



Exeter Core Strategy Habitats Regulations Assessment

Exeter City Council

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Contents

1	Introduction	1
2	The Core Strategy and European Sites	4
3	Methodology	6
4	Assessment of Policies	9
5	Summary, Recommendations and Conclusions	17
Appendix A	European Sites	20
Appendix B	Key Findings of the Habitats Regulations Assessment of the Draft Regional Spatial Strategy for the South West	35
Appendix C	Detailed Assessment of the Core Strategy Submission Draft	39
Appendix D	Assessment Tables	58



1 Introduction

1.1 PURPOSE OF THIS REPORT

1.1.1 Exeter City Council is in the final stages of producing its Core Strategy and is due to publish the submission Core Strategy later this year. As part of the work, consideration has been given to the potential effects on sites of European importance for nature conservation. WSP Environmental Ltd has been appointed by the Council to identify relevant issues and prepare this report, which also builds on work undertaken by WSP on earlier versions of the Core Strategy, ensuring that potential effects on European sites have been a key consideration in the preparation of the Strategy.

1.1.2 The purpose of this Report is to:

- Set out the overall methodology;
- Identify the issues considered;
- Provide a record of the results of an exercise that screened individual policies against these issues;
- Present key recommendations and conclusions; and
- Contribute to an audit trail for HRA related work.

1.1.3 **It should be noted that the 'Proposed Submission Core Strategy' takes on board the latest recommendations of the HRA that apply to the Core Strategy. Some recommendations apply to other elements of the Local Development Framework that will be prepared in the future.**

1.2 BACKGROUND

1.2.1 Natura 2000 is the European Union-wide network of protected areas, recognised as 'Sites of Community Importance' under the EC Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). These sites, which are also referred to as European sites, consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Site (OMS).

1.2.2 In addition to the above, sites designated under the Ramsar Convention (known as Ramsar sites) also receive the same degree of protection under Planning Policy Statement 9 (PPS9) (ODPM, 2005) as a matter of planning policy. SPAs and SACs are known as European sites and are part of the Natura 2000 network and all three types of site are also referred to as International sites.

1.2.3 The purpose of Appropriate Assessment (AA) of land use plans is to ensure that protection of the integrity of European sites is a part of the planning process at a regional and local level.

1.2.4 AA of plans and projects is required by Articles 6(3) and 6(4) of the European Habitats Directive:

"6(3) Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public"

"6(4) If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted."

Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest".

1.2.5 In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”).

1.2.6 On 20 October 2005, the European Court of Justice (ECJ)¹ ruled that the UK had failed to transpose fully the provisions of Article 6(3) and (4) into the Habitats Regulations because the regulations did not clearly require land use plans to be subject to AA. Land use plans in this respect are Regional Spatial Strategies (RSSs), Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)². DPDS and SPDS are collectively referred to as Local Development Documents (LDDs).

1.2.7 A major amendment to the Habitats Regulations was made in 2007 (Statutory Instrument 2007 No. 1843) in response to the judgment. The 2007 amendment to the Regulations now specifically apply the provisions of the Habitats Regulations to land use plans such as the Core Strategy, and the relevant provisions are made in the main by Regulations 85A to 85E. The essential requirement is for the plan making authority to assess the potential effects of the LDD on European Sites in Great Britain. The site affected could be in or outside England.

1.2.8 It has been recognised that the 30 sets of amendments to the Habitats Regulations since their inception made them difficult to follow. A consolidation of these amendments has now been undertaken and has resulted in the production of The Conservation of Habitats and Species Regulations 2010. Consolidation does not introduce any substantive policy or procedural changes.

1.2.9 The whole process of assessing the effects of a LDD on European sites is referred to in this report as the ‘**Habitats Regulations Assessment**’ (HRA), to clearly distinguish the whole process from the step within it commonly referred to as the ‘Appropriate Assessment’ (AA). The AA is a specific part of the entire assessment process and to use this term generally just adds confusion to the assessment. An AA is undertaken **when it has been determined that a plan or project (alone or in combination) is likely to have a significant effect, and where avoidance measures cannot easily be put in place to remove that likelihood**. In such instances, the next step in the process is to undertake an Appropriate Assessment of the plan or project, to determine in far greater detail the type and magnitude of impacts and to try to find suitable mitigation measures that may reduce the impact to a level at which it will no longer be significant.

1.3 HABITATS REGULATIONS ASSESSMENT AND THE EXETER CORE STRATEGY SUBMISSION DRAFT

1.3.1 The Core Strategy will be a new plan which will provide a clear strategy for the spatial development of the City of Exeter up to 2026.

1.3.2 The Exeter Core Strategy will set out the vision, objectives and strategy for the spatial development of the City and will, over time, be complemented by further documents. These development plan documents (DPDs) will include Site Allocations, Development Management, City Centre Area Action Plan and Proposals Map. Together with the Minerals and Waste DPD’s and the Regional Spatial Strategy³ these documents will comprise the statutory development plan for the City which will be the basis for decision making on new development and the use of land.

1.3.3 The Core Strategy forms part of the Local Development Framework (LDF). The majority of development associated with the LDF will also require planning permission and project levels HRAs will need to be undertaken where relevant. HRA is also required for other related processes such as licensing arrangements for the abstraction of water (for which the Environment Agency has responsibility). The position of the Core Strategy within the hierarchy of plans in the District is therefore important because it has a bearing on the level of risk associated with any potential

¹ Para. 51-56 in Case C-6/04, Commission of the European Communities v. United Kingdom of Great Britain and Northern Ireland, <http://curia.eu.int/jurisp/cgi-bin/form.pl?lang=en&Submit=Submit&alldocs=alldocs&docj=docj&docop=docop&docor=docor&docjo=docjo&numaff=C-6%2F04&datefs=&datef=&nomusuel=&domaine=&mots=&resmax=100>

² Letter from Lisette Simcock (ODPM) to chief planning officers (28 February 2006) “The Application of Appropriate Assessment under Article 6(3) and (4) of the Habitats Directive 92/43/EEC to Development Plans in the Transitional period between now and when the Amending Regulations come into force.”

