

Exeter Plan: Publication Plan

Sustainability Appraisal: Non-Technical Summary

Exeter City Council

Final report

Prepared by LUC

December 2024

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Exeter Plan: Publication Plan

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Non-Technical Summary

Introduction

1.1 This Sustainability Appraisal Report: Non-Technical Summary relates to the SA of the Exeter Plan, which is being prepared by Exeter City Council. It relates to the Publication Plan (December 2024). The Plan sets out the vision and objectives for Exeter, as well as the policies that are required to deliver that vision over the Plan period to 2041. The Publication Plan has been prepared by Exeter City Council following previous consultations on the Outline Draft Plan between September and December 2022 and the Full Draft Plan between October 2023 and January 2024.

1.2 Plans and strategies such as the Exeter Plan are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on social, economic, and environmental issues. This Non-Technical Summary relates to the full SA Report, which is being published for public consultation.

Sustainability Appraisal

1.3 The Planning and Compulsory Purchase Act 2004 requires Local Plans to be subject to SA. SA is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals in a plan from the outset of its development.

1.4 SEA is also a statutory assessment process, required by the SEA Regulations [\[See reference 1\]](#). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment. The Government advises that a joint SA and SEA

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process can be carried out by producing an SA Report which incorporates the requirements of the SEA Regulations. This approach is being taken to the SA/SEA of the Exeter Plan and the process is referred to for ease as simply 'SA'.

1.5 The SA is being undertaken in stages alongside the preparation of the Exeter Plan in order to provide sustainability guidance as the plan is developed. The approach that has been taken to the SA of the Exeter Plan to date is described below.

Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on Scope

1.6 The SA process began in March 2022 with the production of a Scoping Report for the Exeter Plan. The Scoping Report determined what the SA should cover by reviewing a wide range of relevant policy documents and examining data to help identify what the key sustainability issues are in Exeter City, as well as likely future trends. This work helped to inform the development of a set of sustainability objectives (referred to as the 'SA framework') against which the effects of the plan would be assessed. The SA framework is presented further ahead in this Non-Technical Summary.

Stage B: Developing and Refining Options and Assessing Effects

1.7 Developing options for a plan is an iterative process, usually involving a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for the policies and site allocations to be included in a plan. The reasonable alternative options that have been considered for the

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Exeter Plan to date have included alternative spatial approaches, policy approaches and potential sites for new housing, mixed-use and employment development.

Spatial Approaches

1.8 Exeter City Council has considered four alternative spatial approaches for the Exeter Plan:

- Option A: Focus most development on large, strategic brownfield sites.
- Option B: Focus on developing greenfield sites.
- Option C: Dispersal on smaller sites.
- Option D: Focus on public transport hubs and routes within the city.

1.9 These were originally appraised by LUC in June 2022 and the findings provided to the Council in the form of an internal summary note. This internal summary note now forms the basis for Chapter 4 of the full SA Report, with the findings also summarised later in this Non-Technical Summary.

1.10 No reasonable alternative options for the amount of development have been considered in the SA as the Council is considering an evidence-based quantum of growth and does not consider there are reasonable alternative options for higher or lower quanta.

Policy Options

1.11 As part of the production of the full SA Report to accompany the Publication Plan, the objectives and policies contained within the Plan have been appraised, with the findings presented in Chapter 6 of the full SA Report and summarised in this Non-Technical Summary.

Site Options

1.12 Site options for the plan have been identified since 2021 through two ‘call for sites’ exercises, as a result of further site submissions submitted during plan consultations and through additional work undertaken by Council officers. The sites that were considered by the Council to be reasonable options have been subject to SA at each stage of plan-making, with any changes to site boundaries and proposed uses since the previous stage taken into account and the appraisal updated accordingly.

1.13 The SA findings for the current suite of site options are now presented in Chapter 5 of the full SA Report and are summarised further ahead in this Non-Technical Summary.

Stage C: Preparing the SA Report

1.14 The full SA Report describes the process that has been undertaken to date in carrying out the SA of the Exeter Plan and sets out the SA findings for the Publication Plan. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects where possible.

Stage D: Consultation on the Exeter Plan and the SA Report

1.15 Exeter City Council is inviting representations on the full SA Report and this Non-Technical Summary, as well as on the Publication Plan itself. These documents are being published on the Council’s website for a period of representation between December 2024 and February 2025.

Stage E: Monitoring Implementation of the Local Plan

1.16 Recommendations for monitoring the sustainability effects of implementing the Exeter Plan are included in Chapter 7 of the full SA Report and are described later in this Non-Technical Summary.

Policy Context

1.17 There are a large number of plans and programmes that could be relevant to the preparation of the Exeter Plan. In particular, the Plan must adhere to national planning policy as set out in the National Planning Policy Framework (NPPF). The Exeter Plan has been prepared under the December 2023 version of NPPF.

1.18 The Exeter Plan should provide a spatial expression of other plans and programmes where relevant, to assist in their implementation. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in detail in relation to their objectives, targets and indicators and their implications for the Exeter Plan and the Sustainability Appraisal. The full review can be seen in Chapter 3 and Appendix B of the full SA Report.

1.19 The Exeter Plan must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and

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addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

1.20 The NPPF sets out information about the purposes of local plan-making, stating that plans should:

- “Be prepared with the objective of contributing to the achievement of sustainable development;
- Be prepared positively, in a way that is aspirational but deliverable;
- Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- Be accessible through the use of digital tools to assist public involvement and policy presentation; and
- Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area.”

1.21 The NPPF also requires Local Plans to be ‘aspirational but deliverable’. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however, significant adverse impacts in any of those areas should be avoided.

1.22 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- “Housing (including affordable housing), employment, retail, leisure and other commercial development;

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- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Community facilities (such as health, education and cultural infrastructure); and
- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

1.23 The NPPF also promotes well-designed places and development, and plans should “at the most appropriate level, set out a clear design vision and expectations”.

1.24 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

Baseline Information and Key Sustainability Issues

1.25 In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Exeter. Detailed baseline information for the City is presented in Chapter 3 and Appendix C of the full SA Report. As well as environmental issues, the baseline information includes a description of social and economic issues in Exeter.

1.26 The baseline information contributed to the identification of a set of key sustainability issues for Exeter City, which in turn helped to develop a locally appropriate SA framework (i.e. a set of SA objectives) to be used in appraising the emerging Exeter Plan. The key sustainability issues for the City are set out below. In line with the requirements of the SEA Regulations, consideration has

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been given to the likely evolution of the environment in Exeter if the Exeter Plan were not to be implemented (see Chapter 3 of the full SA Report). In general, the adopted development plan for Exeter contains policies which set out requirements that will help to address the key sustainability issues for the plan area. In the absence of the new Exeter Plan, the requirements of these policies along with national planning policy would continue to help limit the most adverse effects in relation to these issues. However, without the Exeter Plan, development is more likely to come forward at less sustainable locations in the City given changing circumstances and the emergence of more up to date evidence since the adoption of the current development plan. The new Exeter Plan presents an opportunity to include updated policies to better address the trends observed across these key sustainability issues. It also presents an opportunity to respond positively to issues of importance on the national stage such as climate change, biodiversity and health and wellbeing as well as ensuring that the housing and employment needs of local people are met.

