility that SuDS could be incorporated into the new development. As the site is not within a high flood risk area (flood zones 2, 3a or 3b), an overall negligible effect is likely in relation to this objective.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	0	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. As this site is mainly on brownfield land, there may be some opportunities to re-use existing buildings and materials, and the new development may offer good opportunities for incorporating sustainable waste management practices. An overall negligible effect is therefore expected in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	++?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the north and east, and a railway station to the west of this site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality

SEA Objective	SA Score	Justification
vitality and viability of Lypstone		and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is located adjacent to the existing built up area boundary, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W307a – Land North of Glebelands (South, site with planning permission for 15 dwellings)

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development will contribute to the delivery of the 40 homes to be provided in Lympstone by 2026 as allocated in East Devon's Draft Local Plan. As the site is relatively small (0.6ha), a minor positive effect is therefore expected on housing provision.
2: To ensure that all groups of the population have access to community services	+	This site is within reasonable walking distance of a village hall (350m southwest) and St. Mary's Church (380m southwest). There are also bus stops 210m northwest that provide a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site would have convenient access to a range of community services, and a positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	This site is located approximately 410m northeast of Lympstone Pre-school and Lympstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	+	The site is located close to opportunities for recreation at Candy's Field (330m southwest), Nutwell Park (350m northwest), and a children's play area at Trafalgar Road (230m west), which may encourage higher levels of active outdoor recreation. Due to the lack of healthcare facilities (e.g. doctor's surgeries) within reasonable walking distance, the likely positive effect on SEA objective 4 is expected to be minor rather than significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of existing dwellings to the south west of the site that may be affected by noise from the proposed residential development, particularly during the construction phase; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including the village hall (350m southwest) and St. Mary's Church (380m southwest), and there are opportunities for leisure and recreation at Candy's Field (330m southwest), Nutwell Park (350m northwest), and a children's play area at Trafalgar Road (230m west). Overall, a significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and	-?	As this site is within 250m of three Grade II listed buildings, development could have potentially negative

SEA Objective	SA Score	Justification
historic assets		effects on those assets and their settings. In addition, Lympstone Conservation Area is 260m from the site, and there are a number of other listed buildings within 1km that may be affected by the development. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	There are no AONBs or National Parks within close proximity of Lympstone that could be affected by residential development at any of the site options. The site is small (0.6ha) in relation to other options in Lympstone and is located on greenfield land, which could have a minor negative effect in relation to the conservation and wise use of land. Additionally, the site is within the Coastal Protection Area. There is therefore the potential for significant negative effects on the conservation and wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within fairly close proximity of the Exe Estuary (750m west), which is designated as a SSSI, SPA and Ramsar site. There are no designated geodiversity sites within 1km of the site. There is therefore potential for development at this residential site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will not be easily able to reach the associated facilities on foot. However, the site is within close proximity of bus stops to the northwest that could be used by new residents to access other destinations further afield via public transport; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a negative effect on preserving soil quality. None of the site options in Lympstone are within close proximity of an AQMA so would not be affected by air quality issues.

SEA Objective	SA Score	Justification
		Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance (600m) of bus stops to the northwest that could encourage new residents to choose alternative modes of transport to their cars. However, the site is not within walking distance of the village centre; therefore an overall minor rather than significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside of flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.6ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there would be on a brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the northwest that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lymptstone	++	All potential housing sites located within Lymptstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new

SEA Objective	SA Score	Justification
		housing provided. Because this site is located adjacent to the existing built up area boundary, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

Alternative sites

The Old Rectory, Burgmann's Hill (6-9 dwellings)

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development would contribute to the delivery of the 40 homes to be provided in Lypstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.48ha), a minor rather than a significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	++	This site is within reasonable walking distance of a village hall (180m south), St. Mary's Church (285m south) and a post office (520m south west). In addition, the site is located approximately 410m from the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café). There is also a railway station 335m to the west and bus stops 170m to the east that provide a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site would have access to a good range of community services, and a significant positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	This site is located 230m north of Lypstone Pre-school and Lypstone Church of England Primary School, and as such, a significant positive effect is expected on access to education for children living at the site. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	++	Underhill doctor's surgery is located 475m to the south west of this site, which is likely to have a positive effect on this SEA objective. There are also opportunities for recreation at adjacent open spaces (Candy's Field and Nutwell Park) and a children's play area at Trafalgar Road (95m east), in addition to National Cycle Route 2 that passes 320m to the west. These facilities may encourage higher levels of active outdoor recreation. Overall, a significant positive effect on SEA objective 4 is expected.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of dwellings to the east and west of the site that may be affected by noise from the proposed residential development; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including the village hall (180m south) and St. Mary's Church (285m south), and the site is also located approximately 410m from the village centre (considered to be The Strand outside the Swan Inn and Sheers Café). There are opportunities for leisure and recreation at the adjacent open space at Candy's Field) and a children's play area at Trafalgar

