

Appendix 1

Screening Matrix to Identify the Likelihood of Significant Effects

Teignbridge District Council
Proposed Submission Local Plan 2013-2033

June 2013

5. Key to Screening Matrix			
Traffic lights system		Abbreviations:	
Green	Site or policy that will have no likely adverse significant effect	EE – Exe Estuary DW – Dawlish Warren PB – Pebblebed Heaths	JIA – Joint Interim Approach GHB – Greater Horseshoe Bat AA – Appropriate Assessment
Amber	Action may have an effect but not significant (minor residual)		
Red	Action likely to have significant effect		
Checklist of Reasoning to determine likelihood of a negative effect on a European site from draft English Nature guidance 2006			
No negative effect	0. The development would occur away from the European site and would have no direct or indirect effects		
	1. The policy will not itself lead to development (i.e. it relates to design or other qualitative criteria for development, or it is not a land use planning policy)		
	2. The policy makes provision for a quantum/type of development, but the location is to be selected following considerations of options in other LDD's or is discussed in later policies in this LDD.		
	3. No development could occur through this policy alone, because it is implemented through subordinate policies which are more detailed and therefore more appropriate for AA		
	4. Concentration of development in urban areas will not affect European site and will help steer development and land use change away from European Site and associated sensitive areas		
	5. The policy will help to steer development away from European Site and associated sensitive areas		
	6. The policy is intended to protect the natural environment, including biodiversity		
Potential negative effect	7. The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European site.		
	8. The policy steers a quantum or type of development towards, or encourages development in, an area that includes a European Site or an area where development may indirectly affect a European site		
Likely to have a significant effect	9. The policy makes provision for a quantum, or kind of development that in the location(s) proposed would be likely to have a significant effect on a European Site. The proposal must be subject to Habitats Regulations Assessment to establish, in light of the site's conservation objectives, whether it can be ascertained that the proposal would not adversely affect the integrity of the site.		

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs	Lyme Bay		
Ch 2 Strategic Policies										
S1A	Presumption in favour of Sustainable Development	3							No requirement for AA because the policy refers to the policies of the NPPF, which removes the presumption in favour of development where such development would adversely affect a European site.	N/A
S1	Sustainable Development criteria	1							The current policy does not recognise that, before planning permission can be granted, effects on European sites must be avoided or adequately mitigated.	YES Amend the policy wording so that it states: "... benefits of the proposal, its scale and magnitude of impact, <u>the status of any legally protected features affected</u> and any associated mitigation:
S2	Quality Development	1							N/A	N/A
S3	Land for Business, General Industry and Storage and Distribution	2,3							Policy S3 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.	N/A
S4	Land for New Homes	2,3							Policy S4 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.	N/A

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S5	Infrastructure	8							<p>Natural England (19th December 2012) consider that S5 in its current form is unsound because it does not provide sufficient certainty over how the provision of funding for Infrastructure will be prioritised so that Habitat Regulation's mitigation is given necessary high priority. There is also a need, in advance of adapting a CIL charging schedule, to demonstrate that there will be sufficient certainty over the required financial commitment to deliver SANGs to the required quality and in perpetuity (see Policies SWE3, DA7 and EN10).</p>	<p>YES Add policy caveats as follows:</p> <p>Add criterion 'f' to read: <i>"ensure that the provision of new infrastructure will only be approved where the planning authority has ascertained that it would not have an adverse effect on the integrity of any European sites"</i>.</p> <p>Also, add statement in Policy S5: <i>"All mitigation for impacts to European sites shall be considered as critical in the Infrastructure Delivery Plan and sufficient contributions, to ensure that provisions remain in the long-term, will be taken from the CIL pot for Habitat Regulations mitigation measures before funding is used for other types of infrastructure"</i>.</p>
S6	Resilience	1,7							N/A	N/A
S7	Carbon emission targets	1,7							N/A	N/A
S9	Sustainable transport	1							N/A	N/A
S10	Transport Networks	1							N/A	N/A