Key sustainability issues for Exeter City

Population, Health and Wellbeing

Key issues

1.27 Housing is a big issue, particularly with the housing market in Exeter being expensive and residents struggling to afford homes. There is a current imbalance between the supply and demand resulting in a lack of affordability of homes. There is a need for a mix of housing types that cater for the needs of a range of people.

1.28 There is also an increasing need for primary education and special needs provision and secondary education in future years due to a significant increase in births and migration into the City in recent years.

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1.29 There are inequalities related to life expectancy and overall deprivation within Exeter which could be exacerbated by the ongoing impact of COVID-19 pandemic.

Open Spaces and Recreation

Key Issues

1.30 Exeter is well provided with open space but it is not well utilised and could meet the needs of the City better, with some facilities benefiting from improvement, and there being a potential need for increased provision of sports pitches and improving people's access to nature.

Crime and Safety

Key Issues

1.31 Crime and safety can be a concern in Exeter, as its current crime rates compare poorly to the rest of Devon. However, crime rates have not worsened in recent years.

Economy

Key Issues

1.32 Exeter has a low business density due to a dominance of larger employers.

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1.33 Uncertainty exists over what the economic impacts of macro-economic issues related to the war in Ukraine and the recent economic downturn

Transport

Key Issues

1.34 Exeter continues to see significant levels of inward commuting, with travel behaviour for commuters outside the City predominantly being by car.

Biodiversity

Key Issues

1.35 There is a risk of Exeter's sensitive biodiversity sites being harmed by inappropriate development, increased activity and increased urbanisation impacts.

Heritage Assets

Key Issues

1.36 Poorly planned development could adversely affect some of Exeter's heritage assets.

Landscape

Key Issues

1.37 The landscape setting of the City could be adversely affected by inappropriate development.

Climate Change Mitigation and Adaptation

Key Issues

1.38 Hotter, drier summers are expected as a result of ongoing and accelerating climate change, which have the potential for adverse effects on human health.

1.39 High flood risk in some areas particularly around the River Exe, which is expected to increase due to climate change.

1.40 There are continued high CO₂ emissions from transport.

Natural Resources and Pollution

Key Issues

1.41 There are small areas of Grade 3 agricultural land, and small areas in the south-east of Grades 1 and 2.

1.42 There is an Air Quality Management Area in Exeter, which was designated because the area exceeds set thresholds for nitrogen dioxide caused primarily by road traffic emissions. Development in close proximity to the AQMA could

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lengthen its status as an AQMA. Outside of the AQMA, although air quality may be within legal limits, there is still concern present in relation to air quality, particularly as a result of road congestion.

1.43 Although in the most part, surface water quality is moderate to good across Devon, there is a small incidence of poor quality affecting parts of the Exe Estuary.

Methodology and the SA Framework

1.44 The key sustainability issues for Exeter City fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of options and policies in the Exeter Plan. The SA framework is presented below.

SA framework for the Exeter Plan

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Appraisal Questions

- Will the policy/option promote energy efficient and water efficient design?
- Will the policy/option encourage the generation and use of clean, low carbon, decentralised and renewable electricity and heat?
- Will the policy/option promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?

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- Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?
- Will the policy/option support/enable the mitigation and/or adaptation measures needed to address climate change impacts on the natural environment?

SA Objective 2: To provide a suitable supply of high quality housing including appropriate mix of types and tenures

Appraisal Questions

- Will the policy/option supply an appropriate quantity of housing to satisfy demand?
- Will the policy/option supply an appropriate mix of types and tenures of properties in relation to the respective levels of demand?
- Will the policy/option address the housing needs of more specialist groups, including older people and people with disabilities?
- Will the policy/option promote housing that is of high quality?

SA Objective 3: To support sustainable and diverse growth of the City's economy and maximise employment opportunities

Appraisal Questions

- Will the policy/option allow for the delivery of land and infrastructure to meet the City's projected economic needs?

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- Will the policy/option support the prosperity and diversification of the City's economy?
- Will the policy/option support the vitality and viability of Exeter's City Centre as well as the District and Local Centres?
- Will the policy/option promote the achievement of a low carbon economy?
- Will the policy/option lead to an adequate supply of land and infrastructure to meet the City's employment needs with sufficient flexibility to respond to uncertainties following Britain's exit from the EU and the COVID-19 pandemic?
- Will the policy/option support opportunities for the expansion and diversification of businesses?

SA Objective 4: Improve the physical health and wellbeing of residents and reduce health inequalities

Appraisal Questions

- Will the policy/option ensure people are adequately served by key healthcare facilities, regardless of socio-economic status?
- Will the policy/option ensure provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?
- Will the policy/option promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities, and connecting people with nature?
- Will the policy/option contribute to narrowing health inequalities?

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Appraisal Questions

- Will the policy/option promote visually attractive development with high quality design, layout and appropriate and effective landscaping?

SA Objective 6: To support community cohesion and safety

Appraisal Questions

- Will the policy/option facilitate the integration of new neighbourhoods with existing neighbourhoods?
- Will the policy/option meet the needs of specific groups in the City including those with protected characteristics and those in more deprived areas?
- Will the policy/option promote developments that will benefit and will be used by both existing and new residents in the City, particularly within the City's most deprived areas?
- Will the policy/option help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?
- Will the policy/option help to reduce levels of crime, anti-social behaviour and the fear of crime?

SA Objective 7: To provide good access to services, facilities and education

Appraisal Questions

- Will the policy/option provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?
- Will the policy/option contribute to improving access to educational facilities?

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Appraisal Questions

- Will the policy/option reduce reliance on private vehicles?
- Will the policy/option improve public transport links to key facilities within the City?
- Will the policy/option promote compact, mixed-use development, which encourages walking and cycling for short journeys?
- Will the policy/option promote and facilitate the use of electric cars?

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Appraisal Questions

- Will the policy/option have a negative impact on air quality in the Air Quality Management Area (AQMA)?
- Will the policy/option contribute to minimising air pollution from all sources?
- Will the policy/option prevent, avoid and/or mitigate adverse effects associated with neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Appraisal Questions

- Will the policy/option conserve and enhance both designated and undesignated ecological assets within and outside the City, including achieving measurable biodiversity net gain?
- Will the policy/option conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?
- Will the policy/option have a negative impact on designated geodiversity sites?
- Will the policy/option have a negative impact on ancient woodland?

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Appraisal Questions

- Will the policy/option protect and enhance the City's sensitive and special landscapes and townscapes?
- Will the policy/option conserve and enhance the character and distinctiveness of the City's non-designated landscapes?