SEA Objective	SA Score	Justification
		Road (95m east), in addition to National Cycle Route 2, which passes 320m to the west. Overall, a significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and historic assets	-?	As this site is within 250m of Lympstone Conservation Area, in addition to seven Grade II listed buildings, residential development here could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	There are no AONBs or National Parks within close proximity of Lympstone that could be affected by residential development at any of the site options. The site is relatively small (0.48ha) and mainly on greenfield land which could have a minor negative effect in relation to the conservation and wise use of land. The site is within the existing built up area and is not within the designated green wedge or the Coastal Protection Area.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on land that is mainly greenfield. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within fairly close proximity to the Exe Estuary, which is designated as a SSSI, SPA and Ramsar site (332m west). Additionally Lympstone and Sowden Estuary Cliffs, both Local Geological Sites, are located within 1km of the southwest of the site. There is therefore some potential for residential development at this site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is possible. In addition, it is noted that there are a number of trees within the site that are subject to a Tree Protection Order, although it is also understood that those trees are already dead. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	This site is within walking distance of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will be able to reach the facilities via shorter journeys which may be on foot or by bicycle. In addition, the site is within walking distance of bus stops to the east of the site and the railway station to the west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be significant positive.
13: To maintain and enhance the environment in terms of air, soil and	-	This site is mainly classed as grade 3 agricultural land although there is a small area of very high quality (grade 1) agricultural land within part of the site, which indicates that a significant negative effect on

SEA Objective	SA Score	Justification
water quality		preserving soil quality is likely. However, it is noted that the site is currently in residential rather than agricultural use, being occupied by one existing property with a very large garden. Therefore, further housing development here is likely to have an overall minor negative effect on preserving soil quality. None of the site options in Lympstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall significant negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. As this site is within walking distance of the village centre, and there are public transport links within walking distance to the east (bus stops) and west (railway station), there may be a positive effect on reducing levels of car use and the associated greenhouse gas emissions. As such, an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.48ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, most of the site is not previously developed (comprising a large garden for one existing property), which indicates that there are unlikely to be opportunities to re-use existing buildings and materials. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential development could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the east of this site and a railway station to the west that could be used by new residents to access employment opportunities further afield, the overall effect of this site on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.

SEA Objective	SA Score	Justification
19: To maintain and enhance the vitality and viability of Lympstone	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is located within the existing built up area boundary of the village, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W337 – Land behind Town Dairy Cottage (Meadowgate) (6 – 8 dwellings)

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development would contribute to the delivery of the 40 homes to be provided in Lympstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.33ha), a minor rather than significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	++	This site is within reasonable walking distance of a village hall (200m northwest), St. Mary's Church (100m northwest) and a post office (535m west). In addition, the site is located approximately 445m from the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café). There is also a railway station within walking distance (495m west) and bus stops to the north and east that provide a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site will have convenient access to a range of community services, and a significant positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The site is located 180m southeast of Lympstone Pre-school and Lympstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	++	Underhill doctor's surgery is located 460m to the west of this site, which is likely to have a positive effect on this SEA objective. There are also opportunities for recreation at Candy's Field (235m northwest), Nutwell Park (455m northwest), Sowden Lane Allotments (445m southwest), and a children's play area at Trafalgar Road (315m north), in addition to National Cycle Route 2 that passes 445m to the west, which may encourage higher levels of active outdoor recreation. Overall, the positive effect on SEA objective 4 is therefore expected to be significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of existing dwellings to the north of this site that may be affected by noise from the proposed residential development, particularly during the construction phase; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including the village hall (200m northwest) and St. Mary's Church (100m northwest), and the site is also located approximately 445m from the village centre (considered to be The Strand outside the Swan Inn and Sheers Café). There are opportunities for leisure and recreation at Candy's Field (235m northwest), Nutwell Park (455m