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			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
S11	Pollution	1,6,7							<p>YES</p> <p>Add new criterion 'e' to read:</p> <p>"proposals for intensive livestock rearing units within 5km of the South Hams SAC, Dawlish Warren SPA and the Dartmoor SACs will be required to demonstrate that they will not have a significant effect on a European site through emission of ammonia, and any development proposal should be accompanied by the necessary information to enable the local planning authority to undertake a project level Habitat Regulations Assessment".</p> <p>And add Policy Restriction as paragraph under the bullet points in S11; to read:</p> <p><i>"Additional housing developments within the Local Plan Area, particularly for the allocations in S14, S15, S16, S18, S19, and S20, will not be permitted until South West Water have confirmed that their waste water treatment works serving these developments have sufficient capacity to accommodate the additional development and can ensure that there would be no increase in the levels of pollutants likely to have an adverse effect on the integrity of the Dartmoor SACs (e.g. likely to affect migrating salmon moving up and down the District's rivers)".</i></p>

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			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
S12	Tourism	2,3	/	/	/	/			While Policy S12 is a general policy (and might otherwise be screened out because it is supplemented by detailed policies elsewhere in the plan), in its current form it may create tension with EN10 when determining specific development proposals.	YES Amend Policy S12(e) to read: <i>“increased visitors to heritage and nature conservation sites. For European Protected Sites any proposals that may lead to likely significant effects will only be permitted where no adverse effect on the integrity of the site can be shown”.</i>
S13	Town centres	1							N/A	N/A
Ch 2 Strategic Places										
S14	Newton Abbot	3	/						Policy S14 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.	YES A requirement should be added to all relevant policies for Newton Abbot (in particular NA1, NA2, NA3, NA4 and NA5) requiring the submission of a bespoke GHB Mitigation Plan. Such plans should identify the form and locations of all necessary measures required to ensure that no adverse effect on the integrity of a European site occurs as a result of that development.

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S15	Kingsteignton	3	/						Policy S15 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.	YES A requirement should be added to all relevant policies for Kingsteignton (in particular KS1 and KS3) requiring the submission of a bespoke GHB Mitigation Plan. Such plans should identify the form and locations of all necessary measures required to ensure that no adverse effect on the integrity of a European site occurs as a result of that development.
S16	Kingskerswell	3	/						Policy S16 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.	YES A requirement should be added to all relevant policies for Kingskerswell (in particular KK1 and KK4) requiring the submission of a bespoke GHB Mitigation Plan. Such plans should identify the form and locations of all necessary measures required to ensure that no adverse effect on the integrity of a European site occurs as a result of that development.






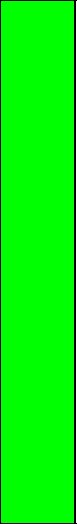
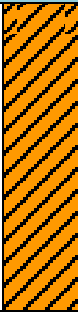




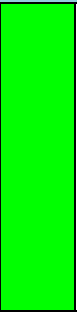






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			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
S17	Dawlish	3						<p>Policy S17 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.</p> <p>With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.</p>	N/A
S18	Teignmouth	3						<p>Policy S18 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.</p> <p>With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.</p>	N/A

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S19	Bovey Tracey	3	/						<p>Policy S19 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.</p> <p>YES A requirement should be added to all relevant policies for Bovey Tracey (in particular BT1, BT2A, BT2C, BT3 and BT4) requiring the submission of a bespoke GHB Mitigation Plan. Such plans should identify the form and locations of all necessary measures required to ensure that no adverse effect on the integrity of a European site occurs as a result of that development.</p>
S20	Chudleigh	3	/						<p>Policy S20 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.</p> <p>YES A requirement should be added to all relevant policies for Chudleigh (in particular CH1, CH2, CH3, CH4) requiring the submission of a bespoke GHB Mitigation Plan. Such plans should identify the form and locations of all necessary measures required to ensure that no adverse effect on the integrity of a European site occurs as a result of that development.</p>


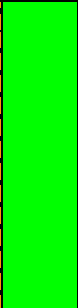
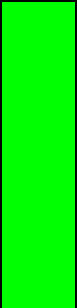
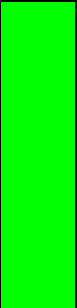
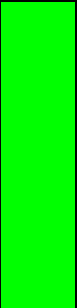
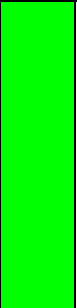

