



Habitat Regulations Assessment
of the
Bovey Tracey Neighbourhood Development Plan
Pre-Submission Version – August 2020

Assessment undertaken by Teignbridge District Council
July 2020

Habitat Regulations Assessment

European wildlife sites receive special protection under the European Habitats Directive (Council Directive 92/43/EEC) and the Birds Directive (Council Directive 2009/147/EC). These are transposed into British law by the Conservation of Habitats and Species Regulations 2017 (Habitat Regulations). Section 63 of the Habitat Regulations states that:

- 63.**—(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—
- (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
 - (b) is not directly connected with or necessary to the management of that site,
- must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

Section 102 of the Habitat Regulations clarifies that this requirement extends to land use plans as well as other types of plan. Neighbourhood Development Plans qualify as such plans, hence the Bovey Tracey NDP is subject to Habitat Regulations Assessment.

The Neighbourhood Planning (General) Regulations 2012 specify that the 'competent authority' for undertaking the appropriate assessment of a Neighbourhood Development Plan is the Local Planning Authority, rather than the Parish Council. Bovey Tracey parish falls within two planning areas: Dartmoor National Park Authority and Teignbridge District Council. The two authorities have jointly agreed that Teignbridge DC will undertake the appropriate assessment of the Bovey Tracey NDP. It should be noted that Regulation 32 of the Neighbourhood Planning Regulations specifies that NDPs are not permitted to include policies that might negatively impact European wildlife sites.

This HRA Screening document must be used in conjunction with the Habitat Regulations Assessments (HRA) of the Dartmoor National Park Local Plan and Teignbridge Local Plan. The Local Plan HRAs detail the relevant European sites, explore the issues associated with Local Plans' policies and allocations, consider in-combination proposals and propose mitigation where required.

This document includes a 'Screening Matrix' that assesses individual Bovey Tracey NDP policies for likely significant effects on the European wildlife sites in the area. Together, this Screening document and the two Local Plan HRAs constitute the Habitat Regulations Assessment of the July 2020 Pre-submission version of the Bovey Tracey Neighbourhood Development Plan.

Links to key documents:

<http://www.teignbridge.gov.uk/localplan> (Local Plan)

<http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=37947&p=0> (HRA of Local Plan)

<http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=37949&p=0> (Screening Matrix for HRA of Local Plan)

<http://www.teignbridge.gov.uk/hra> (Exe Estuary, Dawlish Warren and Pebblebed Heaths Joint Approach, which replaces the Joint Interim Approach)

European Wildlife Sites

Bovey Tracey Parish contains part of the South Dartmoor Woods SAC, which is designated for old sessile oak wood and dry heath habitats. Parts of the Dartmoor SAC are also nearby.

About half of Bovey Tracey parish is within the 4km Sustainance Zones for the greater horseshoe bats which form the joint special interest of the South Hams SAC. The western part of the parish and Bovey Tracey town are within the Sustainance Zone of the Haytor and Smallacombe Iron Mines SSSI element of the SAC, while the south-eastern edge off the parish is within the Chudleigh Caves and Woods SSSI element of the SAC. The rest of the parish is within the South Hams SAC Landscape Connectivity Zone.

Other European wildlife sites in or near Teignbridge which must be assessed for impacts are: the Exe Estuary Special Protection Area (SPA), Ramsar site and European Marine site; Dawlish Warren Special Area of Conservation (SAC); East Devon Pebblebed Heaths SPA and SAC; Dartmoor SAC; the Lyme Bay to Torbay candidate SAC.

Bovey Tracey Neighbourhood Plan Policies

Housing

BNP Policy H1 – Affordable housing

Developments that exceed the minimum of a 30% affordable housing will be supported. These could consist of self-build plots, social housing, entry level housing and affordable custom-built housing.

Affordable homes will be designed/constructed so it is not possible to differentiate between homes that are privately owned and those that are shared ownership or rented.

Affordable housing will only be available to people with a strong local connection and will include a legal covenant which limits resale to people with a strong local connection.

For the purposes of this policy 'local' is defined as a household containing at least one permanent resident who:

- currently lives in Bovey parish and having done so for at least 5 years; or
- has lived in the Parish for at least 5 years, but moved away within the last 5 years; or
- is currently employed within the Parish, working for not less than 16 hours per week, and having done so for at least 26 weeks out of the preceding year; or
- has a strong connection to the parish for example: upbringing, employment, or having a requirement to provide substantial personal care for a close relative who currently lives in the Parish and has done so for at least 5 years.