³ A letter from the Rt Hon Eric Pickles MP, Secretary of State for Communities and Local Government (27 May 2010) announced intention to rapidly abolish Regional Spatial Strategies



effects that are identified. The Commission of the European Communities communication on the precautionary principle⁴ recognises risk as a key factor in implementing the precautionary principle.

1.3.4 Notwithstanding the safeguards that exist at the project level, it will be important to demonstrate that the Core Strategy provides sufficient safeguards/measures to avoid potential issues down the line. This is considered essential to demonstrate that the Core Strategy is sound.

1.4 STRUCTURE OF THIS REPORT

1.4.1 The remainder of this report is structured as follows:

- Section 2 sets out the context, outlines the Core Strategy and identifies the sites considered;
- Section 3 sets out the methodology for the work;
- Section 4 considers the nature of the issues, the implications for the Core Strategy and recommendations;
- Section 5 sets out a summary of recommendations and conclusions;
- Figure 1 – European Sites in the Vicinity of Exeter (included at the end of this report);
- Figure 2 – Strategic Projects in the Vicinity of Exeter (included at the end of this report);
- Figure 3 – Summary of the HRA Process;
- Appendix A provides information on the European Sites considered;
- Appendix B sets out the key findings of the HRA of the Draft Regional Spatial Strategy for the South West;
- Appendix C provides the detailed assessment of the Core Strategy Submission Draft; and
- Appendix D presents the analyses of policies that could not be screened out after the first iteration of the screening exercise.

⁴ Communication from the Commission on the Precautionary Principle (2000), Commission of the European Communities



2 The Core Strategy and European Sites

2.1 INTRODUCTION

2.1.1 This section provides a brief description of the main elements of the Core Strategy and key information for the relevant European sites.

2.2 CONTEXT

2.2.1 The Regional Spatial Strategy (RSS) Proposed Changes states that between 2006 and 2026 the Exeter area should accommodate around 28,500 dwellings and 160 hectares of employment land. The scale of growth proposed has resulted in the area achieving New Growth Point (NGP) status.

2.2.2 The RSS Proposed Changes indicated that the 28,500 dwellings should comprise:

- around 15,000 dwellings within the City
- around 7,500 dwellings at the Cranbrook new community to the east of Exeter in East Devon (shown on Figure 2)
- approximately 4000 dwellings through urban extensions or a second new community also to the east of Exeter in East Devon, and
- a further 2,000 dwellings through an urban extension to the south west of the City in Teignbridge (in addition to 500 dwellings within the City south of Alphington that are included in the City wide 15,000 dwelling target above)

2.2.3 However, the Coalition Government has announced its intention to rapidly abolish Regional Spatial Strategies and return decision making powers on housing and planning to local councils.

2.2.3 The Core Strategy provides for the development of around 12,000 dwellings and 60 hectares of employment land within the City between 2006 and 2026. The dwelling provision is in line with the 12,000 target recommended by the Panel which held the Regional Spatial Strategy Examination in Public. The provision of 12,000 dwellings does not accord with the RSS Proposed Changes which stated that Exeter should accommodate 15,000 dwellings. Exeter City Council considers that the additional provision is not soundly based on evidence of capacity and formally objected to the Proposed Changes. The Exeter Core Strategy identifies the opportunities for Exeter to grow within its environmental limits. It will be for adjoining authorities to determine what level of growth is appropriate within their boundaries.

2.3 EXETER CORE STRATEGY

2.3.1 The Core Strategy draws on the Sustainable Community Strategy, together with other Council strategies and programmes and those of partner agencies, to arrive at The Vision for the Local Development Framework.

2.3.2 The key elements of the Core Strategy for the purposes of this report are outlined below, including:

- The spatial strategy;
- Housing provision;
- Employment provision; and
- Key policies relating to the natural environment.

2.3.3 The Core Strategy is a strategic plan which sets out the core policies for the Exeter Local Development Framework. The Core Strategy aims to maintain Exeter's unique identity and to maximise its potential, whilst addressing the challenges arising from climate change and other environmental impacts and facilitating the transition to a low carbon economy. The Core Strategy provides for growth in Exeter through making full and effective use of land within the urban area, providing sustainable urban extensions to the east and south west of Exeter (shown on Figure 2), safeguarding the hills to the north and west, enhancing green infrastructure, and taking a precautionary approach to flood risk. A City Centre Area Action Plan will promote the city centre as the sustainable heart of the city. Land to the East of Exeter at Monkerton/Hill Barton and Newcourt will be promoted as comprehensively planned and fully integrated mixed use urban extensions. Land will be brought forward to the South West of the City to secure a



balance of infrastructure provision and housing delivery. This land and other strategic allocations are shown on Figure 2.

2.3.4 The Plan makes provision for around 12,000 dwellings between 2006 and 2026 by promoting around 2,400 dwellings on previously developed land in the City and around 5,300 dwellings on greenfield land to the East and South West of the city (in addition to around 4,800 dwellings completed or with planning permission).

2.3.5 With respect to employment land the Plan makes provision for around 60 hectares of employment land between 2006 and 2026 by promoting office provision as part of mixed use development in the City Centre, greenfield development to the east of Exeter and greenfield development to the South West of the City in the Matford area. This includes 20 hectares which comprise completions and permissions at 1st April 2010.