SEA Objective	SA Score	Justification
		northwest), Sowden Lane Allotments (445m southwest), and a children's play area at Trafalgar Road (315m north), in addition to National Cycle Route 2 that passes 445m to the west. Overall, a significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and historic assets	--?	As this site is within Lypstone Conservation Area and is adjacent to Grade II listed buildings, residential development could have potentially significant negative effects on these assets and their settings. In addition, the site is within 250m of a number of other listed buildings (including the Grade II* listed St. Mary's Church). However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	There are no AONBs or National Parks within close proximity of Lypstone that could be affected by residential development at any of the site options. The site is relatively small (0.33ha) and is mainly on greenfield land which could have a minor negative effect in relation to the conservation and wise use of land. In addition, the site is located within the green wedge and Coastal Protection Area (as defined in East Devon's emerging Local Plan); therefore development could have a significant negative effect in terms of landscape character and a significant negative effect is likely overall.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have a negative effect on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within fairly close proximity of the Exe Estuary(540m to the west), which is designated as a SSSI, SPA and Ramsar site. Additionally Lypstone and Sowden Estuary Cliffs, both Local Geological Sites, are located within 1km of the southwest of the site. There is therefore potential for residential development at this site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will be able to reach the facilities via shorter journeys which may be on foot or by bicycle instead of by car. In addition, the site is within

SEA Objective	SA Score	Justification
		walking distance of bus stops to the north and east of the site and the railway station to the west that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be significantly positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a negative effect on preserving soil quality. None of the site options in Lympstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. As this site is within walking distance of the village centre, and there are also public transport links to the north, east (bus stops) and west (railway station), there may be a significant positive effect on reducing levels of car use and the associated greenhouse gas emissions.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is almost entirely outside of flood zones 2 or 3 (apart from a very small area on the southern edge), a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.33ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there would be on a brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the north and east, and a railway

SEA Objective	SA Score	Justification
		station to the west of this site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lympstone	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is located adjacent to the existing built up area boundary, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W307 (inc. W307a) – Land North of Glebelands (80 dwellings, including 15 that are the subject of a planning application, currently before East Devon DC on an “Exception Basis”)

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	The allocation of this site for residential development would exceed the 40 homes to be provided in Lypstone by 2026 as allocated in East Devon’s Draft Local Plan as the site is large (3.37ha) enough to accommodate around 80 homes. A significant positive effect on housing provision is therefore expected.
2: To ensure that all groups of the population have access to community services	+	This site is within reasonable walking distance of a village hall (350m southwest) and St. Mary’s Church (380m southwest). There are also bus stops 210m northwest that provide a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site would have convenient access to a range of community services, and a positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	This site is located approximately 410m northeast of Lypstone Pre-school and Lypstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population’s health	+	The site is located close to opportunities for recreation at Candy’s Field (330m southwest), Nutwell Park (350m northwest), and a children’s play area at Trafalgar Road (230m west), which may encourage higher levels of active outdoor recreation. Due to the lack of healthcare facilities (e.g. doctor’s surgeries) within reasonable walking distance, the likely positive effect on SEA objective 4 is expected to be minor rather than significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	There is a cluster of existing dwellings to the south west of the site that may be affected by noise from the proposed residential development, particularly during the construction phase; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including the village hall (350m southwest) and St. Mary’s Church (380m southwest), and there are opportunities for leisure and recreation at Candy’s Field (330m southwest), Nutwell Park (350m northwest), and a children’s play area at Trafalgar Road (230m west). Overall, a significant positive effect is therefore expected on SEA objective 7.
8: To maintain and enhance built and	-?	As this site is within 250m of three Grade II listed buildings, development could have potentially negative

SEA Objective	SA Score	Justification
historic assets		effects on those assets and their settings. In addition, Lymptstone Conservation Area is 260m from the site, and there are a number of other listed buildings within 1km that may be affected by the development. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	There are no AONBs or National Parks within close proximity of Lymptstone that could be affected by residential development at any of the site options. The site is large (3.37ha) in relation to other options in Lymptstone and is located on greenfield land. Additionally, the site is within the Coastal Protection Area. There is therefore the potential for significant negative effects on the conservation and wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within fairly close proximity of the Exe Estuary (750m west), which is designated as a SSSI, SPA and Ramsar site. There are no designated geodiversity sites within 1km of the site. There is therefore potential for development at this residential site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is not within walking distance (600m) of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will not be easily able to reach the associated facilities on foot. However, the site is within close proximity of bus stops to the northwest that could be used by new residents to access other destinations further afield via public transport; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a negative effect on preserving soil quality. None of the site options in Lymptstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to

SEA Objective	SA Score	Justification
		accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance (600m) of bus stops to the northwest that could encourage new residents to choose alternative modes of transport to their cars. However, the site is not within walking distance of the village centre; therefore an overall minor rather than significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside of flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is large in relation to other options in Lympstone (3.37ha), and is on greenfield land, which indicates that there will be fewer opportunities to re-use existing buildings and materials than there would be on a brownfield site. As such, an overall significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the northwest that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lympstone	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large and located adjacent to the existing built up area boundary,

SEA Objective	SA Score	Justification
		the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W069 – North of allotments and East of railway track off Underhill Close