These criteria are not in priority order. A level of priority may be applied in s106 legal agreements.

BNP Policy H2 – Housing for elderly residents

Developments that meet the needs of an increasing elderly population will be supported where they are outside Dartmoor National Park and within, or closely adjoining, Bovey Tracey, Heathfield or Brimley and preferably on a bus route. This policy applies to schemes for managed elderly accommodation such as care homes, retirement communities, retirement homes and groups of individual dwellings (i.e. clusters of 5 or more). Where appropriate at least 3% of new dwellings within any potential new housing allocations considered in the local Plan review should be designed specifically for elderly people with restricted mobility.

BNP Policy H3 – Provision of storage

Developments will be required to incorporate the provision of discrete cycle storage/ refuse and recycling storage that is both secure and aesthetically pleasing.

BNP Policy H4 – Open space

All major housing developments (above 10 units) will make the provision of public green open space a priority and will be required to:

- provide a central space with public seating which is clearly visible from the internal living spaces of nearby properties, and
- be designed to maximise walking and cycling and to encourage health benefits which arise from access to green space.

BNP Policy H5 – Sustainable homes

The design of sustainable new homes, which go beyond building regulation requirements will be supported. For example

- the use of Passivhaus designs
- the provision of renewable energy sources to each building
- the provision of renewable energy to the development as a whole, particularly where there may be the opportunity to provide district energy and heating systems on a large scale
- the use of grey water recycling and rain water harvesting.

Land and Environment**BNP Policy LE1 – Protection and enhancement of landscape**

Developments will be required to protect and enhance the unique moorland edge landscape and the statutory and non-statutory designations that contribute to and underpin the areas of natural beauty will be supported.

BNP Policy LE2 – Tranquillity and dark skies

Developments shall not introduce or increase light pollution in order to preserve the high level of tranquillity and dark skies which are enjoyed by the local community and are also required by protected species such as the Greater Horseshoe bat.

BNP Policy LE3 – Native hedgerows and Devon banks

Developments should seek to maintain our native hedgerows and reconnect wildlife corridors, replanting lost / neglected hedgerows through creating Devon banks planted with native hedge species and trees. Important areas of woodlands, copses, orchards and individual trees of landscape, cultural and biodiversity significance (for example trees that provide habitat such as significant roost and / or protected by a Tree Preservation Order) should be protected and not impacted negatively by any development.

Proposals which are likely to adversely impact on the hedgerows will be expected to demonstrate how they comply with advice contained in the Teignbridge District Council Planning Advice Note 1.1 “Native Hedgerows and ‘Devon’ Banks”. Proposals for changes to access where planning

permission is required will also be expected to have considered advice contained in the Devon County Council Highways Management Protocol for Protected Landscapes. Where change to existing Devon banks or hedgerows is unavoidable, development proposals will be supported where they have demonstrated that options have been assessed and, as a result, the proposed change is the least damaging option (to the hedgerow/bank, setting in the landscape, biodiversity and habitats), and that compensatory planting schemes have been determined as part of the proposal to mitigate the damage and ensure flood risk will not increase as a result of the change.

BNP Policy LE4 – There shall be a net gain in priority habitat and species

All developments shall protect and enhance the natural environment by ensuring that a net gain in priority habitat and species occurs. To achieve this only development that demonstrates an overall increase in priority habitats and species will be supported. In addition, development should avoid priority habitats and statutory sites, and non-statutory sites that have been designated for their wildlife importance particularly those linked by semi-natural habitat. Land that has received agri-environment funding for management of priority habitat and species should also be avoided. Habitats or features that are crucial for the needs of a priority species should be protected from development or any negative impact.

BNP Policy LE5 – Wildlife-friendly development

Wildlife-friendly development will be supported, in particular developments that secure biodiversity measures in all stages of implementation and in the case of phased development, across multiple phases of development. Developments should include, where appropriate, buildings with bird or bat boxes, pollinator and insect-friendly structures and connected spaces for species such as hedgehogs between gardens and countryside. The wildlife friendly infrastructure should be effectively connected to ecological features beyond the boundary of the new development and play a role in restoring and sustaining wider ecological networks throughout the Parish. Developers should arrange for the provision of on-going monitoring and remediation within the management of the development.