2.3.6 Policies in the Core Strategy require development to be designed and located to raise the quality of the built and natural environment, make prudent use of natural resources and reduce the growth in car travel. Policies deal specifically with flood risk, renewable and low carbon energy generation, biodiversity and the protection of Sites of Special Scientific Interest (SSSI) and sites of regional and local importance, landscape setting, historic environment and sustainable design and construction.

2.4 RELEVANT EUROPEAN SITES

2.4.1 In consultation with Natural England initially via email, at the very outset of work in 2006, a workshop on the 28 June 2007 and also in a workshop on 20 January 2010 (also involving consultation with the Environment Agency) it was agreed that the following sites should be considered in the HRA:

- The Exe Estuary SPA and Ramsar site;
- Dawlish Warren SAC; and
- East Devon Pebblebed Heaths SAC/ East Devon Heaths SPA.

2.4.2 These sites are shown in Appendix A. For each site the following information is presented in schedule form:

- Status;
- Reason for designation;
- Conservation objectives;
- Main habitats;
- Condition assessment;
- Details of any priority habitats and priority species;
- A summary of the Management Plan for the site (where one is in place); and
- Information on whether or not the site is currently open to the public.

2.4.3 The information provided in the schedule has informed the screening exercise of the HRA. The location of the sites in relation to the city of Exeter is shown on Figure 1.



3 Methodology

3.1 INTRODUCTION

3.1.1 The HRA process commenced whilst the Core Strategy was at the Preferred Options stage. This has enabled the HRA to influence the content of the Core Strategy. The HRA process is an iterative one and this report serves to continue input into the development of the Core Strategy and DPDs through assessing the Submission Draft.

3.1.2 In devising the methodology for this work, regard has been had to relevant guidance and recent practice:

- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites⁵ (European Union November 2001);
- Unpublished Draft Guidance from Natural England on AA of Regional Spatial Strategies and Local Development Frameworks⁶; and
- Guidance from the Department for Communities and Local Government (DCLG)⁷ on Appropriate Assessment of RSSs and LDDs.

3.1.3 The overall process is summarised in Figure 3 at the end of this section.

3.2 KEY ISSUES RELATING TO THE IDENTIFIED SITES

3.2.1 An HRA of the Regional Spatial Strategy (RSS) for the South West has been undertaken. Regard has been had to that work in undertaking the HRA for the Core Strategy. The key findings of the HRA for the RSS are included at Appendix B of this report. Based on the work undertaken at the regional level, other local assessments and consultation with Natural England and the Environment Agency we know that the key issues relate to:

- Potential for increased recreational pressure;
- Potential for effects on European sites associated with water abstraction;
- Potential for effects on European sites associated with water pollution; and
- Potential for effects on European sites associated with air pollution.

3.2.2 The methodology for the work has been discussed with a Steering Group comprising of representatives from the Environment Agency, Natural England and Exeter City Council.

3.2.3 In line with relevant guidance, the following tasks have been undertaken:

1. Brief description of the plan that is being considered;
2. Characteristics of the sites that might be affected;
3. Identification of policies that can be screened out. This included:
 - Identification of all European sites in discussion with Natural England;
 - Screening out European sites using a set of criteria;
 - A more detailed consideration of selected policies to highlight potential effects and any opportunities for avoidance measures to be incorporated in policies within the Core Strategy, lower level plans and projects. This comprised:

⁵ Assessment of Plans and Projects Significantly Affecting Natura 2000 sites, Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC European Union, November 2001
http://ec.europa.eu/environment/nature/nature_conservation/eu_nature_legislation/specific_articles/art6/pdf/natura_2000_assess_en.pdf

⁶ Draft Guidance, The Assessment of Regional Spatial Strategies and Sub-Regional Strategies under the Provisions of the Habitats Regulations, David Tyldesley and Associates for English Nature, March 2007.

⁷ Planning for the Protection of European Sites: Appropriate Assessment Guidance For Regional Spatial Strategies and Local Development Documents, DCLG, August 2006
http://www.communities.gov.uk/pub/353/PlanningfortheProtectionofEuropeanSitesAppropriateAssessmentGuidanceForRegionals_id1502353.pdf



- Identification of potential effects and the 'pathways' that might give rise to these effects on a policy by policy basis;
- An assessment of the significance of potential effects with respect to the features (either or both primary habitats and species) for which a European site has been designated;
- Consideration of opportunities for avoidance/mitigation measures, e.g. in the Core Strategy's policies or lower tier documents;
- The assessment of potential effects also took account of the likelihood of such effects occurring. This is consistent with the precautionary approach;
- Consideration of the potential for in-combination effects; and
- Recommendations for the development of the Core Strategy.

3.3 SCREENING POLICIES

3.3.1 Natural England has developed a series of categories that can be used as the basis for screening out policies (Natural England Revised Draft Guidance, The HRA of Local Development Documents. February 2009). The policies of the Core Strategy Submission Draft have been assessed against these categories and the results of this work can be found in Appendix C. The categories are:

- Category A1: The policy will not itself lead to development e.g. because it relates to design or other qualitative criteria for development;
- Category A2: The policy is intended to protect the natural environment;
- Category A3: The policy is intended to conserve or enhance the natural, built or historic environment;
- Category A4: The policy would positively steer development away from European sites and associated sensitive areas;
- Category A5: The policy would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas.