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development would contribute to the delivery of the 40 homes to be provided in Lympstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.37ha), a minor rather than significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	++	This site is within walking distance of the village hall (460m northeast), St. Mary's Church (400m northeast), and a post office (245m northwest). In addition, the site is located approximately 245m from the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café). There is also a railway station within walking distance (375m north) that provides a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site will have convenient access to a range of community services, and a significant positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	This site is located approximately 390m southwest of Lympstone Pre-school and Lympstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	++	Underhill doctor's surgery is located 200m to the northwest of this site, which is likely to have a positive effect on this SEA objective. There are also opportunities for recreation at Candy's Field (430m northwest), and on the National Cycle Route 2 that passes 120m to the west, which may encourage higher levels of active outdoor recreation. Overall, the positive effect on SEA objective 4 is therefore expected to be significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	As the western part of this site is adjacent to the railway (Avocet line), new residents could experience adverse noise impacts from trains. In addition, there are existing dwellings to the north of the site that may be affected by noise from the proposed residential development, particularly during the construction phase; therefore there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including the village hall (460m northeast) and St. Mary's Church (400m northeast), and the site is also located approximately 245m from the village centre (considered to be The Strand outside the Swan Inn and Sheers Café). There are

SEA Objective	SA Score	Justification
		opportunities for leisure and recreation at Candy's Field (430m northwest) and on the National Cycle Route 2, which passes 120m to the west. Overall, a significant positive effect is expected on SEA objective 7.
8: To maintain and enhance built and historic assets	-?	As this site is within 250m of Lypstone Conservation Area, in addition to a number of Grade II listed buildings, development could have potentially negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain minor negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	There are no AONBs or National Parks within close proximity of Lypstone that could be affected by residential development at any of the site options. The site is relatively small (0.37ha) and mainly on greenfield land which could have a minor negative effect in relation to the conservation and wise use of land. In addition, site is within the designated green wedge and the Coastal Protection Area (as defined in the emerging East Devon Local Plan) so development here could have a significant negative effect on landscape character and a significant negative effect is likely overall. This effect is compounded by the fact that the site would be visible development on the skyline when viewed from the south and estuary area.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. It is also noted that access to this site is poor and would involve cars travelling on narrow roads through the village centre, which could have a negative effect on local amenity. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	--?	This site is within approximately 160m of Exe Estuary, which is designated as a SSSI, SPA and Ramsar site. Additionally Lypstone Estuary Cliffs, a Local Geological Site, is located within 180m of the west of the site. As such, there is potential for residential development here to affect biodiversity at those sites (e.g. as a result of noise, dust and other disturbance), and so a significant negative effect on this objective is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, there is some uncertainty as appropriate design may avoid adverse effects and could even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	++	The site is within walking distance of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will be able to reach the facilities via shorter journeys which may be on foot or by bicycle instead of by car. In addition, the site is within

SEA Objective	SA Score	Justification
		walking distance of the railway station to the north that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be significant positive.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on land classified as fairly high quality (grade 3) agricultural land, there may be a negative effect on preserving soil quality. None of the site options in Lymptone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	++	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. As this site is within walking distance of the village centre, and there is a railway station within walking distance, there may be a positive effect on reducing levels of car use and the associated greenhouse gas emissions. As such, an overall significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.37ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is on greenfield land, which indicates that there may be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There is a railway station to the north of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this

SEA Objective	SA Score	Justification
		objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of the Towns of East Devon	++	All potential housing sites located within Lymptone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is located adjacent to the existing built up area boundary, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W332 – Land to East of Strawberry Hill and west of A376

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	The allocation of this site for 80 residential properties would exceed the 40 homes to be provided in Lypstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is large in relation to other options in Lypstone (8.82ha), a significant positive effect is expected in relation to the provision of housing.
2: To ensure that all groups of the population have access to community services	+	This site is within reasonable walking distance of the village hall (355m west) and St. Mary's Church (345m west). There are also bus stops 330m northwest and 175m southeast that provide a connection with services and facilities further afield in Exmouth and Exeter. As such, new residents at the site will have convenient access to a range of community services, and a positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The site is located approximately 400m to the east of Lypstone Pre-school and Lypstone Church of England Primary School, and as such, a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	+	The site is located close to opportunities for recreation at Candy's Field (375m west), Nutwell Park (460m northwest), and a children's play area at Trafalgar Road (300m west), which may encourage higher levels of active outdoor recreation. Due to the lack of healthcare facilities such as doctor's surgeries within reasonable walking distance, any positive effect on SEA objective 4 is expected to be minor.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	As the eastern part of this site is adjacent to the strategic road network (the A376 to the east), new residents could experience significant negative effects relating to noise from vehicle traffic. In addition, there are existing dwellings to the south and west of the site that may be affected by noise from the proposed residential development, particularly during the construction phase; therefore there may be a further minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of cultural and social facilities, including the village hall (355m west) and St. Mary's Church (345m west), and there are opportunities for leisure and recreation at Candy's Field (375m west), Nutwell Park (460m northwest), and a children's play area at Trafalgar Road (300m west). Overall, a significant positive effect is therefore expected on SEA objective 7.