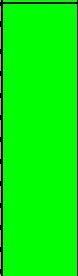
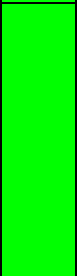
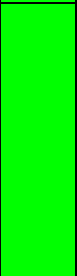
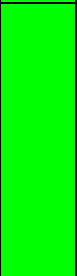
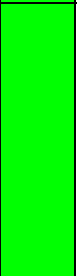
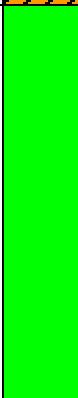
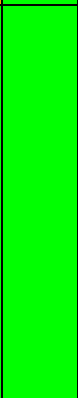
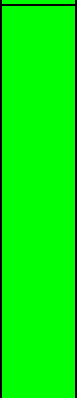
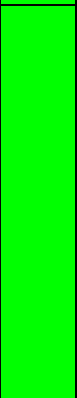
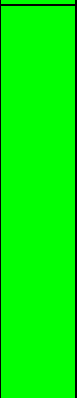
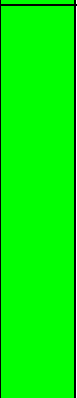
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			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
S21	Villages	8	/						<p>If unmitigated, even small-scale development has the potential to significantly affect the integrity of the South Hams SAC (e.g. introduction of lighting or loss of vegetation/open land along a much used bat flyway).</p> <p>With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects arising from development in any of villages near to these sites, does not impact on integrity of the European sites.</p>	<p>YES Add policy restriction: <i>“Development at any of the villages listed in S21 will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the South Hams SAC”.</i></p>
S21A	Settlement Limits	3							N/A	N/A
S22	Countryside	8	/						<p>If unmitigated, even small-scale development has the potential to significantly affect the integrity of the South Hams SAC (e.g. introduction of lighting or loss of vegetation/open land along a much used bat flyway).</p>	<p>YES Add policy restriction with an additional criterion ‘i’: <i>“the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC”.</i></p>
S23	Neighbourhood Plans	3							N/A	N/A

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S25 NEW	Ashburton and Buckfastleigh	1							N/A	N/A
Ch 3 Prosperous Economy										
EC1	Business Development	2							N/A	N/A
EC2	Loss of employment sites	1							N/A	N/A
EC3	Rural Employment	8	/						This policy could lead to the conversion of existing buildings and the loss of roosting sites for GHBs, which might then effect the wider population and the integrity of the SAC itself.	YES Add Policy Caveat with an additional criterion 'j' to read: <i>"and in particular that proposals do not affect the integrity of the South Hams SAC".</i>
EC4	Working from home	1							N/A	N/A
EC5	Equine development	8	/						N/A The current policy wording already provides for the protection, retention and enhancement of landscape features (i.e. hedges) likely to be used by commuting bats.	N/A
EC6	Large scale retail development	2							N/A	N/A
EC7	Primary Shopping Frontages	0							N/A	N/A

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EC8	Secondary Shopping Frontages	0							N/A	N/A
EC9	Developments in town centres	0							N/A	N/A
EC10	Local shops	0							N/A	N/A
EC11	Tourist accommodation	8,9							<p>Tourism related development has the potential to have a likely significant adverse affect on a number of the SACs and SPAs.</p> <p>In relation to Policy EC11, the recommended new policy restriction (see above in S22) and the existing explanatory text for Policy S22 provides sufficient caveats to ensure that development would not be likely to have a significant effect on a European site.</p>	N/A

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EC12	Tourist attractions	8,9							<p>The wording in paragraph 3.19 of the Local Plan is not sufficient and does not provide necessary certainty that adverse effects will not occur.</p>	<p>YES Add Policy Restriction to policy EC12: <i>“Development of tourist attractions will not be permitted unless / until a satisfactory scheme has been submitted to and agreed by the Council to ensure that the development will not have an adverse effect on the integrity of a European site”.</i></p>
Ch 4 Wellbeing – Housing										
WE1	Housing Plan, Monitor and Manage	8							<p>The wording in Policy WE1 of the Local Plan is not sufficient and does not provide necessary certainty that adverse effects to a European site will not occur.</p>	<p>YES Add Policy Caveat to WE1 with a fourth bullet point after 'c' as follows: <i>“not have an adverse affect on the integrity of a European site”.</i> And then amend third paragraph to refer to “All four criteria ...”</p>
WE2	Affordable Housing Site Targets	1							N/A	N/A