3.3.2 Policies that could not initially be screened out are considered further. The Natural England guidance identifies the following categories in which such policies can be placed:

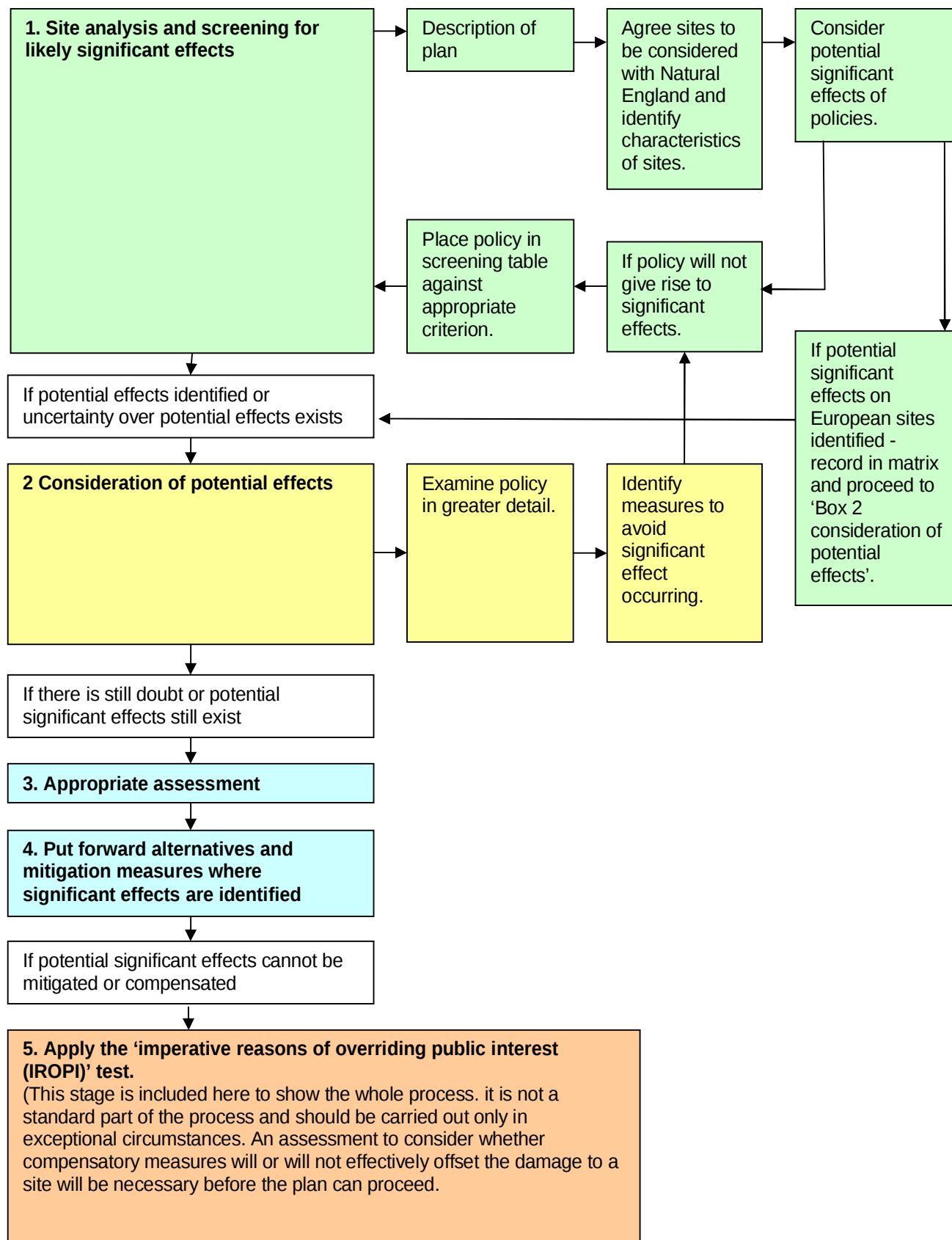
- Category B – no significant effect;
- Category C – likely significant effect alone; and
- Category D – Likely significant effects in combination.

3.3.3 Appendix C presents the results of the screening exercise for the Core Strategy. The appendix is organised as follows:

- Section of the Core Strategy and the policy screened;
- Details of the screened policy;
- Whether the policy has been screened in;
- Categorisation in the latest screening;
- Comments and recommendations; and
- Categorisation taking into account recommended changes.

3.3.4 It is acknowledged that this exercise is subject to value judgements associated with all environmental assessments and although guided by criteria is still subjective.

Figure 3: Summary of the HRA Process





4 Assessment of Policies

4.1 INTRODUCTION

4.1.1 Potential effects are considered on a policy by policy basis. A screening matrix was prepared for each policy (see Appendix C) and those policies that were screened in were then considered further in an assessment matrix (Appendix D) for each potential effect this considers:

- The features potentially affected;
- The role of the Core Strategy in causing this effect;
- The likelihood of the effect occurring;
- How the Core Strategy might be amended to avoid the potential effect;
- Recommendations for other parts of the Local Development Framework; and
- Conclusion regarding whether an effect on the integrity of the site will occur (if the suggested avoidance measures are adopted).

4.1.2 Examining each of these factors in turn was considered the best way of identifying and addressing ways in which policies might have an impact on European sites. The concept of risk is also seen as central to the assessment given the strategic nature of the Core Strategy and the fact that it will not of itself lead directly to development. There are further steps required before development can take place, which act as additional safeguards for the protection of European sites and therefore reduce risks of significant effects occurring. Such safeguards include the requirement for planning permission and the associated screening for Appropriate Assessment that would need to be undertaken if there is potential for effects on European sites. There will also be the opportunity to introduce avoidance measures in other parts of the LDF.

4.1.3 The potential for in-combination effects was then considered in terms of other Plans, Programmes and Projects.

4.1.4 The following policies have been identified as having potential to give rise to a significant effect on the European sites:

- CP1: Providing for Growth: Spatial Strategy
- CP2: Employment Land Provision;
- CP3: Housing Land Provision; and
- CP19: Strategic Allocations.