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Appraisal Questions

- Will the policy/option conserve and enhance the City's designated and non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- Will the policy/option ensure the management and enhancement of the City's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk?
- Will the policy/option promote access to, enjoyment and understanding of the historic environment for residents and visitors of the City?
- Will the policy/option be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Appraisal Questions

- Will the policy/option limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?
- Will the policy/option promote the use of SuDS and other flood resilient design?
- Will the policy/option protect and improve the water quality and achieve nutrient neutrality of the City's rivers and inland water?
- Will the policy/option support the efficient use of water?

SA Objective 14: To support efficient use of resources, including land, minerals and waste

Appraisal Questions

- Will the policy/option promote the re-use of previously development land?
- Will the policy/option avoid development on higher quality agricultural land?
- Will the policy/option promote the achievement of the waste hierarchy?
- Will the policy/option ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?

Use of the SA Framework

1.45 Within the assessment matrices showing the likely sustainability effects of the Exeter Plan policy and site options, symbols and colour-coding have been used against each SA objective to show whether an effect is likely to be positive or negative, minor or significant, or uncertain, as shown in Table 1. Where a potential positive or negative effect is uncertain, a question mark is added to the relevant symbol (e.g. +? or -?).

Table 1: Key to symbols and colour coding used in the SA of the Exeter Plan

Symbol and Colour Coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.
+	Minor positive effect likely.
++/--	Mixed minor or significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

Likely Effects of the Exeter Plan Options

1.46 The following sections set out the findings of the SA for the strategic approaches, site options and policies that were considered during the development of the Publication Plan.

Strategic Policy Options

1.47 The Council considered four alternative spatial approaches for the Exeter Plan. These were considered by the Council to be the reasonable alternative options for meeting the need for development identified over the plan period.

- Option A: Focus most development on large, strategic brownfield sites.
- Option B: Focus on developing greenfield sites.
- Option C: Dispersal on smaller sites.
- Option D: Focus on public transport hubs and routes within the city.

1.48 The likely effects of each option are summarised in Table 2 and are described in full in Chapter 4 of the full SA report.

Table 2: Summary of SA findings for the Strategic Options

SA Objective	Option A	Option B	Option C	Option D
1: To achieve net-zero emissions and support adaptation to unavoidable climate change	+/-?	-?	-?	+/-?
2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures	+	--	--	--
3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities	+	--	--	--
4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities	+	+/-	+	+
5: Promote high quality design in new development and improve the character of the built environment	+	+/-?	+/-?	+/-?
6: To support community cohesion and safety	+	+/-	+	+
7: To provide good access to services, facilities and education	+	+/-	+	+
8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives	+	-	-	-
9: To protect residential amenity by reducing air, noise and light pollution	+/-?	-?	-?	+/-?
10: To conserve and enhance biodiversity and geodiversity	-?	--?	-?	-?

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SA Objective	Option A	Option B	Option C	Option D
11: To conserve and enhance the character and distinctiveness of the landscape	-?	--?	-?	-?
12: To conserve and enhance the historic environment including the setting of heritage features	--?	-?	-?	-?
13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources	--?	-?	-?	-?
14: To support efficient use of resources, including land, minerals and waste	+/-?	--	+/-?	+/-?

Site Options

1.49 The Council considered 107 residential, 27 mixed use and three employment sites, all of which were subject to SA. The likely effects of these site options are summarised below in Tables 3 – 5 and are described in more detail in Chapter 5 of the full SA report. A separate Annex to the SA report contains the detailed appraisal proformas for each site option.

Table 3: Summary of SA findings for the Residential Site Options

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
2	Landing adjoining 6 Exe View Cottages	0	+	0	++	0	0	++/-?	++	--/0	0?	--?	--	0	-/0
4	Land at Redhills, Exwick Lane	0	+	0	+	0	0	+/?	+	0	0?	--?	0	0	--?/0
5	Land at Lugg's Farm, Redhills	0	+	0	+	0	0	+/-?	+	0	-?/--?	--?	--	0	--?/0
7	Merrivale Road	0	+	0	++	0	0	++/?	++	--/0	-?	0?	0	0	++/0
9	Flowerpot Lane Car Park, Flowerpot Lane	0	+	0	++	0	0	++/?	++	--/0	-?	0?	0	0	++/0
10	Okehampton Street Car Park, Okehampton Street	0	+	0	++	0	0	++/?	++	--/0	-?	0?	0	0	++/0
11	Land at Ide House	0	+	0	++	0	0	-/-?	+	0	0?/--?	--?	-	0	--?/0
13	Land at Taunton Close	0	+	0	+	0	0	+/?	+	0	0?	0?	0	0	++/0
17	Land west of Shillingford Road	0	+	0	++	0	0	-/-?	+	0	0?	0?	0	0	--/0
18	Land adjoining Silverlands, Chudleigh Road / Land west of Chudleigh Road	0	+	0	++	0	0	-/-?	+	0	0?	0?	-	0	--/0
21	Land between Lower Argyll Road and Belvedere Road	0	+	0	+	0	0	-/-?	+	0	-?/--?	--?	-	0	--?/0

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Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
23	Land to the rear of 43 St Davids Hill	0	+	0	++	0	0	++/+?	++	--/0	--?/--?	0?	--	0	-/0
24	99 Howell Road	0	+	0	++	0	0	++/-?	++	--/0	-?	0?	--	0	++/0
25	Bystock Terrace Car Park, Queens Terrace	0	+	0	++	0	0	++/+?	++	--/0	-?	0?	--	0	++/0
26	Land at Exeter Squash Club, Prince of Wales Road / Devon and Exeter Squash Club	0	+	0	++/--?	0	0	++/-?	++	0	0?/--?	0?	--	0	++/0
27	Wynford Road	0	+	0	++	0	0	++/+?	++	0	0?	0?	0	0	++/0
29	Land at Pendragon Road / Land off Pendragon Road	0	++	0	+	0	+	+/+?	+	0	-?/--?	--?	0	0	--?/0
30	Rear of Beacon Lane shops	0	+	0	+	0	0	++/+?	++	0	0?	0?	0	0	++/0
31	Lancelot Road	0	+	0	+	0	+	++/+?	+	0	0?	0?	0	0	++/0
33	Land off Spruce Close	0	+	0	+	0	0	+/+?	+	0	0?	--?	0	0	--?/0
36	Woolsgrove, Church Hill	0	+	0	++	0	0	+/+?	++	0	0?	--?	0	0	--?/0
37	Land at Home Farm	0	+	0	+	0	0	+/+?	++	0	0?/--?	--?	0	0	--?/0
40	Exbridge House, 26 Commercial Road	0	+	0	+	0	+	++/-?	++	--/0	-?/--?	0?	--	--?	++/0