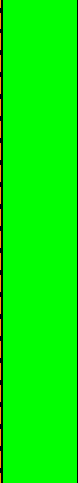
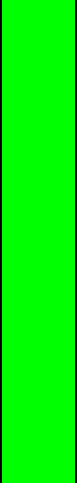
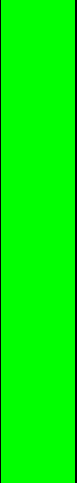
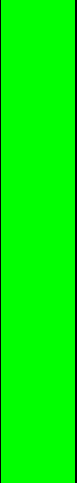
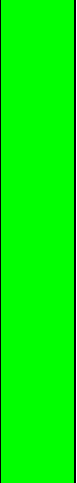

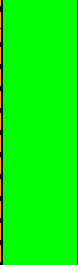
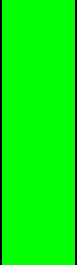
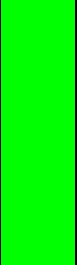
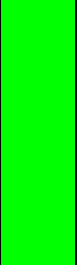
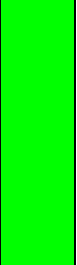
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WE3	Retention of Affordable Housing	1							N/A	N/A
WE4	Inclusive Design and Layout	1							N/A	N/A
WE5	Rural Exceptions	8	/						This policy could lead to development in locations that would affect the integrity of a European site (especially the South Hams SAC).	YES Add Policy Caveat with an additional criterion 'g' to read: <i>"it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European site".</i>
WE6	Homes for the Travelling Community	8	/						Although likely to be relatively small, homes for the Travelling Community (especially including new lighting) in locations within SAC 'sustenance zones' and 'strategic flyways' could disturb use of those features by GHBs and thereby have an adverse effect on the integrity of the European site.	YES Add policy caveat with an additional criterion 'f' to read: <i>"it can be demonstrated that the site is in a location that will not effect the integrity of the South Hams SAC".</i>
WE6A	Middletree Park - Haldon	0							N/A	N/A
WE7	Custom Build Properties	2,3							Policy WE7 is a general policy and can be screened out because it is supplemented by detailed policies elsewhere in the plan which will be subject to more detailed screening.	N/A

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WE8	Domestic extensions, ancillary domestic curtilage buildings and boundary treatments	8							Although likely to be small, domestic extensions etc (especially including new lighting or renewal energy installations) in locations within SAC 'sustenance zones' and 'strategic flyways' could disturb use of those features by GHBs and thereby have an adverse effect on the integrity of the European site.	YES Add policy caveat with an additional criterion 'f' to read: <i>"it can be demonstrated that the proposals are in a location that will not effect the integrity of the South Hams SAC".</i>
WE9	Rural workers' dwellings	8							Although likely to be small, rural workers dwellings (especially including new lighting) in locations within SAC 'sustenance zones' and 'strategic flyways' could disturb use of those features by GHBs and thereby have an adverse effect on the integrity of the European site.	YES Add policy caveat with an additional criterion 'j' to read: <i>"it can be demonstrated that the proposals are in a location that will not effect the integrity of the South Hams SAC".</i>
WE10	Removal of conditions imposed on rural workers' dwellings	1							N/A	N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
Ch 4 Wellbeing – Infrastructure										
WE 11	Green Infrastructure	6							The current wording in Policy WE11 is vague and imprecise and deals only with potential recreational pressure on European sites. Nor does the policy identify green infrastructure as a potential means of mitigating residual 'in combination' effects from multiple developments.	YES Add new criterion 'h' to WE11 to read: <i>"strategic and detailed design requirements delivered as part of green infrastructure to mitigate for loss of foraging habitat and linear features used as flyways by GHBs will be identified in the proposed South Hams SAC Mitigation Strategy SPD".</i>
WE12	Loss of local facilities	3							N/A	N/A
WE13 NEW	Protection of Recreational Land and Buildings	8							Although any likely effects are dependant upon location and type of proposal involved, with the current wording of the policy, there is no certainty that potential loss of open space would not result in a likely significant effect on a European site.	YES Add policy caveat with an additional criterion 'c' to read: <i>"it can be demonstrated that the proposed development is in a location that will not effect the integrity of the South Hams SAC".</i>