BNP Policy LE6 – Lowland heath

In recognition of the importance of priority habitat lowland heath to both the ecological and landscape value of the parish, development will be refused if it is detrimental to the ecological function of neighbouring heathland or results in the loss of lowland heath. The restoration or re-creation of lowland heath will be supported and, where relevant, required in mitigation proposals. The key lowland heath sites have been identified as:

- Chudleigh Knighton Heath SSSI
- Bovey Heathfield SSSI
- Heathfield Pennyroyal Site and Heathfield Cottages County Wildlife Site
- Heathfield butterfly reserve County Wildlife Site
- Heathfield Cottages Local Wildlife Site
- Hele Brakes County Wildlife Site
- Pottery plantation

- Newton Road proposed County Wildlife Site
- New Park plantation
- Tom Browns plantation
- Cardew pottery

BNP Policy LE7 – Protection of bat flyways

The Parish is home to a number of bat species including the priority species Greater Horseshoe Bat. To help protect the landscape connectivity between the component roosts of the South Hams Special Area of Conservation (SAC), a zone of ecological importance has been identified on Map A (Figure 5.1). This also includes the River Bovey, its tributaries and floodplain and areas where there are particularly rich areas of semi-improved habitat. Any developments proposed in this location must include a Greater Horseshoe Bat management and mitigation plan which must more than compensate for any loss of habitat or ecological function that occurs.

BNP Policy LE7 – Protection of bat flyways

The Parish is home to a number of bat species including the priority species Greater Horseshoe Bat. To help protect the landscape connectivity between the component roosts of the South Hams Special Area of Conservation (SAC), a zone of ecological importance has been identified on Map A (Figure 5.1). This also includes the River Bovey, its tributaries and floodplain and areas where there are particularly rich areas of semi-improved habitat. Any developments proposed in this location must include a Greater Horseshoe Bat management and mitigation plan which must more than compensate for any loss of habitat or ecological function that occurs.

BNP Policy LE9 – Character areas

All new development should be in keeping with its Natural England Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. The boundaries of the Natural England Character Areas are shown on Map A (Figure 5.1).

BNP Policy LE10 – Local Green Spaces

The areas listed in Table 5.1 and identified on Map A (Figure 5.1) are designated as Local Green Spaces and will be protected from development due to their local significance and community value. Proposals for development on this land that is not ancillary to the use of the land for community or recreational purposes will be resisted. Development proposals which lead to the loss of, damage to or adverse impact on these Local Green Spaces will not be supported.

BNP Policy LE10 – Local Green Spaces

The areas listed in Table 5.1 and identified on Map A (Figure 5.1) are designated as Local Green Spaces and will be protected from development due to their local significance and community value. Proposals for development on this land that is not ancillary to the use of the land for

community or recreational purposes will be resisted. Development proposals which lead to the loss of, damage to or adverse impact on these Local Green Spaces will not be supported.

BNP Policy LE12 – Provision of green infrastructure

Development which incorporates green infrastructure features (e.g. parks, gardens, recreation spaces, green roofs, woodland, open and running water, cycling routes, pedestrian paths, allotments) that minimise environmental impacts and contribute to enhanced environmental quality will be supported. Proposals which seek to enhance access to the open countryside within and surrounding the Parish in order to address health and wellbeing inequalities will be particularly supported.

PNP Policy LE13 – Management and maintenance of green infrastructure

All new development must include robust plans for the long-term management and maintenance of all green infrastructure features post-completion of the development to ensure that the benefits they provide are maintained and/or enhanced over time. This shall include determining the responsibility for the management and maintenance activities and how they will be funded. The engagement of local people and oversight by the Town Council in the on-going management and maintenance of green infrastructure features shall be encouraged.

BNP Policy LE14 – Water courses and river banks

Development should conserve and enhance water courses and river banks and their surrounding areas to prevent pollution, improve biodiversity, provide open space and mitigate the impacts of flooding in the area.

BNP Policy LE15 – Sustainable energy

Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, wind farms and anaerobic digesters will be supported subject to the following criteria:

- the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and
- the proposed development does not create an unacceptable impact on the amenities of local residents; and
- the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

Traffic and Transport

BNP Policy T1 - Highway Safety and Environmental Impact

All development proposals will be expected to incorporate measures to restrict the volume and speed of traffic to that which can be accommodated safely on the local road network.