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Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
41	Land between St Annes Well Brewery and Exeter College, Lower North Street	0	+	0	++	0	0	++/++?	++	--/0	--?	0?	--	0	++/0
43	Mary Arches Multi-Storey Car Park, Mary Arches Street	0	+	0	++	0	0	++/++?	++	--/0	-?	0?	--	0	++/0
44	Mecca Bingo, 12 North Street	0	+	0	++	0	0	++/++?	++	--/0	-?	0?	--	0	++/0
45	Smythen Street Car Park	0	+	0	+	0	+	++/-?	++	--/0	-?	0?	--	0	++/0
47	Cathedral and Quay Car Park, Lower Coombe Street	0	+	0	++/--?	0	+	++/-?	++	--/0	-?	0?	--	0	++/0
48	Magdalen Street Car Park, Magdalen Street	0	+	0	++	0	+	++/-?	++	--/0	-?	0?	--	0	++/0
50	Howell Road Car Park	0	+	0	++	0	0	++/++?	++	--/0	-?	0?	--	0	++/0
51	12-31 Sidwell Street / Land at Sidwell Street	0	+	0	++	0	0	++/++?	++	--/0	-?	0?	--	0	++/0
53	City Point, Bampfylde Street	0	++	0/--?	++	0	+	++/++?	++	--/0	-?	0?	--	0	++/0
54	Triangle Car Park, Russell Street	0	+	0/--?	++	0	+	++/++?	++	--/0	0?	0?	--	0	++/0
55	Pyramids Leisure Centre, Heavitree Road	0	+	0	++/--?	0	+	++/++?	++	--/0	0?/--?	0?	--	0	++/0

Non-Technical Summary

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
56	Parr Street Car Park, Parr Street	0	+	0	++	0	+	++/+?	++	--/0	0?	0?	-	0	++/0
58	Fairbanks, 90 Polsloe Road	0	+	0	++	0	0	++/+?	++	--/0	0?	0?	--	0	++/0
60	Land at Hamlin Lane	0	+	0	+	0	0	+/-?	++	--/0	0?	0?	-	0	++/0
63	Clifford Close	0	+	0	++	0	+	+;++?	++	0	0?	0?	0	0	++/0
64	Whipton Community Hospital, Hospital Lane	0	++	0	++	0	0	+/+?	+	0	0?	0?	0	0	++/0
66	Land at Cumberland Way	0	+	0	++	0	0	+;++?	++	0	0?	0?	0	0	--/0
67	Grenadier Emperor, Grenadier Road	0	+	0	++	0	0	-/+??	++	0	0?	0?	0	0	--/0
68	Grenadier Land 29, Grenadier Road	0	+	0/--?	+	0	0	-/-?	+	0/--?	0?	0?	0	0	--/0
69	Magdalen Road Car Park	0	+	0	++/--?	0	0	++/-?	+	--/0	0?	0?	--	0	++/0
70	Mount Radford Lawn	0	+	0	++/--?	0	0	++/+?	+	--/0	0?	0?	--	0	-/0
72	Belle Isle Depot, Belle Isle Drive	0	+	0	+	0	0	-/+??	+	0	0?/--?	--?	-	0	++/0
73	91-97 Wonford Street	0	+	0	++	0	+	+/-?	+	0	0?	0?	0	0	++/0
75	Chestnut Avenue	0	+	0	++	0	+	-/+??	+	0	-?	--?	0	0	++/0
76	Bishop Westall Road	0	+	0	+/--?	0	0	+/+?	+	0	-?/--?	0?	0	0	--/0

Non-Technical Summary

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
79	Park and Ride Site, Digby Drive / Car park north of Digby Drive	0	+	0	+	0	0	-/+++?	++	0	0?/--?	0?	0	0	++/0
80	Former overflow car park Tesco Store, Russell Way	0	+	0	+	0	0	-/+?	++	0	0?/--?	0?	0	0	++/0
81	Land Adjacent Tesco Store, Russell Way	0	+	0	+	0	0	-/-?	++	0	0?/--?	0?	0	0	--/0
82	Land south of Russell Way	0	+	0	+	0	0	-/+?	++	0	0?/--?	0?	0	0	--/0
84	Garages at Lower Wear Road	0	+	0	+	0	0	+/+?	+	0	--?	0?	0	0	++/0
85	Land at Glasshouse Lane	0	+	0	+/--?	0	0	-/+?	+	0	--?/--?	0?	0	0	-/0
86	Wear Barton Playing Fields, Wear Barton Road	0	+	0	+/--?	0	0	-/+?	+	0	--?/--?	0?	-	0	-/0
91	Land at Newcourt Road, Topsham	0	+	0	+	0	0	-/+?	+	0/--?	-?	-?	0	0	--/0
92	Land to the east of Newcourt Road	0	+	0	+	0	0	-/-?	-	0	-?	-?	0	0	--/0
94	Land to the west of Newcourt Road	0	+	0	+	0	0	+/-?	++	0	-?	-?	0	0	--/0
95	Land at Topsham Golf Academy	0	+	0	+/--?	0	0	+/-?	++	0	--?/--?	-?	0	0	--/0
96	Land at Clyst Road, Topsham	0	+	0	+	0	0	-/-?	+	0	-?/--?	-?	0	0	--/0
98	Mays field, Topsham	0	+	0	++	0	0	+/-?	++	0	--?/--?	--?	--	0	--/0

Non-Technical Summary

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
99	Mount Howe Field Topsham	0	+	0	++	0	0	+/-?	+	0	--?	--	--	0	--/0
100	Fever & Boutique, 12 Mary Arches Street	0	+	0	++	0	0	++/+?	++	--/0	-?	0?	--	0	++/0
102	Civic Centre, Paris Street	0	++	0/--?	++/--?	0	+	++/+?	++	--/0	-?	0?	-	0	++/0
103	Clarendon House, Western Way	0	+	0	++	0	+	++/+?	++	--/0	0?	0?	--	0	++/0
104	Former police station and central Devon magistrates court, Heavitree Road	0	++	0	++	0	+	++/+?	++	--/0	0?	0?	-	0	++/0
105	Honeylands, Pinhoe Road	0	+	0	++	0	0	++/+?	++	--/0	0?	0?	--	0	-/0
106	Land lying east of Pinn Lane	0	+	0	++	0	0	+/+?	++	0	0?	0?	-	0	--/0
107	Land south of Gypsy Hill Lane	0	+	0	++	0	0	-/-?	++	0?/--?	0?	0?	0	0	--/0
108	Hessary, Hollow Lane	0	+	0	++	0	0	-/+++?	++	0	0?	0?	0	0	--/0
109	Land to the north, south and west of the Met Office	0	++	0	++	0	0	-/+++?	++	0	0?	0?	0	0	--/0
110	88 Honiton Road	0	+	0	++	0	0	-/+++?	+	--/0	0?	0?	0	0	++/0
111	Sowton Park and Ride, Sidmouth Road	0	+	0	+	0	0	-/+++?	++	0	-?	0?	0	0	++/0
112	DOA & Exeter Mobility Centre, Wonford Road	0	+	0	++	0	0	+/+?	+	--/0	0?	0?	-	0	++/0