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs	Lyme Bay		
Ch 5 Quality Environment										
EN1	Strategic Open Breaks	7							N/A	N/A
EN2	Undeveloped Coast	6,7							N/A	N/A
EN2A	Landscape Protection and Enhancement	6,7							N/A	N/A
EN3	Carbon Reduction Plans	7							N/A	N/A
EN4	Flood Risk	1							N/A	N/A
EN5	Heritage Assets	7							N/A	N/A
EN6	Air Quality	7							N/A	N/A
EN7	Contaminated Land	7							N/A	N/A
EN8	Biodiversity Protection and Enhancement	6,7							There is currently no specific policy provision in the Local Plan to secure the loss, either on or off site, of habitat used by commuting and foraging GHBs.	YES Add further text to criterion 'b' to read: <i>"seek net increases in biodiversity in association with new development through habitat enhancement and creation, and through the introduction of appropriate biodiversity offsetting measures".</i>
EN9	Important Habitats and features	6,7							N/A	N/A


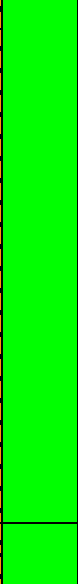
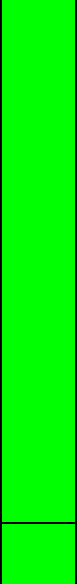
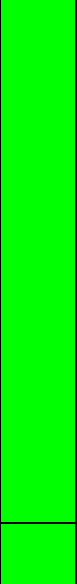
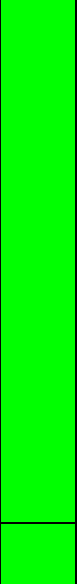
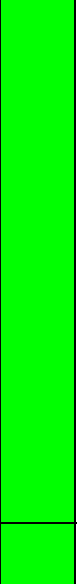






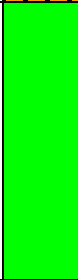
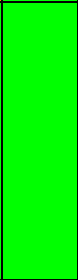
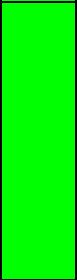
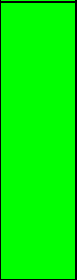
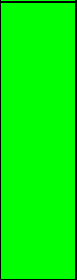
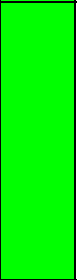






5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
EN10	European Wildlife Sites	6,7							<p>The first paragraph of this Policy could be strengthened so that it is clear that development that has an adverse effect will not be permitted.</p> <p>YES Add policy restriction to penultimate sentence of first paragraph, to read: <i>"... will be subject to assessment under the Habitat Regulations 2010 and will not be permitted unless adverse effects can be fully mitigated and/or compensated"</i>.</p>
EN11	Legally Protected and Priority Species	6,7							N/A
EN12	Woodlands, Trees and Hedgerows	6,7							N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
Strategic Site Allocations										
Ch 6 Heart Of Teignbridge										
HT1	Heart of Teignbridge - Movement	8							<p>A number of the proposals in this policy could have a likely significant effect on the South Hams SAC (particularly by severing 'strategic flyways' and/or crossing through one or more 'sustenance zones').</p>	<p>YES Add policy caveat with an additional criterion 'k' to read:</p> <p><i>"where it can be demonstrated for the above proposed movement routes that there will no adverse effect on the integrity of the South Hams SAC".</i></p> <p><i>And add text to second sentence of paragraph 6.6 to read:</i></p> <p><i>" ... Heathfield Branch Line <u>and foraging areas and flyways used by Greater Horseshoe Bats</u>".</i></p>
HT2	Heart of Teignbridge - Education	8							<p>This policy could lead to development in locations that would affect the integrity of a European site (especially the South Hams SAC).</p>	<p>YES Add policy caveat with an additional criterion 'c' to read:</p> <p><i>"it can be demonstrated that the above proposed educational facilities are in locations that will not effect the integrity of the South Hams SAC".</i></p>

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
HT3	Heart of Teignbridge – Green Infrastructure	8	/						<p>Although criterion 'c' addresses strategic flyways and foraging areas, the current wording and supporting explanatory text for Policy HT3 does not refer to likely 'in combination' effects on the South Hams SAC (such as those arising from existing and proposed mineral workings in the Bovey Basin and also from new transports routes e.g. the link road between the A382 and the Bovey Tracey Road). The extent of new proposals, and their combined effects, within the area referred to as the 'Heart of Teignbridge' raises critical issues about how adverse effects on the South Hams SAC will be adequately coordinated and avoided.</p> <p>This is best achieved through a strategic approach, between all relevant competent authorities, that takes account of all likely development proposals and provides an integrated means of achieving adequate mitigation to ensure that the integrity of the SAC is not adversely affected.</p>	<p>YES Either replace existing criterion 'c' with the following or add it as a new criterion 'o':</p> <p><i>“provision of the strategic mitigation identified in the proposed South Hams SAC Mitigation Strategy SPD, required to address the 'in combination' effects of development on GHBs within the Heart of Teignbrige”.</i></p>