BNP Policy T2 – Traffic Management

Where relevant development proposals (residential and employment) will be expected to:

- provide improvements in traffic safety for all road users and specifically pedestrians and cyclists, including speed control measures
- not generate an increased vehicular traffic flow through the conservation area and/or create an unacceptable increase in heavy goods vehicle movements anywhere in the parish
- make appropriate provision in new developments so that public transport could be routed through them, e.g. by providing adequate road widths and discouraging on street parking on new spine routes
- provide for improvements to, and encourage the use of, public transport links e.g. provision of bus shelters.

BNP Policy T3 - Sustainable Travel

Where relevant development proposals will be expected to include initiatives and infrastructure to encourage local travel on foot or cycle and which discourage the use of cars as a means of transport to school and other short local journeys.

BNP Policy T4 – Compensation for loss of parking

Any loss of parking, on or off street, within the Conservation Area and its approaches which are within the designated 'Parking Policy Zone' shown in red in Figure 6.6 of this Neighbourhood Plan must be compensated by providing an alternative which serves the site (e.g. garages, driveways and parking courts). Proposals which generate an increase in on-street parking within the zone will be resisted. The purpose of this policy is to ensure that the free flow of traffic (including emergency vehicles) or the full width of footways are not inhibited by inappropriately parked vehicles within the zone.

BNP Policy T5 - Parking General

All planning applications for residential, employment or commercial development, to include new property, changes of use, extensions, or other modifications resulting in an increase in the accommodation or floor space will be required to submit an assessment of the consequential additional vehicle parking demand and to state where it is proposed that those additional vehicles (including cycles/motorcycles) will be accommodated. The assessment will take into account the site's accessibility; the likely vehicle ownership of residents or vehicle use of employees; the type, mix and use of the proposed development and the proximity to, and availability of, public or other forms of transport.

BNP Policy T6 – Off Street Parking

New residential developments will be expected to include the following features to accommodate vehicles. Driveways should have a minimum length of 5600mm in addition to space required to open a garage door. Any garage provision should incorporate the following dimensions: Length – Minimum 5300 mm, Internal Width- Minimum 2600 mm, Width at Door- Minimum 2100 mm, Height- Minimum 2100 mm. Designated visitor parking must be sufficient for at least one car per two dwellings. Where parking is within a parking court, spaces should be assigned to each property.

Where relevant developments both residential and commercial will be expected to include the infrastructure to support electric vehicle charging (cars, vans and cycles) within communal and allocated parking areas.

Community Services and Facilities

BNP Policy C1 – Provision of additional health care facilities

The Neighbourhood Plan supports the extension of existing health care premises and/or the building of additional premises as required. Premises will be supported subject to the following:

- the development is inside the Parish settlement areas
- appropriate car and bicycle parking spaces must be available or provided, including provision for Blue Badge holders
- new premises must be served by a bus route with a bus stop within 200 m
- the development has safe pedestrian and cycle links.

New premises within the settlement areas of Brimley or Heathfield would be particularly supported.

BNP Policy C2 – Provision of community facilities

The Neighbourhood Plan supports the provision of community facilities on land owned by Bovey Tracey Town Council off Le Molay-Littry Way, or on another suitable site.

A planning proposal will be supported where:

- the site is situated close to Bovey Tracey town centre
- the site is accessible by foot and bicycle
- the site has adequate off-street parking provision either on-site or within a short walking distance, and
- increased vehicular traffic would not cause unacceptable adverse impacts on residential amenity
- increased traffic would not adversely affect highway safety
- the site complies with other policies in this development plan.

BNP Policy C3 – Re-provision of Bovey Tracey Primary School

This Neighbourhood Plan supports the re-provision of the existing Bovey Tracey Primary School on land owned by the Town Council on Le Molay Littry Way, or on another suitable site which must be within 2 km of the Riverside Community Centre, this being the approximate centre of population in Bovey Tracey.

Business and Employment

BNP Policy B&E1 – Application for change of use

Applications which will result in the change of use of a shop, café, restaurant, hot food takeaway or pub within the Parish to residential use will be supported only where

- a) it can be shown that the existing business is not viable, and
- b) the property has been efficiently marketed, at a reasonable price, over a continuous period of at least twelve months.

BNP Policy B&E2 – No subdivision of existing buildings

Applications which involve the sub-division of existing buildings in the core retail area of Bovey Tracey will be supported only where

- a) it can be shown that the existing business is not viable, and
- b) the property has been efficiently marketed, at a reasonable price, over a continuous period of at least twelve months.