SEA Objective	SA Score	Justification
8: To maintain and enhance built and historic assets	--?	As this site is adjacent to four Grade II listed buildings and is within 250m of Lypstone Conservation Area and a number of other listed buildings, development could have potentially significant negative effects on those assets and their settings. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals (including any potential mitigation and enhancement measures) are developed and submitted as part of a planning application. An uncertain significant negative effect is therefore currently expected in relation to this objective.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	There are no AONBs or National Parks within close proximity of Lypstone that could be affected by residential development at any of the site options. The site is large (8.82ha) in relation to other options in Lypstone and is located on greenfield land. Additionally, the site is within the Coastal Protection Area and development would be highly visible from the A376. There is therefore the potential for significant negative effects on the conservation and wise use of land.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within fairly close proximity to the Exe Estuary, which is designated as a SSSI, SPA and Ramsar site (it lies 800m to the west). Additionally Lypstone and Sowden Estuary Cliffs, both Local Geological Sites, are located within 1km of the west of the site. There is therefore potential for development at this residential site to affect these designations (e.g. as a result of noise, dust and other disturbance), and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	This site is not within walking distance (600m) of the village centre (considered to be The Strand outside the Swan Inn, Londis Store and Sheers Café), which means that new residents will not be easily able to reach the associated facilities on foot. However, the site is within close proximity of bus stops to the northwest and south east that could be used by new residents to access other destinations further afield; therefore the overall effect on this objective is expected to be mixed.
13: To maintain and enhance the	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is

SEA Objective	SA Score	Justification
environment in terms of air, soil and water quality		currently undeveloped, there is likely to be a negative effect on preserving soil quality. None of the site options in Lympstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within walking distance (600m) of bus stops to the northwest and southeast that could encourage new residents to choose alternative modes of transport to their cars. However, the site is not within walking distance of the village centre; therefore an overall minor rather than significant positive effect on this objective is likely.
15: To ensure that there is no increase in the risk of flooding	--?	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. Part of the centre of this site is within flood zones 2 and 3, and although it is only a small area, it comprises a stream that carries surface water to Wotton Brook through a culvert under houses at Petty Corner, and which has already been subject to severe flooding. While it is recognised that measures could potentially be put in place to manage this risk, an overall uncertain significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is large in relation to other options in Lympstone (8.82ha), and is on greenfield land, which indicates that there may be fewer opportunities to re-use existing buildings and materials than there would be on a brownfield site. As such, an overall significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops to the northwest and southeast of the site that could be used by new residents to access employment opportunities further afield, the overall effect

SEA Objective	SA Score	Justification
		on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lympstone	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is large and located adjacent to the existing built up area boundary, the potential positive effect is expected to be significant.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W108 – Courtlands Lane/Sowden Lane

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development would contribute to the delivery of the 40 homes to be provided in Lympstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.92ha), a minor rather than significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	0	The site is within 600m of St Mary's Church, located to the north of the site, and is within 600m of three bus stops; two located to the north east of the site and one to the southeast of the site. Therefore, an overall negligible effect is expected for SEA Objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	This site is located 600m south of Lympstone Pre-school and Lympstone Church of England Primary School, and therefore a significant positive effect is expected on providing education for children in the village. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	+	The site is located 440m to the southeast of Snowdon Lane Allotments and is approximately 410m to the east of National Cycle Route 2. Therefore a minor positive effect is expected for SEA Objective 4, as residents of the site may be encouraged to make more journeys on foot or bicycle and to be active outdoors in open space, thus promoting healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	-?	The site is adjacent to existing dwellings in Sowden that may be affected by noise from the proposed residential development, particularly during the construction phase. However, the site is some distance from the strategic road network, as it is 440m to the west of the A376, so new residents would not be expected to be affected by road noise. Therefore, overall there may be a minor negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The site is located 440m to the southeast of Snowdon Lane Allotments and is approximately 410m to the east of National Cycle Route 2. Therefore a minor positive effect is expected for SEA Objective 7.
8: To maintain and enhance built and historic assets	--?	The northern boundary of site is adjacent to Sowden House, a Grade II Listed Building. The site is also located 250m to the south of Lympstone Conservation Area and is located within 1km of many listed buildings, most of which are located within Lympstone. Therefore development of this site could have a significant negative effect on these designated heritage assets. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as