4.1.5 These policies were subjected to a more detailed assessment. The range of factors considered in the more detailed assessment reflects the established guidance (at the European level) and recent practice.

4.2 RESULTS

4.2.1 The results of the exercise are set out in Appendices C and D. The policies make it clear which European Sites could be potentially affected. The results are summarised below.

4.2.2 The following common themes emerged from the more detailed consideration of policies:

- Potential effects associated with the increased recreational pressure brought about by development and population increase;
- Potential for disturbance of qualifying bird species from development;
- Potential for loss of supporting feeding sites for qualifying bird species;
- Potential demand for new recreational facilities;
- Potential effects associated with increased traffic levels;

- Potential effects to air associated with industry;
- Impacts on water quality from increased run off;
- Potential for increasing demand for capacity of sewage treatment works;
- Potential effects associated with increased water abstraction;
- Potential effects associated with the hydrological connections between the River Exe and surrounding greenfield sites and the potential role that surrounding greenfield sites could be playing as supporting habitats for the Exe SPA; and
- Potential effects associated with increased discharges to waterbodies.

4.3 POTENTIAL EFFECTS ASSOCIATED WITH THE POTENTIAL FOR INCREASED RECREATIONAL PRESSURE BROUGHT ABOUT BY DEVELOPMENT

4.3.1 Due to the population increase that the Core Strategy makes provision for, through the provision of housing, potential effects were identified associated with increased recreational pressure on land and water for all of the three European sites considered. These effects included habitat degradation associated with trampling and pollution and wash from boats and disturbance to birds (dealt with separately below).

4.3.2 A warden and assistant warden are present on the East Devon Pebblebed Heaths site to manage existing visitor pressure. The site is owned by the Clinton Devon Estate which has recently transferred the legal status of the site so that the CROW Act now applies. This makes more measures available to the estate for the management of access to the site. For example, the CROW Act allows owners of access land to restrict access to certain areas and to require dogs to be kept on a lead under certain circumstances. Furthermore, the estate may shortly be introducing a licensing scheme for horse riders and mountain bikers which will be subject to a code of conduct and is therefore another means by which numbers and behaviour of these site users can be controlled.

4.3.3 The Clinton Devon Estate established the East Devon Pebblebed Heaths Conservation Trust in July 2007 in order to improve the conservation management of the Pebblebed Heaths. The trust's area also takes in the Otter Estuary. An important aspect of the management of the heaths is management of recreational access.

4.3.4 Management changes are currently being considered for this Site, including the development of a visitor centre and rationalisation of the visitor car parks. These measures could help control visitor behaviour by creating a destination in one place and reducing frequency of visitors to other parts of the site. Whilst the independent charitable trust status should enable access to funding for the management of the Pebblebed Heaths, there are still likely to be financial barriers to implementing all the measures necessary to avoid additional recreational impacts on the SPA/SAC. Developer Contributions will therefore be necessary to develop and implement a Management Plan for the site and other measures, as required, (for example provision and management of Suitable Alternative Green space) to avoid impacts from increased recreational use.

4.3.5 A management plan exists for the Exe Estuary and the Exe Estuary Partnership has an up-to-date website which presents the management plan and provides information to members of the public about access and Byelaws which apply on the site. Byelaws are in place to protect the Estuary and its habitats and species but are extremely difficult and resource intensive to police. For example, restricting boat speeds to prevent wash related erosion and disturbance of birds and not allowing crab tiling. New Byelaws could be put in place but only with sufficient resources to enforce them. The management of the site is based around a zoning concept in order to control activities on the Estuary; with the Estuary divided into zones and certain activities permitted in certain zones. This approach would allow more sensitive areas to be protected from certain activities. Natural England has advised that this approach to management is not acting effectively at the moment because of a lack of resources to implement and police the policy.

4.3.6 Dawlish Warren falls within the jurisdiction of the Exe Estuary Management Plan and the safeguards with regard to visitor pressure that this provides. Dawlish Warren also has its own management plan to manage the site for its designation as a SAC. The Warren includes beaches which are heavily used in the summer. There are some leisure facilities near the Warren, such as some shops, restaurant and amusements. There is considered to be very little risk of these facilities being expanded in the future.



4.3.7 It is understood that there are financial barriers to implementing the Management Plans for the Exe Estuary and Dawlish Warren and the enforcement of the byelaws in place on the Estuary which aim to protect it. Developer contributions will be necessary to ensure the effective implementation of the management plans.

4.3.8 In order to set up a mechanism to take contributions from developers for the management of the Exe Estuary, Dawlish Warren and Pebblebed Heaths, to avoid further recreational impacts as a result of predicted housing development in the area, a joint agreement between Exeter City Council, Teignbridge District Council and East Devon District Council will be required. An initial and crucial step in the process would be costing the measures needed to avoid this increased disturbance (possibly revisiting the costs in the Dawlish Warren Plan) in order to determine the funds required, work towards this is underway and is due to be completed for the Exe Estuary in late 2010 (Natural England correspondence 24/03/2010). There is the potential for contributions from developers to be used for this initial exercise as well as for the development and implementation of management plans.

4.3.9 The Core Strategy has been informed by a Green Infrastructure (GI) Strategy in order to plan for the needs of new development. Through the GI Strategy, Exeter City Council is seeking to establish biodiversity and sustainable movement networks that will enhance the quality of life and support the successful accommodation of change. The GI Strategy has been prepared for the Exeter and East Devon Growth Point, which includes growth in Exeter. The Strategy includes several strategic projects; those of particular relevance include The Exe Riverside Valley Park, The Clyst Meadows, The Lower Clyst and large areas of Habitat Reservoirs. The GI Strategy also includes more site specific plans for the areas identified for new growth, e.g. Monkerton and Hill Barton, Newcourt and South West Exeter (shown on Figure 2).