Non-Technical Summary

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114	Corner of Retreat Drive and Exeter Road, Topsham	0	+	0	+	0	0	-/-?	+	0?/--?	--?	0?	0	0	++/0
115	Land at Retreat Drive, Topsham	0	+	0	+	0	0	-/-?	+	0?/--?	--?	0?	0	0	++/0
116	Land at Water Lane	0	++	0?	+	0	0	++/+?	++	0	0?	--?	0	0	++/0
117	Isca House, Haven Road	0	++	0?	+	0	0	++/-?	++	0	0?	--?	-	0	++/0
119	Falcon House, Falcon Road	0	+	0	+	0	0	-/-?	++	0	-?	0?	0	0	++/0
120	22 Marsh Green Road	0	+	0/--?	+	0	0	-/+?	+	0	0?	0?	0	0	++/0
121	RGB Exeter, Alphinbrook Road	0	++	0/--?	++	0	0	-/+?	+	0	0?	0?	0	0	++/0
122	1-9 Alpin Brook Road	0	+	0/--?	++/-	0	0	-/+?	+	0	0?	0?	0	0	++/0
123	CP Arts, Alphin Brook Road, Exeter	0	+	0/--?	+	0	0	-/-?	+	0	0?	0?	0	0	++/0
124	1-5 Elm Units, Grace Road South	0	+	0/--?	+	0	0	-/-?	+	0	0?	0?	0	0	++/0
125	Land behind 66 Chudleigh Road	0	+	0	++	0	0	-/-?	+	--/0	0?	0?	0	0	--/0
127	Knowle Hill, Dawlish Road	0	+	0	+	0	0	-/-?	+	0	0?	--?	0	0	--/0
129	Newbery Car Breakers, Redhills	0	+	0	+	0	0	-/-?	+	0	0?	--?	0	0	++/0
130	Vulcan Works, Water Lane	0	++	0?	+	0	0	++/+?	++	0	0?	0?	0	0	++/0

Non-Technical Summary

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
131	Exbridge House, 26 Commercial Road (2)	0	++	0	+	0	+	++/-?	++	--/0	-?/--?	0?	--	--?	++/0
132	Larkbeare House, Topsham Road	0	+	0	++	0	0	++/+?	+	--/0	0?/--?	0?	--	0	-/0
133	Land at Matford Lane	0	+	0	++	0	0	++/+?	+	--/0	0?/--?	0?	--	0	-/0
136	Land adjacent Ikea, Newcourt Way	0	+	0/--?	++	0	0	-/-?	++	0	0?	0?	0	0	--/0
143	Land at Cowley Bridge Road	0	++	0?	+	0	0	-/-?	+	--/0	0?	0?	0	0	++/0
148	Land Opposite 51 Homefield Road	0	+	0	++/--?	0	0	+/+?	+	0	0?/--?	0?	-	0	-/0
150	Land and Buildings at Victoria Street	0	+	0	++	0	0	++/+?	++	--/0	0?	0?	0	0	++/0
151	Rougemont Switching Centre, Queens Road	0	+	0	++	0	0	++/+?	++	--/0	-?	0?	0	0	++/0
152	Barton Place, 4 Wrefords Link	0	+	0	+	0	0	-/-?	+	--/0	-/?--?	--?	--	0	--?/0
153	Land to the east of Newcourt Road 2, Topsham	0	+	0	+	0	0	-/-?	-	0	-?	-?	0	0	--/0
154	Land adjoining 1 and 2 Lower Shapter Street, Topsham	0	+	0	++	0	0	+/-?	++	0	--?	--?	--	0	--/0
156	The Pyramids, John Hannam House and Eaton House, Eaton Drive	0	++	0	++?/--?	0	+	++/+?	++	--/0	0?/--?	0?	-	0	++/0

Non-Technical Summary

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environment	SA6: Community	SA7: Services, Facilities and Education	SA8: Sustainable Travel	SA9: Pollution	SA10: Biodiversity and Geodiversity	SA11: Landscape	SA12: Cultural Heritage	SA13: Water	SA14: Resources
157	62 and 64 Alphington Road, Exeter	0	+	0	++	0	0	++/+?	++	--/0	0?	0?	0	0	++/0
158	Land at Matford Lane (2)	0	+	0	++	0	0	++/+?	+	--/0	0?/--?	0?	--	0	-/0
159	Church Lawn, Church Hill	0	+	0	+	0	0	+/+?	+	0	0?	--?	0	0	--?/0
160	Unit 1, Summerland Street	0	+	0/-?	++	0	+	++/+?	++	--/0	0?	0?	0	0	++/0
163	Mary Arches multi-storey and surface car park, Mary Arches Street	0	++	0	++	0	0	++/+?	++	--/0	-?	0?	--	0	++/0
164	Land north of Tithebarn Way	0	+	0	++	0	0	+/-?	++	0/--?	0?	0?	0	--?	--/0
165	Gypsy Hill Hotel, Gypsy Hill Lane	0	+	0	++	0	0	-/+?	++	0/--?	0?	0?	0	0	++/0

Table 4: Summary of SA findings for the Mixed use Site Options

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Education	SA8: Sustainab le Travel	SA9: Pollution	SA10: Biodiversi ty and Geodivers ity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
1	Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road	0	++?	+	+	0	0	++/-?	++	0	0?/--?	--?	--	0	-/0

Non-Technical Summary

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Education	SA8: Sustainab le Travel	SA9: Pollution	SA10: Biodiversi ty and Geodivers ity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
6	Land on the west side of Barley Lane	0	++?	+	+	0	0	+/-?	+	0	-?/--?	--?	0	0	--?/0
12	Oaklands Riding School and The Rosary, Balls Farm Road	0	++?	+	++	0	0	-/+++?	+	--/0	0?/--?	--?	--	--?	--?/0
14	Marsh Barton	0	++?	+/--?	++	0	0	++/+++?	++	--/0	0?	0?	-	--?	++/-?
15	Water Lane	0	++?	+/0?	++/--?	0	0	++/+++?	++	0	-?/--?	--?	--	--?	++/0
16	Haven Banks Retail Park, Water Lane	0	++?	+	+	0	0	++/+++?	++	0	-?	0?	-	0	++/0
20	Land at Bellenden, Wrefords Lane	0	+	+	+	0	0	-/-?	+	0	-?/--?	--?	-	0	--?/0
22	Red Cow/St Davids	0	++?	+	++	0	0	++/-?	++	--/0	-?	0?	--	--?	++/0
28	Land at Stoke Hill	0	++?	+	+/--?	0	+	++/+++?	+	0	-?/--?	--?	-	0	--?/0
34	Gray's Barn, Church Hill	0	++?	+	++	0	0	++/+++?	+	0	-?/--?	--?	-	--?	--?/0
39	West Gate	0	++?	+	++/--?	0	+	++/++?	++	--/0	-?/--?	--?	--	--?	++/0
42	North Gate	0	++?	+	++	0	+	++/++?	++	--/0	--?	0?	--	0	++/0
46	South Gate	0	++?	+	++	0	+	++/-?	++	--/0	-?	0?	--	0	++/0
52	East Gate	0	++?	+/--?	++/--?	0	+	++/++?	++	--/0	-?	0?	--	0	++/0