5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
Ch 7 Newton Abbot									
NA1	Houghton Barton	8	/					<p>Parts of the site lie within only a few hundred metres of the Chudleigh SAC 'sustenance zone' and/or the key 'strategic flyways around Newton Abbott. There are also known Greater Horseshoe roosts also on the edge of the allocation area so it is highly likely that GHBs are foraging and commuting through the site. As such, without appropriate design and mitigation, development is likely to have a significant effect on the integrity of the South Hams SAC.</p>	<p>YES Add to Policy NA1 a specific requirement for: <i>"A bespoke GHB mitigation plan for Houghton Barton must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and flyway used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.</i></p>
NA2	Whitehill	8	/					<p>Although the site does not lie within a 'sustenance zone', it does lie within a few hundred metres of the River Teign 'strategic flyway' for GHBs. It also lies at the south-eastern end of a large area of Green Infrastructure (linking to NA1) and therefore has the potential to contribute to habitat enhancements and improved landscape connectivity for the bats.</p>	<p>YES Add to Policy NA2 a specific requirement for: <i>"A bespoke GHB mitigation plan for Whitehill must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and flyway used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects".</i></p>

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
NA3	Wolborough	9	/						Part of the site lies within a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC.	YES Add to Policy NA3 a specific requirement for: <i>"A bespoke GHB mitigation plan for Wolborough must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and as part of a strategic flyway used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects".</i>
NA3A NEW	Beverley Way	0							N/A	N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
NA4 part amended	Milber Employment Area	8							<p>Open countryside to the east of NA4 has been identified as a 'strategic flyway' for GHBs. Light spill in particular from NA4 could therefore cause disturbance to commuting and foraging bats. There will also be a loss of foraging habitat (i.e. grazed pasture).</p> <p>The policy currently requires the establishment of strategic planting along the eastern boundary. This should be sufficiently wide and dense to ensure that light pollution greater than 0.5 lux does not spill into land to the east.</p>	<p>YES Add further qualification to criterion 'g' to read: <i>"strategic planting along the eastern and southern boundary of the site, that is sufficiently wide and dense to provide a buffer against light levels greater than 0.5 lux spilling onto land to the east and south where it might affect GHB species"</i>.</p>
NA5	Buckland Barton	8							Full planning consent has already been granted for this site.	N/A
NA6	Bradley Barton	0							N/A	N/A
NA8	Newton Abbot Town Centre Development	8, 0							N/A	N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs	Lyme Bay		
NA9	Opportunity Area: Town Centre Markets Area	8, 0							N/A	N/A
NA10	Opportunity Area: Bradley Lane	8, 0							N/A	N/A
NA12	Opportunity Area: Cricketfield	8, 0							N/A	N/A
Ch 8 Kingsteignton										
KS1	Sands Copse	9							The site lies within a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC.	YES Add to Policy KS1 a specific requirement for: <i>"A bespoke GHB mitigation plan for Sands Copse must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and as a 'strategic flyway' used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects".</i>
KS2	Ware Barton	0							N/A	N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs	Lyme Bay		
KS8	Land at Rydon Depot	0							N/A	N/A
Ch 9 Kingskerswell										
KK1	Land off Torquay Road and Embury Close	8	/						The site lies within a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC both alone and in combination with other projects.	YES Add to Policy KK1 a specific requirement for: <i>"A bespoke GHB mitigation plan for Land off Torquay Road and Embury Close must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and as a 'strategic flyway' used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects".</i>
KK2 part amended	Land to rear of Mount Pleasant Road	0								N/A
KK3	Land to rear of the Barn Owl	0								N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
KK4	Aller Valley Country Park and Aller Valley Trail	8	/						The creation of the Park and Trail could result in the introduction of lighting in what are currently unlit areas. Such lighting has the potential to sever some or all of the local routes used by GHBs as part of the 'strategic flyway'.	YES Amend Policy KK4 so that criterion 'g' reads: <i>"a scheme that ensures sufficient unlit landscaped flyways for bats are provided as an integral part of the site, and maintained in the long-term, so that there is no adverse effect on the integrity of the South Hams SAC".</i>
KK5	Village centre	0							N/A	N/A
Ch 10 Edge Of Exeter - South West Of Exeter										
SWE1	South West of Exeter Urban Extension	8		/	/	/			With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
SW2	Employment land adjacent to Peamore	8			/				N/A	N/A
SWE3	Ridge Top Park	5							N/A	N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs	Lyme Bay		
Ch 11 Dawlish										
DA1	South of Shutterton Lane	8							With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
DA2	North West Secmaton Lane	8							With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
DA4	West of Southdowns Road	8							With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A