The core retail area referred to above is defined as the entire length of Station Rd. and Fore St. up to, and including, Town Hall Place. New build start-up units within the defined core retail area would be supported where this does not result in the loss of existing retail units.

BNP Policy B&E3 – Provision of start-up units

Proposals to build new start up units with the defined core retail area would be supported where this does not result in the loss of existing retail units.

BNP Policy B&E4 – Internet speed and technology

Proposals to improve access to the internet and to increase the speed of broadband services, or to provide innovative services resulting from the introduction of new technologies, will be supported where:

- a) evidence shows that the service cannot be delivered less harmfully by installing equipment on existing masts, buildings or other structures, and
- b) the equipment is located and designed to minimise its impact.

Projects Related to this Neighbourhood Plan

Housing Project

1. Affordable and Sheltered Housing Project

Project aim: to identify and promote land for affordable and sheltered housing.

Land and Environment Projects

1. Bat Project

Project aim: to gain accreditation by the Devon Bat Project as a bat friendly locality.

2. Hedgehog Project

Project aim: to create and maintain a hedgehog friendly environment within the parish's built-up areas.

3. Wildflower Verge Project

Project aim: to develop wildflower-rich verges to encourage pollinators and support a wider range of species.

Traffic Projects

4. Town Centre Traffic Management Project

Project aim: to trial the existing one-way traffic management proposal.

5. Heathfield Parking Audit

Project aim: to identify parking hotspots within the settlement of Heathfield and devise mitigation measures.

6. Co-op Entrance Road Safety Project

Project aim: to improve pedestrian and vehicle safety at the entrance to the Co-op/Devon Guild of Craftsmen car park.

7. Old Newton Road Footway Project

Project aim: to extend the footway from Heathfield Industrial Estate to Pottery Road Roundabout, thus linking Heathfield with Bovey Tracey.

8. Speedwatch Project

Project aim: to establish and maintain a Community Speedwatch group to monitor road speeds where residents perceive there is a speed problem.

9. Public Transport Project

Project Aim: to encourage the availability, improvement and increased use of all forms of public transport in and through the parish.

10. Bus Use Promotion Project

Project aim: to encourage bus use.

11. Electric Charging Point Project

Project aim: to install electric car fast charging points in the public car parks.

12. Walking-Bus Project

Project aim: to investigate the feasibility of using Station Road and/or Mary Street car parks as drop-off/pick-up points for walking buses to serve Bovey Tracey Primary School.

Community Services and Facilities Projects

13. Health and Wellbeing Project

Project aim: to make available information about local health and wellbeing services.

This project has been completed (August 2019) and copies are available from the Town Council Office and online.

14. Jump Park Project

Project aim: to assess the demand for a bike jump park and then investigate means of provision if a sustained need is apparent. This project arose as a result of consultation regarding this Neighbourhood Plan with students at South Dartmoor Community College.

Business and Employment Projects

Business and Employment Projects

15. Cultural Destination Project

Project aim: to provide a strategic plan to develop a unique selling point for the parish as a cultural destination.

16. Business Information Technology Project

Project aim: to identify any shortcomings in broadband and/or mobile phone services and subsequently to discuss medial action with partners and service users.

Screening Matrix to Identify the Likelihood of Significant Effects

Key to Screening Matrix		
Traffic lights system		Abbreviations:
Green	Site or policy that will have no likely adverse significant effect	SAC – Special Area of Conservation GHB – Greater Horseshoe Bat LSE – Likely Significant Effect POS – Public Open Space
Amber	Action may have an effect	
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 be of a type or at a distance from the European site that would result in 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.	

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 Initial Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds	Lyme Bay		
Policies											
	Housing										
H1	Affordable Housing	8	!	!	!					<p>Possible impacts on South Hams SAC, depending on location, design and lighting of new houses, including: Loss of bat foraging area by conversion from pasture; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting.</p> <p>Possible impacts on Dartmoor SAC and South Dartmoor Woods SAC from increased recreation level - more residents leading to more trampling and disturbance of wildlife</p>	Incorporate international wildlife site protection policy - see wording on the final page of this document.