4.3.10 Natural England promotes the following level of open space provision nationally⁸:

- Local communities should have access to an appropriate mix of green-spaces providing for a range of recreational needs, of at least 2 hectares of accessible natural green-space per 1,000 population. This can be broken down by the following system:
 - No person should live more than 300 metres from their nearest area of natural green-space;
 - At least 1 hectare of Local Nature Reserve should be provided per 1,000 population;
 - There should be at least one accessible 20 hectare site within 2 kilometres;
 - There should be one accessible 100 hectares site within 5 kilometres; and
 - There should be one accessible 500 hectares site within 10 kilometres.

4.3.11 Provision should be assessed against Natural England's recommended standards.

4.3.12 The Development Management DPD will set out additional requirements in relation to open space and should ensure that sufficient Accessible Natural Green Space is provided, informed by the emerging GI Strategy and Natural England's guidance.

4.3.13 Work undertaken by the Council to date suggests that there will be sufficient natural green space provided. In 2009 the Annual Monitoring Report (AMR) stated that Exeter had 3.88ha of open space per 1000, population as well as 6.31ha of valley park per 1000 population. The masterplans for the strategic allocations will also provide 2 ha/000 population.

4.3.14 Policy CP16 'Green Infrastructure' should seek contributions in the form of a levy for development and implementation of Management Plans and other measures needed to avoid further impacts for the Exe Estuary, Dawlish Warren and Pebblebed Heaths in conjunction with other Local Authorities. The Development Management DPD and Supplementary Planning Documents (SPDs) should contain advice on the implementation of the levy. This measure is necessary to avoid potential effects on these sites.

4.3.15 **With all these measures 'in place', it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.**

⁸ <http://www.english-nature.org.uk/special/greenspace/>

4.4 POTENTIAL FOR DISTURBANCE OF QUALIFYING BIRD SPECIES

4.4.1 The potential for disturbance of qualifying bird species on the Exe Estuary SPA and Ramsar and at the East Devon Pebblebed Heaths SPA, as a result of increased visitor pressure, is identified as a consequence of the housing provision in the Core Strategy and in neighbouring authorities. The controls that are already in place with regard to recreation and visitor pressure and recommendations for the Core Strategy are outlined above, including delivery of the green infrastructure strategy, which will help to ensure that provision, in the form of additional accessible green spaces, is made to meet the needs of new residents. The measures identified above must be funded through developer contributions and implemented to avoid adverse effects on the integrity of the European sites.

4.4.2 **With these measures in place, it is concluded that the Core Strategy will have no adverse effect on the integrity of European sites.**

4.5 POTENTIAL DEMAND FOR NEW RECREATIONAL FACILITIES

4.5.1 Population increase as a result of the Core Strategy could result in greater demand for facilities within the Exe Estuary and at Dawlish Warren.

4.5.2 Additional facilities within the estuary could include marinas, moorings and slipways etc, although these would be subject to planning consent. At Dawlish Warren it is very unlikely that new facilities would be permitted. Dawlish Warren falls within the jurisdiction of Teignbridge District Council and therefore planning policy relating to the Warren is out of the control of Exeter City Council. This is also the case for the southern portion of the Exe Estuary, which lies within the jurisdiction of both Teignbridge and East Devon District Councils.

4.5.3 The East Devon Heaths SPA and East Devon Pebblebed Heaths SAC both lay within the jurisdiction of East Devon District Council (shown on Figure 1). These are considered due to the potential for in-combination effects associated with new development in East Devon. These sites were identified in consultation with Natural England initially via email and then in workshops on 28 June 2007 and on 20/01/2010 (also involving consultation with the Environment Agency).

4.5.4 The risk of this potential effect occurring is low because all new facilities would require planning permission and would also require screening under the Habitats Directive to establish the need for Appropriate Assessment. Management Plans and their implementation also provide an opportunity to avoid potential effects.

4.5.5 **With these safeguards in place it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.**

4.6 POTENTIAL EFFECTS TO AIR ASSOCIATED WITH INCREASED TRAFFIC LEVELS

4.6.1 A potential effect was identified in regard to increased traffic levels associated with increased population as a result of the housing provision within the Core Strategy. Increased traffic could have cumulative impacts on air quality which could potentially affect all of the European sites.

4.6.2 EIA would ensure that mitigation measures are put in place to reduce the risk of this type of pollution occurring as a result of new development projects. The Core Strategy also aims to limit growth in car traffic and promote public transport services in policy CP9. It also intends to protect air quality through Policy CP11 which seeks to bring forward measures to reduce pollution and meet air quality objectives.

4.6.1 **With these safeguards in place, it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.**

4.7 POTENTIAL EFFECTS TO AIR ASSOCIATED WITH INDUSTRY

4.7.1 This potential effect could arise through the provision of land for new employment development.

4.7.2 Point sources of discharges to air (such as stacks) would be subject to Integrated Pollution Prevention Control IPPC. Developments which qualify for EIA would be scoped for Air Quality impacts and, if necessary, full assessment undertaken and, if required, mitigation to minimise impacts will be proposed. Policy CP11 of the Core Strategy also requires development to minimise impacts to air quality. Policy setting out criteria against which applications for potentially polluting developments will be considered will also be provided in the Development Management DPD.

4.7.3 With regards to development associated with the Core Strategy, there is the potential that further assessment will be required for new industrial processes located within 10km (or 15km for major scale emitters) of the European



sites. This may take the form of a simple screening exercise or more detailed modelling. It is assumed that proposed industrial processes will need to carry out an appropriate air quality assessment in order to obtain their operating permit from the local authority or Environment Agency. It is assumed that each process will implement appropriate mitigation measures to minimise their impact on European sites. The Development Management DPD should require proposals for new industrial processes to consider and demonstrate measures to avoid or mitigate the potential for effects on European sites at the planning application stage.