Non-Technical Summary

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Education	SA8: Sustainab le Travel	SA9: Pollution	SA10: Biodiversi ty and Geodivers ity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
83	Land at St Bridget Nurseries, Old Rydon Lane / St Bridget Nurseries, Old Rydon Lane	0	++?	+	+	0	0	-/+?	++	0	0?	0?	-	0	--/0
88	Land at Seabrook Farm, Topsham	0	++?	+	+	0	0	-/+?	++	0/--?	--?/--?	0?	0	0	--/0
89	Sandy Gate	0	++?	+/--?	+	0	0	-/+?	++	0/--?	0?	0?	0	0	--/0
90	Land at Old Rydon Lane	0	++?	+	+	0	0	-/+?	++	0/--?	0?	0?	-	0	--/0
97	Land to the east of Clyst Road	0	++?	+	++	0	0	+/-?	++	0	-?	--?	-	--?	--/0
128	Land on the west of Barley Lane (2)	0	++?	+	+	0	0	+/-?	+	0	-?/--?	--?	-	--?	--?/0
134	Land at Stoke Hill (2)	0	++?	+	+	0	+	-/+?	+	0	-?	--?	-	0	--?/0
138	Land east of Clyst Road, Topsham (2)	0	++?	+	++/--?	0	0	+/-?	++	0	-?/--?	--?	0	0	--/0
139	Residual Land at Newcourt	0	++?	+	+	0	0	-/+?	++	0/--?	0?	0?	-	0	--/0
142	Exe Bridges Retail Park	0	++?	+	++	0	0	++/+?	++	--/0	-?	0?	-	0	++/0
145	East Gate (2)	0	++?	+/--?	++/--?	0	+	++/+?	++	--/0	-?	0?	--	0	++/0
146	Red Cow/St David's (2)	0	++?	+	++	0	0	++/-?	++	--/0	-?	0?	--	--?	++/0
170	Marsh Barton	0	++?	+	++	0	0	++/++?	++	--/0	0?	0?	-	--?	++/-?

Table 5: Summary of SA Findings for the Employment Site Options

Site ID	Site Name	SA1: Climate Change	SA2: Housing	SA3: Economic Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Education	SA8: Sustainab le Travel	SA9: Pollution	SA10: Biodiversi ty and Geodivers ity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
136	Land adjacent Ikea, Newcourt	0	0	++	++	0	0	-	++	0	0?	0?	0	0	--/0
140	Land adjacent to Sandy Park	0	0	++	++	0	0	-	++	0	0?	0?	0	0	--/0
141	St Luke’s Health Campus, Heavitree Road	0	0	++	+	0	+	++	+	--/0	0?	0?	--	0	++/0

Objectives and Policies

1.50 The Publication Plan contains a vision and 11 objectives, each of which covers one of the 11 topics by which the policies are grouped. The likely effects of the objectives and policies in the Publication Plan are presented in Table 6 overleaf. Table 7, which follows, summarises the likely cumulative effects of the Publication Plan as a whole on each SA objective. The likely cumulative effects of the Plan are described in full in Chapter 6 of the full SA Report.

Table 6: Summary of SA findings for the Objectives, Policies and Site Allocations in the Publication Plan

SA Objective	SA1: Climate Change	SA2: Housing	SA3: Economi c Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Educatio n	SA8: Sustaina ble Travel	SA9: Pollution	SA10: Biodivers ity and Geodiver sity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
Objective 1: Climate change	++	0	+	0	0	0	0	0	0	0	0	0	0	0
Objective 2: Homes	0	++	0	0	+?	+?	0	0	0	0	0	0	0	0
Objective 3: Economy and jobs	0	0	++	0	0	0	+	0	0	0	0	0	0	0
Objective 4: The future of our centres	0	0	++	0	0	++	++	+	+	0	0	0	0	0
Objective 5: Sustainable transport and communications	+	0	+	+	0	+	+	++	+	0	0	0	0	0
Objective 6: Natural environment	0	0	0	0	0	0	0	0	0	++	+	0	+	0
Objective 7: History and heritage	0	0	0	0	+	0	0	0	0	0	+	++	0	0
Objective 8: Culture and tourism	0	0	++	+	0	0	0	0	0	0	0	++	0	0
Objective 9: High quality places and design	+	0	0	+	++	++	0	+	+	0	0	0	0	0
Objective 10: Health and wellbeing	0	0	0	0	0	0	0	+	+	0	0	0	0	0
Objective 11: Infrastructure and facilities	+	0	+	+	0	++	++	+?	+?	0	0	0	+?	0
Policy S1: Spatial Strategy (Strategic policy)	+/-?	++	++	+	+?	+	+	++	+/-?	+/-?	+/-?	+/-?	-?	+/-?
Policy S2: Liveable Exeter Principles (Strategic policy)	+?	+?	+?	++	++	++	+?	+?	+?	+/-?	+/-?	+/-?	+/-?	+/-?
Policy CC1: Net zero Exeter (Strategic policy)	++	+	+	+	+	0	+?	+	+	+	+	+?	+	0

Non-Technical Summary

SA Objective	SA1: Climate Change	SA2: Housing	SA3: Economi c Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Educatio n	SA8: Sustaina ble Travel	SA9: Pollution	SA10: Biodivers ity and Geodiver sity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
Policy CC2: Renewable and Low Carbon Energy (Strategic policy)	++	0	+	+	+	+	0	0	+	+	+	+	0	0
Policy CC3: Local Energy Networks (Strategic policy)	++	+	+	0	0	0	0	0	0	0	0	0	0	0
Policy CC4: Ground-mounted photovoltaic arrays	++	+	+	+	0	0	0	0	+	0	0	0	0	++
Policy CC5: Future Development Standards (Strategic policy)	++	+	+	0	0	0	0	0	+	0	0	0	0	0
Policy CC6: Embodied Carbon	++	+	+	0	0	0	0	0	+	0	0	0	0	0
Policy CC7: Development that is adaptive and resilient to Climate Change	++	0	0	0	0	0	0	0	+	+	0	0	+	0
Policy CC8: Flood Risk (Strategic policy)	+	0	0	+	0	0	0	0	0	0	0	0	++	0
Policy CC9: Water quantity and quality	+	-	0	0	0	0	0	0	+	++	0	0	++	++
Policy H1: Housing Requirement (Strategic policy)	0	++	+	0	0	0	0	0	0	-?	-?	-?	-?	-?
Policy H2: Housing Allocations and Windfalls (Strategic policy)	0	++	--?/+	++/--?	0	+	+?/-?	++	--	-- ?	-/0	-?	--	++/--
Policy H3: Regeneration Opportunity Areas (Strategic policy)	0	+	+	+	+	+	0	0	0	0	0	0	0	++
Policy H4: Affordable Housing (Strategic policy)	0	++	0	+	+	+	0	0	0	0	0	0	0	+
Policy H5: Build to Rent	0	++	0	+	++	+	0	0	0	0	0	0	0	0
Policy H6: Co-living Housing	+	++	0	+	++	++	+	+	+	0	0	0	0	0