5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
DA5	Land at Littleleigh, Holcombe	8						With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
DA6	Dawlish Green Infrastructure	5,6						N/A	N/A
DA7	Dawlish Warren Coastal Park	5						With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
DA9	Dawlish - Movement	8						With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
DA10	Education Facilities	0						N/A	N/A
DA12	Regeneration	1						N/A	N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs	Lyme Bay		
Ch 12 Teignmouth										
TE3	West of Higher Exeter Road	8, 0							With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
TE3A	North of New Road	8, 0							N/A	N/A
TE4	Regeneration Proposals	8, 0							With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
TE5	Marina facility at Polly Steps	0, 4/8, 0							With regard to recreational impacts on the Exe Estuary and Dawlish Warren, the Joint Interim Approach (see explanatory text to EN10) will ensure that likely adverse effects on European sites are avoided and/or mitigated.	N/A
Ch 13 Bovey Tracey										

5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
BT1	Dean Park	8	/						<p>The site lies adjacent to the sustenance zone and a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC both alone and in combination with other projects.</p> <p>YES Add to Policy KK1 a specific requirement for: <i>“A bespoke GHB mitigation plan for Dean Park must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and as a ‘strategic flyway’ used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects”.</i></p>

5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
BT2A NEW	North of Indio House	9	/						<p>Development on this site will result in the loss of grazed pasture and will introduce a source of light pollution into an otherwise unlit area. Both could have an adverse effect on GHBs commuting and foraging across the site and in adjacent fields within the 'strategic flyway'.</p> <p>YES Add to Policy BT2A a specific requirement for: <i>"A bespoke GHB mitigation plan for North of Indio House must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC 'sustenance zone' and adjacent to the 'strategic flyway' used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects".</i></p>

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
BT2B NEW	Coal Yard Site	8	/						<p>BT2B lies within a GHB 'sustenance zone' and the area of open land to the east (along the River Bovey) has been identified as a 'strategic flyway' for GHBs. Light spill in particular from BT2B could therefore cause disturbance to commuting and foraging bats.</p> <p>The policy currently requires a comprehensive design led masterplan. This should provide for a sufficiently wide and/or dense landscape buffer along the eastern boundary to ensure that light pollution greater than 0.5 lux does not spill into land to the east.</p>	<p>YES</p> <p>Amend and add further qualification to criterion 'c' to read:</p> <p><i>“... Dartmoor National Park, including measures necessary to ensure that light levels immediately to the east of the site boundary are not greater than 0.5 lux, so as to ensure that there is no adverse effect on Greater Horseshoe Bats commuting and foraging along the river corridor”.</i></p>

5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
BT3	Challabrook	9	/						<p>YES</p> <p>Add to Policy BT3 a specific requirement for:</p> <p><i>“A bespoke GHB mitigation plan for Challabrook must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC ‘sustenance zone’ and as a part of the nearby ‘strategic flyway’ used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects”.</i></p> <p><i>Also, amend bullet point ‘c’ in Policy BT3 to read:</i></p> <p><i>“delivery of <u>up to</u> 270 homes ...” deleting the words ‘at least’.</i></p>

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs			Lyme Bay
BT4	Land off Le Molay Littry Way	8	/						<p>The site lies within a sustenance zone and a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC both alone and in combination with other projects.</p>	<p>YES Add to Policy BT4 a specific requirement for: <i>“A bespoke GHB mitigation plan for Land off Le Molay Littry Way must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC ‘sustenance zone’ and as a part of ‘strategic flyway’ used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects”.</i></p>
BT5	Town Centre	0							N/A	N/A
BT 6	Heathfield	0							N/A	N/A