4.7.4 With these safeguards in place, it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.

4.8 POTENTIAL FOR INCREASED DEMAND FOR SEWAGE TREATMENT WORKS (STW)

4.8.1 This potential effect is identified as a result of population increase associated with the Core Strategy. It was identified that an increased population could put greater demands on the capacity of the STW at Countess Wear which serves the area. South West Water, who own and manage the STW has confirmed that the STW at Countess Wear is already nearing capacity. The STW at Countess Wear is located within the Exe Estuary (but outside of the SPA) and is physically constrained by the SPA boundary and by areas at risk from flooding. Expansion of the facility is therefore extremely unlikely. The Infrastructure Study refers to existing studies and work to date that identifies works on Countess Wear STW and also a new STW to the east of Exeter (which has planning permission and will serve the new community at Cranbrook) as required to deliver new development in Exeter. As part of this HRA, the Environment Agency has confirmed that it is content with the proposed improvements to infrastructure. We recommend that the supporting text to Policy CP17 is strengthened to make it clear that the delivery of the required infrastructure improvements is necessary to avoid any potential effects on European sites associated with discharges to the Exe Estuary and therefore that development is contingent on the timely provision of this infrastructure.

4.8.2 With these safeguards in place it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.

4.9 POTENTIAL EFFECTS ASSOCIATED WITH INCREASED WATER ABSTRACTION

4.9.1 This potential effect is identified as a result of population increase associated with the Core Strategy. It was identified that an increased population could put greater demands on water supply and which could in turn lead to greater demand for water abstraction from rivers and boreholes.

4.9.2 The main sources of water for this area are Wimbleball Reservoir on Exmoor, the River Exe and various groundwater sources in East Devon. Water is abstracted from the Exe until it drops below the level set by the Environment Agency. Releases of water to the river are then made from Wimbleball Reservoir for abstraction at water treatment works in Tiverton and Exeter.

4.9.3 The review of abstraction consents by the Environment Agency in 2006 involved a Habitats Regulations Assessment (termed an 'Appendix 11' assessment process). The Exe Estuary is covered by the Lower Exe Unit within the Exe Catchment Abstraction Management Strategy (CAMS). Changes to currently extant licences were recommended as a result of the assessment and, following works on the St James Weir, the Lower Exe unit has been returned to a 'Water Available' status.

4.9.4 The Otter, Sid, Axe and Lim CAMS Annual Update published by the Environment Agency in October 2007 outlines the status and progress of the CAMS. The East Devon Pebblebed Heaths SAC could be affected by Ground Water Management Unit (GWMU) 8: The Otter Sandstone. This relates to the Otter Valley Triassic Aquifer. The current status of GWMU 8 is 'no water available'. The update states that new licences will be issued with conditions that are adequate to protect low flows and that the East Devon Pebblebed Heaths SAC will not be adversely impacted by new licences.

4.9.5 Actions have been taken to improve the water availability within this unit including the deregulation of licences, application of variations to licences to reduce the amount of water abstracted, and one new licence has been issued for medium loss agricultural use (part of the water used is returned) with an expiry date. Through the sustainability appraisal of the CAMS it was decided to maintain this status, allowing some new abstraction but not allowing this WRMU to move into a status of 'over-licensed'. New groundwater licences will be issued only after a detailed local investigation to ensure low flows in the overlying River Otter are protected and may be issued with conditions.



4.9.6 A Groundwater Management Strategy (GMS) has been developed to secure a sustainable level of abstractive development for the Otter Valley Triassic Aquifer. The GMS incorporates a method of using zones of abstraction licence quantity restrictions. A *Habitats Directive Consultation Zone* has been established which outlines an area associated with the East Devon Pebblebed Heath SAC. The GMS requires impact assessments and prior consultation with Natural England before submission of applications for any sites lying within this Consultation Zone, this is in order to avoid adverse impact on the East Devon Pebblebed Heath SAC.

4.9.7 The Environment Agency is in the process of reviewing all of the CAMS. This process is due to be completed by March 2011. There will also be new associated licensing strategies to accompany the new CAMS but the timescale for this has not been confirmed. It is anticipated that this will be complete by the end of 2012.

4.9.8 The terminology regarding CAMS will change and the Environment Agency will no longer use water availability status in the reviewed CAMS. Results will be based on a series of colours associated with resource availability if abstractors all take their full licensed volumes and the flow that is required for the environment.

4.9.9 The Exe CAMS is one of the first to go through a complete review. This was completed on 30th October 2009. There are 11 Assessment Points in the Exe CAMS. The results show that 10 of the Assessment Points experience good (green) resource availability for the environment at all flows. Flows would be just below environmental requirements (yellow) at one Assessment Point at North Bridge.

4.9.10 The Exe CAMS is live and is kept up to date as licences are granted, revoked and changed. Any changes can affect the CAMS colours.

4.9.11 The Otter, Sid, Axe and Lim CAMS have not yet had a review. This is due to be completed by 31 March 2011. Until this is complete the existing CAMS information is correct and represents the best available information.

4.9.12 The Environment Agency has also established a Restoring Sustainable Abstraction Programme (RSA) in Devon. The RSA Programme was adopted by the Environment Agency in 1999 as a mechanism for investigating the damaging environmental effects of abstraction licences and delivering sustainable solutions, where necessary. European designated wildlife sites are included in the programme.