Non-Technical Summary

SA Objective	SA1: Climate Change	SA2: Housing	SA3: Economi c Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Educatio n	SA8: Sustaina ble Travel	SA9: Pollution	SA10: Biodivers ity and Geodiver sity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
Policy H7: Custom and Self-build Housing	0	++	0	0	+	0	0	0	0	0	+	+	0	0
Policy H8: Homes for Older People	+	++	0	+	+	+	+	+	+	0	0	0	0	0
Policy H9: Supported Housing	+	++	0	++	+	++	++	+	+	0	0	0	0	0
Policy H10: Purpose Built Student accommodation	+	+	0	+	+	+	++	+	+	0	0	0	0	0
Policy H11: Gypsy and Traveller Accommodation	+	++	0	+	+	+	++	+	+	+/0	+/0	0	+	0
Policy H12: Residential conversions and Houses in Multiple Occupation	0	+	0	+	+	+	0	+	0	0	+	+	0	0
Policy H13: Loss of Residential Accommodation	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Policy H14: Accessible Homes	0	++	0	++	0	++	0	0	0	0	0	0	0	0
Policy H15: Housing Density and Size Mix (Strategic policy)	0	+	+	+	0	+	0	0	0	0	+	+	0	+
Policy H16: Residential Amenity and Healthy Homes	0	++	0	++	+	+	0	0	+	0	0	0	0	0
Policy EJ1: Economic Growth (Strategic policy)	0	0	++	0	0	0	+	0	0	0	0	0	0	0
Policy EJ2: Retention of Employment Land (Strategic policy)	0	0	++	0	0	0	0	0	+	0	0	0	0	++
Policy EJ3: New forms of Employment Provision (Strategic policy)	0	0	++	0	0	0	0	+	+	0	0	0	0	0
Policy EJ4: Access to Jobs and Skills	0	0	++	+	0	0	+	0	0	0	0	0	0	0

Non-Technical Summary

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Policy EJ5: Provision of local services in Employment Areas	0	0	+	+	0	0	+	+	0	0	0	0	0	0
Policy EJ6: New Transformational Employment Allocations (Strategic policy)	0	0	++	++	0	0	+/-	++	0	0	0	0/--	0	++/--
Policy RFC1: The Future of our Centres (Strategic policy)	+	0	++	+	+	+	++	+	+	+	+	+	0	+
Policy RFC2: Development in, and affecting, our Centres (Strategic policy)	+	0	+	+	+	+	++	+	+	+	+	+	0	+
Policy STC1: Sustainable Movement (Strategic policy)	++	0	+	+	0	+	+	++	+	0	0	0	0	0
Policy STC2: The Transport Hierarchy (Strategic policy)	++	0	+	+	0	+	0	++	+	+	0	0	0	0
Policy STC3: Supporting Active Travel (Strategic policy)	++	0	+	+	+	+	+	++	+	+	0	0	0	0
Policy STC4: Supporting Public Transport (Strategic policy)	++	0	0	+	+	0	0	++	+	0	0	0	0	0
Policy STC5: Supporting more Sustainable forms of Car Use	++	0	0	++	+	+	+	++	++	0	0	0	0	0
Policy STC6: Travel Plans	++	0	0	++	0	0	+	++	++	0	0	0	0	0
Policy STC7: Safeguarding Transport Infrastructure (Strategic policy)	++	0	0	++	0	+	+	++	++	-	0	0	+	0
Policy STC8: Motorway Service Area (Strategic policy)	-	0	++	+/-	0	0	-	+/-	+/-	0	0	0	0	0
Policy STC9: Digital Communications (Strategic policy)	++	0	0	0	0	0	0	+	+	0	0	0	0	0

Non-Technical Summary

SA Objective	SA1: Climate Change	SA2: Housing	SA3: Economi c Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Educatio n	SA8: Sustaina ble Travel	SA9: Pollution	SA10: Biodivers ity and Geodiver sity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
Policy NE1: Landscape Setting Areas (Strategic policy)	+	-?	0	0	0	0	0	0	0	+	++	0	+	0
Policy NE2: Valley Parks (Strategic policy)	+	-?	0	+	0	0	0	+	+	++	+	0	+	0
Policy NE3: Biodiversity (Strategic Policy)	+	-?	0	+	0	0	0	0	0	++	0	0	0	0
Policy NE4: Green Infrastructure (Strategic policy)	+	0	0	+	0	0	0	+	+	++	+	0	0	0
Policy NE5: Green Circle	0	0	0	++	0	++	0	+	0	0	0	0	0	0
Policy NE6: Urban Greening Factor	+	0	0	+	+	0	0	0	+	++	+	0	+	0
Policy NE7: Urban Tree Canopy cover	+	0	0	+	+	0	0	0	+	+	+	0	+	0
Policy HH1: Conserving and enhancing Heritage Assets (Strategic policy)	+	0	0	0	+	0	0	0	0	0	0	++	0	0
Policy HH2: Conservation Areas	0	0	0	0	+	0	0	0	0	0	0	++	0	0
Policy HH3: Archaeology	0	0	0	0	0	0	0	0	0	0	0	++	0	0
Policy HH4: Heritage assets and Climate Change	+	0	0	0	+	0	0	0	0	0	0	++/-	0	0
Policy HH5: Conserving and enhancing Exeter City Walls	0	0	0	+	0	0	0	0	0	0	0	++	0	0
Policy C1: Protecting and enhancing Cultural and Tourism Facilities (Strategic policy)	0	0	++	+	0	0	0	0	0	0	0	+	0	0
Policy C2: Development and Cultural Provision (Strategic policy)	0	0	0	0	0	+	0	0	0	0	0	+	0	0

Non-Technical Summary

SA Objective	SA1: Climate Change	SA2: Housing	SA3: Economi c Growth	SA4: Health	SA5: Design and the Built Environm ent	SA6: Communi ty	SA7: Services, Facilities and Educatio n	SA8: Sustaina ble Travel	SA9: Pollution	SA10: Biodivers ity and Geodiver sity	SA11: Landscap e	SA12: Cultural Heritage	SA13: Water	SA14: Resource s
Policy D1: Design principles (Strategic policy)	+	0	+	+	++	+	0	+	+	+	+	+	0	+
Policy D2: Designing-out crime	0	0	0	+	+	++	0	0	0	0	0	0	0	0
Policy D3: Advertisements	+	0	0	0	+	+	0	0	+	0	+	+	0	0
Policy HW1: Health and Wellbeing (Strategic policy)	0	0	0	++	0	++	+	+	+	0	0	0	0	0
Policy HW2: Environmental quality, pollution and contaminated land	+	0	+	+	0	0	+	0	++	0	0	0	0	+
Policy IF1: Delivery of Infrastructure (Strategic policy)	+	0	+	+	+	+	+	+	+	0	0	0	+	0
Policy IF2: Viability (Strategic policy)	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-
Policy IF3: Community Facilities (Strategic policy)	0	+	0	++	0	++	++	+	+	0	0	0	0	0
Policy IF4: Open Space, Play Areas, Allotments and Sport	0	+	0	++	+	++	0	+	0	0	0	0	0	0
Policy IF5: New Cemetery Provision	0	0	0	+	0	0	0	0	+	+	+	+	+	0
Strategic mixed-use brownfield allocation: SBA1 - Water Lane (Strategic policy)	++	++	+	++	++	++	++	++	+/-	--/+	-/+	--/+	--/+	++
Strategic mixed-use brownfield allocation: SBA2 - East Gate (Strategic policy)	++	++	--?/+	++	++	++	++	++	--/+	+/-	0	+/-	+	++
Strategic mixed-use brownfield allocation: SBA3 - Red Cow (Strategic policy)	++	++	+	++	++	++	++	++	--/+	--/+	0	--/+	--/+	++
Strategic mixed-use brownfield allocation: SBA4 - Exe Bridges Retail Park (Strategic policy)	++	++	+	++	++	++	++	++	--/+	+/-	0	+/-	+	++