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Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs							Outcome of the Initial Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?	
			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds	Lyme Bay			
H2	Housing for Elderly	8	!	!	!						<p>Possible impacts on South Hams SAC, depending on location, design and lighting of new houses, including: Loss of bat foraging area by conversion from pasture; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting.</p> <p>Possible impacts on Dartmoor SAC and South Dartmoor Woods SAC from increased recreation level - more residents leading to more trampling and disturbance of wildlife</p>	Incorporate international wildlife site protection policy
H3	Provision of Storage	1									No LSE anticipated	N/A

Screening Matrix for Policies and Allocations											
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			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds	Lyme Bay		
H4	Open Space	8	!		!					Possible impacts on South Hams SAC, depending on location, design and lighting of open space, including: Loss of bat foraging area by conversion from pasture to amenity/ sports grassland; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting. Possible positive or negative impacts on South Dartmoor Woods SAC depending on whether the POS is so close that it attracts users to the SAC, or far enough away and attractive enough that it draws users away from the SAC.	Incorporate international wildlife site protection policy
H5	Sustainable Homes	8	!							Possible impacts on South Hams SAC depending on location and whether wind turbines are installed. Wind turbines can kill bats through decompression injuries	Incorporate international wildlife site protection policy
	Landscape/Environment										
LE1	Protect/Enhance Ldscp	6, 7								No negative impacts anticipated	N/A
LE2	Tranquillity/Dark Skies	6, 7								No negative impacts anticipated	N/A
LE3	Native hedges/Banks	6, 7								No negative impacts anticipated	N/A
LE4	Priority Habitat/Species	6								No negative impacts anticipated	N/A
LE5	Wildlife-friendly Devel	6								No negative impacts anticipated	N/A
LE6	Lowland Heath	6								No negative impacts anticipated	N/A
LE7	Protect Bat Flyways	6								No negative impacts anticipated	N/A

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			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds			Lyme Bay
LE8	Protect Views	1								No negative impacts anticipated	N/A
LE9	Character Areas	1								No negative impacts anticipated	N/A
LE10	Local Green Spaces	7								No negative impacts anticipated	N/A
LE11	Gateway Preservation	7								No negative impacts anticipated	N/A
LE12	Provide GI	6,7,8			!					Possible impacts by encouraging more access to South Dartmoor Woods SAC	Incorporate international wildlife site protection policy
LE13	Manage GI	6,7								No negative impacts anticipated	N/A
LE14	Watercourses/banks	6, 7								No negative impacts anticipated	N/A
LE15	Sustainable Energy	8	!							Possible impacts on South Hams SAC depending on location and whether wind turbines are installed. Wind turbines can kill bats through decompression injuries	Incorporate international wildlife site protection policy
	Traffic & Transport										
T1	Safety	1								No negative impacts anticipated	N/A
T2	Traffic Management	1								No negative impacts anticipated	N/A
T3	Sustainable Travel	1								No negative impacts anticipated	N/A
T4	Compensatory Parking	8	!							There is some potential for replacement parking to impact on South Hams SAC bats, especially at the River Bovey/Station Rd Pinch Point	Incorporate international wildlife site protection policy
T5	Parking General	8	!							Additional parking areas/new car parking may impact SAC bats by loss of foraging areas and/or flyways & by extending light spill into dark areas	Incorporate international wildlife site protection policy
T6	Off Street Parking	1								No negative impacts anticipated	N/A

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			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds		
	Community Services & Facilities									
C1	Health Care Facilities	8	!						Possible impacts on South Hams SAC, depending on location, design and lighting of new facilities, including: Loss of bat foraging area by conversion from pasture to amenity/ sports grassland; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting.	Incorporate international wildlife site protection policy
C2	Provide Cmty Facilities	8	!						Possible impacts on South Hams SAC, depending on location, design and lighting of new facilities, including: Loss of bat foraging area by conversion from pasture to amenity/ sports grassland; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting.	Incorporate international wildlife site protection policy

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Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs							Outcome of the Initial Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds	Lyme Bay		
C3	Re-provide School	8	!							Possible impacts on South Hams SAC, depending on location, design and lighting of new facilities, including: Loss of bat foraging area by conversion from pasture to amenity/ sports grassland; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting.	Incorporate international wildlife site protection policy
	Business/Employment										
B&E1	Change of Use	1								No negative impacts anticipated	N/A
B&E2	No Sub-division	1									
B&E3	Start-up Units	8	!							There is some potential for start-up units to impact on South Hams SAC bats, especially at the River Bovey/Station Rd Pinch Point	Incorporate international wildlife site protection policy
B&E4	Internet Speed/Technol	8	!							Possible impacts on South Hams SAC, depending on location, design and lighting of new hard installations, including: Loss of bat foraging area by conversion from pasture to amenity/ sports grassland; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting.	Incorporate international wildlife site protection policy
	Projects										