5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
Ch 14 Chudleigh									
CH1	Land at Rocklands	9	/						<p>The site lies within a sustenance zone and a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC both alone and in combination with other projects.</p> <p>YES Add to Policy KS1 a specific requirement for: <i>"A bespoke GHB mitigation plan for Land at Rocklands must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC 'sustenance zone' and as a part of 'strategic flyway' used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects".</i></p>
CH2	Land North East of Chudleigh	9	/						<p>The site lies within a sustenance zone and a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC both alone and in combination with other projects.</p> <p>YES Add to Policy CH2 a specific requirement for: <i>"A bespoke GHB mitigation plan for Land North East of Chudleigh must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC 'sustenance zone' and as a part of 'strategic flyway' used by commuting GHBs associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects".</i></p>

5. Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
CH3	Land around James House	9	/						<p>The site lies within a sustenance zone and a strategic flyway for GHBs and, without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC both alone and in combination with other projects.</p> <p>YES Add to Policy CH3 a specific requirement for: <i>"A bespoke GHB mitigation plan for Land around James House must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will provide a substantial tall landscape buffer along the northern edge in order to ensure no light spill greater than 0.5 lux occurs in the land allocated for Green Infrastructure to the north of CH3. The mitigation plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects"</i>.</p>
CH4	Land at Colway Lane	8	/						<p>The site lies within a sustenance zone and a strategic flyway for GHBs and if developed prior to the development of CH3, and without appropriate design and mitigation, is likely to have a significant effect on the integrity of the South Hams SAC both alone and in combination with other projects.</p> <p>YES Add to Policy CH4 a specific requirement for: <i>"A bespoke GHB mitigation plan for Land at Colway Lane must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to ensure no light spill greater than 0.5 lux occurs in the land allocated for Green Infrastructure to the north of CH3. The mitigation plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects"</i>.</p>
CH5	Land at Grovelands	0							N/A
CH6	North West of Town Centre	0							N/A

5. Screening Matrix for Policies and Allocations										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs	Lyme Bay		
CH8	Town Centre Enhancement	0							N/A	N/A
CH9	Green Infrastructure	6,7							No likely significant effect subject to changes to policy wording recommended above for S5 and WE11.	N/A

Dealing With 'In Combination' Effects									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
In Combination Effects of Proposals within the Local Plan									
EN10 Para. 5.29	South Hams SAC Greater Horseshoe Bat Mitigation Strategy SPD	6						<p>With regard to the South Hams SAC, the plan currently does not provide for a strategic landscape-scale approach to the coordination and delivery of mitigation measures required to address the following potential 'in combination' effects:</p> <ul style="list-style-type: none"> a. residual impacts from proposals in the TDC Local Plan that are not significant alone, but might in combination with other plan proposals result in adverse affects; b. affects from proposals within Teignbridge as set out in other development plans - such as minerals, waste and transport projects promoted and/or consented by Devon County Council; c. affects from other developments promoted and consented by neighbouring planning authorities where there could be an in combination effect across the boundaries of the two authorities. <p>This is best achieved through a strategic approach, between all relevant competent authorities, that takes account of all likely development proposals and provides an integrated means of achieving adequate mitigation to ensure that the integrity of the SAC is not adversely affected.</p>	<p>Add new sentence to the end of the explanatory text in paragraph 5.29 that accompanies EN10. This should read:</p> <p><i>“The Council, in collaboration with the other planning authorities with responsibilities for the South Hams SAC, will prepare and publish, as a supplementary planning document (SPD), a Greater Horseshoe Bat Mitigation Strategy. This will eventually replace the above guidance published by Natural England. The proposed Mitigation Strategy SPD will identify the requirements for and provision of measures necessary to mitigate the likely affects of all types of developments (both alone and in combination with other projects) in all areas where there could be an adverse affect on the integrity of the South Hams SAC.</i></p>

Dealing With 'In Combination' Effects										
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dawlish Warren	Exe Estuary	Pebblebeds	Dartmoor SACs			Lyme Bay
EN10 Para. 5.30	Joint Interim Approach	6							The Joint Interim Approach has been prepared and agreed in order to ensure that recreational impacts on the Exe Estuary, Dawlish Warren and Devon Pebblebeds, both alone and in combination, will be mitigated through appropriate strategic measures.	N/A