Non-Technical Summary

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Strategic mixed-use brownfield allocation: SBA5 - South Gate (Strategic policy)	++	++	+	++	++	++	++	++	+	+/-	0	++/--	+	++
TI1: Topsham Infrastructure Delivery Framework: Strategic policy	+?	0	0	+	0	+	+	+	+?	0	+	0	0	0

Table 7: Summary of cumulative effects of the whole Publication Exeter Plan

SA Objectives	Exeter Plan
SA1: Climate Change	++/-
SA2: Housing	++
SA3: Economic Growth	++
SA4: Health	+
SA5: Design and the Built Environment	+?
SA6: Community	+
SA7: Services, Facilities and Education	+
SA8: Sustainable Travel	++/-
SA9: Pollution	+/-
SA10: Biodiversity and Geodiversity	+/-?
SA11: Landscape	+/-?
SA12: Cultural Heritage	+/-?
SA13: Water	-
SA14: Resources	++/-

Recommendations

1.51 A number of recommendations were made at earlier stages of the SA process. These are listed in the full SA report along with information about how the Council has responded to these recommendations.

Monitoring

1.52 The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing a Local Plan. Suggested indicators for monitoring the potential significant sustainability effects of implementing the Exeter Plan are set out below.

Proposed SA Monitoring Framework for the Exeter Plan

SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Indicators

- Percentage of major applications accompanied by a Net Zero Statement
- Amount of electricity (MW) generated from renewables in the city.
- Number of homes connected to energy networks
- Percentage of qualifying development proposals that comply with Future Homes Standard and Future Buildings Standard

Possible Data Sources

- Local Development Order
- Planning applications

SA Objective 2: To provide a suitable supply of high quality housing including appropriate mix of types and tenures

Indicators

- Number of additional homes permitted
- Number of additional homes completed.
- Number of homes permitted on allocated sites.
- Average percentage and tenure split of affordable housing secured on sites of ten homes or more, or with a site area of 0.5 hectares or more.
- Number of serviced plots for custom and self-build homes delivered.
- Completion of purpose built student accommodation bedspaces.
- Delivery of permanent Gypsy and Traveller pitches.
- Percentage of affordable new build homes built to Building Regulations M4(3) (wheelchair user homes) standard.

Possible Data Sources

- Planning applications
- Council tax records

SA Objective 3: To support sustainable and diverse growth of the City's economy and maximise employment opportunities

Indicators

- Planning decisions citing the Liveable Exeter principles.
- Amount of employment floorspace permitted.
- Amount of employment floorspace lost within the established employment areas.
- Amount of floorspace permitted for new forms of employment provision (e.g. work hubs, collaborative workspaces).
- Amount of additional transformational employment floorspace permitted at the allocated employment sites.
- The retention and enhancement of cultural and tourism facilities.
- Number of major applications submitted with an Employment And Skills Plan.

Possible Data Sources

- Planning applications

SA Objective 4: Improve the physical health and wellbeing of residents and reduce health inequalities

Indicators

- Proportion of large scale residential development proposals with a development for over 30 homes or 1000 sq metres that provide a Health Impact Assessment (HIA).

Possible Data Sources

- Planning applications
- Health Impact Assessments

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Indicators

- Proportion of new development coming forward on brownfield land.
- Proportion of major development proposal permitted in accordance with Policy D1.

Possible Data Sources

- Planning applications

SA Objective 6: To support community cohesion and safety

Indicators

- Retention and protection of built community facilities.
- Provision of open space with strategic mixed use brownfield developments.

Possible Data Sources

- Planning applications

SA Objective 7: To provide good access to services, facilities and education

Indicators

- Footfall in the city centre.
- City centre vacancy rates.
- Total value of CIL receipt.
- Total value of CIL set out in all demand notices issued.
- Total value of Section 106 receipts.
- Total value of contributions to be provided under any Section 106 Agreements signed

Possible Data Sources

- Planning applications

Non-Technical Summary

- Annual infrastructure funding statement

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Indicators

- Number of cycling trips.
- Increase in city bus and rail patronage.
- Low-car and car-free development accompanied by controlled parking zones.

Possible Data Sources

- Planning applications

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Indicators

- Proportion of new development coming forward adjacent or near to AQMAs.

Possible Data Sources

- Planning applications

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Indicators

- Level of increase in biodiversity delivered by development.
- Number of large scale residential development proposals accompanied by a Green Infrastructure Plan.
- Number of major development proposals meeting urban greening score requirements.
- Tree canopy cover in major new developments proposals.

Possible Data Sources

- Planning applications

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Indicators

- Areas of land lost to development in landscape setting area contrary to policy.
- Areas of Valley Park lost to development.

Possible Data Sources

- Planning applications

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Indicators

- Number of applications permitted contrary to Historic England advice.

Possible Data Sources

- Planning applications
- Conservation Area Appraisals
- Exeter viewpoints, density and heights study

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Indicators

- Number of applications permitted contrary to Environment Agency advice.
- Percentage of water bodies at good ecological status or potential.
- Percentage of water bodies assessed at good chemical status.
- Percentage of new homes achieving average water use of 110 litres per person per day.

Possible Data Sources

- Planning applications

Non-Technical Summary

- EA information

SA Objective 14: To support efficient use of resources, including land, minerals and waste

Indicators

- Percentage of homes permitted on brownfield sites.

Possible Data Sources

- Planning applications

Conclusions

1.53 The strategic policy options, site options and policy options in the Publication Exeter Plan have been subject to detailed appraisal against the SA objectives.

1.54 The Publication Plan document sets out detailed proposed policies to address strategic and non-strategic issues in the plan area, as well as identifying specific site allocations for residential and mixed use development. Due to the overall scale of development proposed in the Exeter Plan, adverse effects have inevitably been identified in relation to some of the SA objectives, in particular relating to biodiversity, the landscape and the historic environment. Some of these effects have the potential to be significant. However, the development proposed will meet the identified need for housing and economic development in the City, benefiting the social and economic sustainability topics considered.

Next Steps

1.55 The full SA Report and this Non-Technical Summary will be available for a period of representation alongside the Publication Plan, between December 2024 and February 2025.

1.56 The consultation responses on the Publication Plan document and this SA Report will be reviewed and considered before the Plan is submitted for examination.

LUC

December 2024

References

- 1 The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531).

Report produced by LUC

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