SEA Objective	SA Score	Justification
		mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	<p>There are no AONBs or National Parks within close proximity of Lymptstone that could be affected by residential development at any of the site options.</p> <p>The site is relatively small (0.92ha) and mainly on greenfield land which could have a minor negative effect in relation to the conservation and wise use of land.</p> <p>In addition, the site is within the designated green wedge and the Coastal Protection Area (as defined in the emerging East Devon Local Plan) so development here could have a significant negative effect on landscape character and a significant negative effect is likely overall.</p>
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development at this site could have adverse impacts on the character of the local environment as development would take place on land that is mainly greenfield. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential minor negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within 480m of the Exe Estuary, which is designated as a SSSI, SPA and Ramsar site. Additionally Sowden and Lymptstone Estuary Cliffs, both Local Geological Sites, are located within 1km of the western boundary of the site. There is therefore potential for development at this residential site to affect these designations, and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is within walking distance of three bus stops; two located to the northeast and one to the southeast of the site. Residents will therefore have better opportunities to make use of non-car based modes of transport. However, the site is not located within easy reach of a town centre. Therefore the site is likely to have an overall mixed effect on SEA Objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	This site would involve housing development on high quality (grade 1 and 3) agricultural land, therefore there is likely to be a significant negative effect on preserving soil quality. None of the site options in Lymptstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, overall a significant negative effect is likely in relation to this objective.
14: To contribute towards a reduction	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both

SEA Objective	SA Score	Justification
in local emissions of greenhouse gases		through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within 600m of public transport links; three bus stops, two to the northeast and one to the southeast. Therefore there may be a positive effect on reducing levels of car use and the associated greenhouse gas emissions. Overall a minor positive effect is likely for SEA Objective 14.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA Objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.92ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is on greenfield land, which indicates that there may be fewer opportunities to re-use existing buildings and materials than there might be on an entirely brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops within 600m to the northeast and southeast of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lymptstone	+	All potential housing sites located within Lymptstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new housing provided. Because this site is located away from the Built Up Area Boundary, it is likely to have a minor positive effect on this SEA Objective.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W202 – Land to NW of Courtlands Cross

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	++	The allocation of this site for dwellings would contribute to the 40 homes to be provided in Lymptstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively large in relation to other options in Lymptstone (10ha) it could potentially accommodate a larger number of homes than other smaller sites and a significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	0	This site is within 600m of one existing community facility - a post office located to the southeast of the site, and it is within 600m of a number of bus stops to the north and southeast of the site. Therefore, an overall negligible effect is expected for SEA Objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	-	The site is more than 600m from any primary school and therefore a minor negative effect is expected on providing education for children in the village.
4: To improve the population's health	+	This site is located 350m to the east of National Cycle Route 2, and is approximately 400m to the northwest of Lamplough Road Greens and Lamplough Road Play Area. Therefore a minor positive effect is expected for SEA Objective 4, as residents of the site may be encouraged to make more journeys on foot or bicycle and to be active outdoors in open space, thus promoting healthy lifestyles.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	The southern boundary of this site is adjacent to existing dwellings on Courtlands Lane that may be affected by noise from the proposed residential development, particularly during the construction phase. Additionally, the eastern boundary of the site is adjacent to the A376 which mean that new residents at the site could be affected by road noise. Therefore, overall there may be a significant negative effect on this objective. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	+	The site is located 350m to the east of National Cycle Route 2, and is also located approximately 400m to the northwest of Lamplough Road Greens and Lamplough Road Play Area. Therefore a minor positive effect is expected for SEA Objective 7.
8: To maintain and enhance built and historic assets	--?	The southern boundary of this site is adjacent to a Garden Wall which is Grade II Listed. The site is also located 590m to the southeast of Lymptstone Conservation Area and is located within 1km of many listed buildings, most of which are located within Lymptstone village. Additionally the southeast corner of the site is 100m from a Registered Park/Garden, A La Ronde and The Point-In-View. Therefore development of this site could have a significant negative effect on these designated heritage assets. However, details