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 Initial Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds	Lyme Bay		
	Affordable Sheltered Housing Project	8	!							Possible impacts on South Hams SAC, depending on location, design and lighting of the housing, including: Loss of bat foraging area by conversion from pasture to amenity/ sports grassland; Loss/severance of flight paths by removal of hedges or other linear features; Loss of flight paths or foraging land due to increased lighting.	Incorporate international wildlife site protection policy
	Bat Project Hedgehog Project Wildflower Verge Project	6								No negative impacts anticipated	N/A
	Traffic Management	1								No negative impacts anticipated	N/A
	Parking Audit		!							Possible impacts on South Hams SAC, depending on location, design and lighting of any new parking provision	Incorporate international wildlife site protection policy
	Co-op Entrance Road Safety	8	!							Possible impacts on South Hams SAC, depending on location, design and lighting of any changes. This is within the R Bovey/Station Road Pinch Point. Bat lighting mitigation measures were required in the car park and must be maintained or made even more bat-friendly	Incorporate international wildlife site protection policy (Particular care will be needed with design and lighting)
	Old Newton Road Footway	8	!							Possible impacts on South Hams SAC, depending on location, design and lighting of footway	Incorporate international wildlife site protection policy
	Speedwatch Project	1								No negative impacts anticipated	N/A

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 Initial Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dartmoor SAC	South Dartmoor Woods	Dawlish Warren	Exe Estuary	Pebblebeds	Lyme Bay		
	Public Transport	8		!	!					Possible impacts of encouraging more access to Dartmoor SAC and South Dartmoor Woods SAC	Incorporate international wildlife site protection policy. Do not encourage bus routes to SACs
	Bus Use Promotion	8		!	!					Possible impacts of encouraging more access to Dartmoor SAC and South Dartmoor Woods SAC	Incorporate international wildlife site protection policy. Do not promote access to SACs
	Electric Charging Point	1								No negative impacts anticipated	N/A
	Walking Bus	1								No negative impacts anticipated	N/A
	Health & Wellbeing Project Complete	1								No negative impacts anticipated	N/A
	Jump Park	8	!							Possible impacts on South Hams SAC, depending on location, design and lighting of jump park	Incorporate international wildlife site protection policy
	Cultural Destination	8	!	!	!					Potential impacts if new facilities are built, or access to the Dartmoor SACs is encouraged	Incorporate international wildlife site protection policy
	Business Info/Tech	8	!							No impacts from study and discussion, but subsequent installation of equipment may have negative impacts	Incorporate international wildlife site protection policy

Conclusion of the Screening for Likely Significant Effect

The conclusion of the Screening for Likely Significant Effect is that significant effects are likely alone or in-combination with other plans or projects from the following policies:

H1, H2, H4, H5, LE12, LE15, T4, T5, C1, C2, C3, B&E3, B&E4

And from the following projects:

Affordable Sheltered Housing Project

Co-op Entrance Road Safety

Public Transport

Jump Park

Business Info/Tech

Parking Audit (delivery of new parking)

Old Newton Road Footway

Bus Use Promotion

Cultural Destination

Appropriate Assessment

For the Appropriate Assessment to find the Plan sound, the following additional, overarching policy should be added (it would sit best in the Landscape/Environment chapter):

“Nothing in this NDP, either policy or project, shall permit development which might have a negative impact, directly or indirectly, alone or in combination, on the South Hams SAC, the South Dartmoor Woods SAC or the Dartmoor SAC, or their qualifying features or functionally linked land. Any development which might negatively impact shall be subject to Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.”

Conclusion

This assessment concludes that a number of policies and projects have the potential to impact on internationally important wildlife sites. These impacts can be addressed by the incorporation of the recommended international wildlife site protection policy into the NDP before submission. If such a policy is not included, the Bovey Tracey NDP will fail the Appropriate Assessment and must not proceed to adoption.

Any other changes to the emerging Bovey Tracey NDP policies will require their own Habitat Regulations Assessment.

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