SEA Objective	SA Score	Justification
		regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	--	<p>There are no AONBs or National Parks within close proximity of Lymptstone that could be affected by residential development at any of the site options.</p> <p>The site is large (10ha) in relation to other options in Lymptstone and is located on greenfield land. Therefore there is potential for significant negative effects on the conservation and wise use of land.</p> <p>In addition, site is within the designated green wedge and the Coastal Protection Area (as defined in the emerging East Devon Local Plan) and could potentially contribute to the coalescence of Lymptstone and Exmouth so development here could have a further significant negative effect on landscape character.</p>
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development at this site could have adverse impacts on the character of the local environment as development would take place on land that is greenfield. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	-?	There are no designated biodiversity sites within 250m of this site, but the site is within 460m of the Exe Estuary, which is designated as a SSSI, SPA and Ramsar site. Additionally Sowden and Lymptstone Estuary Cliffs, both Local Geological Sites, are located within 1km of the northwest corner of the site. There is therefore potential for residential development at this site to affect these designations, and a minor negative effect is possible. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may avoid adverse effects and may even result in beneficial effects.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is within walking distance of a number of bus stops to the north and southeast of the site. Residents will therefore have good opportunities to make use of non-car based modes of transport. However, the site is not located within easy reach of a town centre. Therefore the site is likely to have an overall mixed effect on SEA Objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	--	This site would involve housing development on very high quality (grade 1) agricultural land, therefore there is likely to be a significant negative effect on preserving soil quality. None of the site options in Lymptstone are within close proximity of an AQMA so would not be affected by air quality issues. Effects

SEA Objective	SA Score	Justification
		on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. Therefore, overall a significant negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is within 600m of a number of bus stops to the north and southeast of the site. Therefore there may be a positive effect on reducing levels of car use and the associated greenhouse gas emissions. Overall a minor positive effect is likely for SEA Objective 14.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside flood zones 2 or 3, a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA Objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	--	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, this site is large in relation to other options in Lympstone (10ha), and is on greenfield land, which indicates that there may be fewer opportunities to re-use existing buildings and materials than there might be on a brownfield site. As such, an overall significant negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+?	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people in the village who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops within 600m to the northeast and southeast of the site that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lympstone	++	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new

SEA Objective	SA Score	Justification
		housing provided. Because this site is located adjacent to the existing Built Up Area Boundary, it is likely to have a significant positive effect on this SEA Objective.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.

W310 – Land to E of Hulham Road and N of Marley Drive

SEA Objective	SA Score	Justification
1: To ensure everybody has the opportunity to live in a decent home	+	The allocation of this site for residential development would contribute to the delivery of the 40 homes to be provided in Lympstone by 2026 as allocated in East Devon's Draft Local Plan. As this site is relatively small (0.57ha), a minor rather than significant positive effect is expected on this objective.
2: To ensure that all groups of the population have access to community services	++	This site is within walking distance of Littlemead Methodist Church (330m southwest), Exmouth Independent Evangelical Church (280m south), and the post office (500m west). There are also bus stops on Hulham Road and Marley Road that provide a convenient connection with services and facilities further afield in Exmouth and Exeter. Therefore, although this site is not within close proximity of the centre of Lympstone village, new residents at the site will have access to a range of community services, and a significant positive effect is expected for SEA objective 2.
3: To provide for education, skills and lifelong learning to meet the needs of the local population and meet local employment needs	++?	The site is located 75m west of Acorn Kindergarten and 430m west of Brixington Community Nursery and Primary School, and as such, a significant positive effect is expected on SEA objective 3. However, there is some uncertainty attached to the potential positive score as effects will depend on there being capacity at those schools to accommodate new pupils.
4: To improve the population's health	++	Raleigh doctor's surgery is located 445m to the east of this site, which is likely to have a positive effect on this SEA objective. There are also opportunities for leisure and recreation at Brixington Community Primary School Playing Field (305m southeast), Elizabeth Road Park (440m), and Pound Lane Allotments (590m south), in addition to footpaths to the northwest and south west, which may encourage healthy lifestyles. Overall, the positive effect on SEA objective 4 is therefore expected to be significant.
5: To reduce crime and fear of crime	0	The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SEA objective will be negligible.
6: To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution	--?	While this site is not within close proximity of the strategic road network, meaning that new residents are unlikely to be affected by road noise, it is surrounded by existing residential development to the west and east. As such, adjacent residents may experience significant negative effects from noise at the site, particularly during the construction phase. However, effects relating to noise are currently uncertain as the impacts will depend on factors such as hours of site operation during the construction phase, and it is expected that site operators would limit the potential nuisance of construction activities by employing good practice construction techniques.
7: To maintain and improve cultural, social and leisure provision	++	This site is within walking distance of existing cultural and social facilities, including Littlemead Methodist Church (330m southwest) and Exmouth Independent Evangelical Church (280m south). There are opportunities for leisure and recreation at at Brixington Community Primary School Playing Field (305m southeast), Elizabeth Road Park (440m), and Pound Lane Allotments (590m south), in addition to footpaths to the northwest and south west. Overall, a significant positive effect is therefore expected on

SEA Objective	SA Score	Justification
		SEA objective 7.
8: To maintain and enhance built and historic assets	--?	The site is located 45m to the northwest of a Grade II listed building (Parrys) and is 210m from a Registered Park/Garden, A La Ronde and The Point-In-View. Therefore development at this site could have a significant negative effect on these designated heritage assets. However, details regarding the potential for impacts on the setting of individual historic assets cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. The potential effects on built and historic assets will also be uncertain as mitigation may be achieved to avoid adverse effects and could even result in beneficial effects.
9: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	-	There are no AONBs or National Parks within close proximity of Lypstone that could be affected by residential development at any of the site options. The site is relatively small (0.57ha) and mainly on greenfield land, which includes some wooded areas and neighbouring common land, which borders the site. Therefore the site could have a minor negative effect in relation to the conservation and wise use of land. The site is not within the designated green wedge or the Coastal Protection Area.
10: To maintain the local amenity, quality and character of the local environment	-?	Residential development on this site could have adverse impacts on the character of the local environment as development would take place on greenfield land. However, the effects of new housing development on this SA objective will depend largely on factors which are not influenced by the location of the development, such as the design of the housing and the incorporation of open space/green infrastructure within the new development, which are uncertain at this stage (as they will be determined through the detailed proposals for each site at the planning application stage). Therefore, the potential negative effect is currently uncertain.
11: To conserve and enhance the biodiversity of East Devon	0?	As the site is more than 1km from any local, national or international biodiversity or geodiversity designations, a negligible effect is likely to result from the development of this site for residential use. However, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate design may even result in beneficial effects. Furthermore the site contains some wooded areas and borders common land.
12: To promote and encourage non-car based modes of transport and reduce journey lengths	+/-	The site is within walking distance of bus stops on Hulham Road and Marley Road, and residents will therefore have good opportunities to make use of non-car based modes of transport. However, as the site is not located within easy reach of the village centre an overall mixed effect is expected on SEA Objective 12.
13: To maintain and enhance the environment in terms of air, soil and water quality	-	As this site would involve housing development on fairly high quality (grade 3) agricultural land, which is currently undeveloped, there is likely to be a negative effect on preserving soil quality, although it is noted that the southern part of the site is classified as urban land. None of the site options in Lypstone are

SEA Objective	SA Score	Justification
		within close proximity of an AQMA so would not be affected by air quality issues. Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new housing development, something that cannot be determined at this stage on the basis of the location of individual housing sites. As such, an overall minor negative effect is likely in relation to this objective.
14: To contribute towards a reduction in local emissions of greenhouse gases	+	While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and increased vehicle traffic), the location of individual development sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. This site is surrounded by bus stops on Hulham Road and Marley Road, and therefore there may be a positive effect on reducing levels of car use and the associated greenhouse gas emissions. Overall a minor positive effect is likely for SEA Objective 14.
15: To ensure that there is no increase in the risk of flooding	-	While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, development on greenfield land such as this site would increase the area of impermeable surfaces and could therefore increase overall flood risk. As this site is outside flood zones 2 or 3 (although it is noted that land adjacent to the east is within flood zones 2 and 3), a minor rather than a significant negative effect on this objective is likely.
16: To ensure energy consumption is as efficient as possible	0	The effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SEA Objective is negligible.
17: To promote wise use of waste resources whilst reducing waste production and disposal	-	All new housing developments will inevitably involve an increase in waste generation, regardless of the location. While this site is relatively small in scale (0.57ha), and it is recognised that new developments may offer good opportunities for incorporating sustainable waste management practices, it is mainly on greenfield land, which indicates that there may be fewer opportunities to re-use existing buildings and materials than there would be on an entirely brownfield site. As such, an overall minor negative effect is likely in relation to this objective.
18: To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	+	While the population growth associated with new residential sites could have an effect on this objective by increasing the number of economically active people who are seeking employment, this could be either positive or negative depending on the provision of jobs, which will not be determined by the location of new housing developments. There are bus stops on Hulham Road and Marley Road that could be used by new residents to access employment opportunities further afield, the overall effect on this objective is expected to be minor positive, although this is uncertain depending on whether those links will provide convenient access to employment sites.
19: To maintain and enhance the vitality and viability of Lympstone	+	All potential housing sites located within Lympstone are expected to have a positive effect on the vitality and viability of the village by boosting the local population, particularly as it is assumed that all of the new housing will include affordable housing in line with the requirements set out in the emerging East Devon Local Plan, which should help to ensure that younger people in particular are able to access the new

SEA Objective	SA Score	Justification
		housing provided. However, as this site is located away from the Built Up Area Boundary, it is likely to have a minor positive effect on this SEA Objective.
20: To encourage and accommodate both indigenous and inward investment	0	None of the potential residential sites are expected to have a direct effect on encouraging and accommodating investment.