4.9.13 RSA includes the following stages:

- Investigation. The Agency investigates suspect sites to determine whether abstraction is contributing towards a problem, and if so, how much.
- Options identification and Assessment. Options could be to alter the terms of the abstraction licence, engineer a solution, change the way the abstraction is operated, or some combination of these.
- Physical or Licensing Solution. The Agency makes sure that water is no longer taken from sites in a manner that is causing unacceptable damage.

4.9.14 It is recommended that Policy CP 14 makes reference to the need for new developments to contribute to reduced water consumption by requiring all new development to achieve appropriate Code for Sustainable Homes targets for water consumption and that commercial developments achieve an appropriate BREEAM standard.

4.9.15 With these safeguards in place it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.

4.10 POTENTIAL EFFECTS ASSOCIATED WITH INCREASED DISCHARGES TO WATER ASSOCIATED WITH NEW INDUSTRY

4.10.1 Employment land provision in the Core Strategy could create an increased demand for discharges to the River Exe. This potential effect is considered only to apply to employment sites in the vicinity of the Exe, e.g. towards the South West of the City. Point sources would be subject to IPPC and discharge consents. Discharge consents are subject to Habitats Regulations Assessment.

4.10.2 With these safeguards in place it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.

4.11 POTENTIAL EFFECTS ASSOCIATED WITH INCREASED DIFFUSE POLLUTION FROM RUN-OFF

4.11.1 The Core Strategy makes provision for development, particularly on greenfield land. There would only be a risk of this effect occurring if development sites were greenfield and located in such a way that run-off was able to flow into the estuary. EIA and project level HRA would prevent this risk from occurring as a result of new developments.

4.11.2 Policy CP12 promotes the use of Sustainable Urban Drainage Systems (SUDS) in relation to mitigating flood risk. The Core Strategy also acknowledges the role of SUDS in controlling pollution from urban run-off.

4.11.3 **With these measures in place it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.**

4.12 POTENTIAL EFFECTS ON THE EXE ESTUARY SPA AND RAMSAR ASSOCIATED WITH DEVELOPMENT OF GREENFIELD SITES IN THE VICINITY OF THE RIVER EXE

4.12.1 Two potential effects were identified associated with the development of greenfield sites to the south west of the city, in the Matford area. These effects are associated with potential hydrological connections between the River Exe and the surrounding greenfield sites and the role that surrounding greenfield sites could be playing as supporting habitats for the species which form interest features of the Exe SPA.

4.12.2 A Coastal Management Plan has been undertaken by consultants on behalf of a partnership between East Devon District Council, Environment Agency, Natural England, Teignbridge District Council, Exe Estuary Partnership and Network Rail. This study involved undertaking a variety of technical, analytical and appraisal activities, which have resulted in the development of a long-term sustainable management options for the coastal defences.

4.12.3 The report identifies features within the area which form part of the supporting habitat yet are not formally designated as part of the SPA. The RSPB Exe Estuary reserve is split across the estuary with sites at Bowling Green Marsh and also at the Exminster Marshes. There is also a smaller site within Exeter City Council's jurisdiction; it borders the railway east of Knowle Hill, north of Matford roundabout. These are important supporting habitats for the Exe Estuary SPA and act as high tide roosts, supporting thousands of waterbirds in winter during high tides and floods.

4.12.4 The northern part of the Exe Estuary, on the west bank up to St James' Weir, is designated as a Site of Nature Conservation Interest (SNCI) and is used as freshwater grazing marsh. Habitat of this type is also designated as part of the SPA further downstream and acts as supporting habitat.

4.12.5 A developer has been in consultation with Natural England on an area of greenfield land in the Matford area which coincides with the area identified in the Core Strategy. The developer proposed employment use on the site. Environmental consultants appointed by the developer undertook over-wintering birds surveys of the development site between February 2007 and March 2008. Two surveys were undertaken each month, at different times of day and at different states of tide within the estuary. Lapwing, herring gull and egret have been recorded, although in very low numbers.

4.12.6 A letter to the environmental consultants appointed by the developer from Natural England (dated 21 February 2008) acknowledges the results of the bird surveys and notes that the results indicate that the site is of little importance for over-wintering birds, including those which form interest features of the SPA. The letter also sets out recommended work required to avoid potential hydrological effects on the Exminster Marshes that could result from the proposed employment development, such as containing any hydrological/water level effects of the development within the footprint of the development using techniques such as sustainable urban drainage systems, green roofs on buildings, wetland habitat strips along watercourses, buffering habitat between the development and the RSPB reserve and ecologically informed landscape planting within the development.

4.12.7 The letter from Natural England states with suitable measures in place such as those outlined above, "*it is unlikely that Appropriate Assessment for the development will be required as the proposal would be unlikely to have a significant effect on the integrity of the Exe Estuary SPA*". The letter also states that the environmental consultants appointed by the developer will need to address potential effects on the SPA in their Ecological Impact Assessment in order that the proposal does come forward in a form which avoids significant adverse impacts and consequently the need for an Appropriate Assessment. Natural England have confirmed in correspondence (24/03/2010) that their position has not changed.

4.12.8 The wording of Policy CP2 states that development in this area is subject to an acceptable flood risk assessment and ecological survey and habitat regulations assessment.

4.12.9 Given Natural England's views it can be concluded that the Core Strategy provides sufficient safeguards

4.12.10 With these safeguards in place it can be concluded that the Core Strategy will have no adverse effect on the integrity of European sites.

4.13 POTENTIAL IN-COMBINATION EFFECTS

4.13.1 Through discussion at the workshops in June and December 2007 and January 2010 and through discussions with Teignbridge District Council and East Devon District Council four potential in-combination effects were identified. These are primarily associated with the provision of additional housing and associated population growth in East Devon District and Teignbridge District. Potential effects are as follows:

- Increased traffic and associated emissions to air, potentially affecting the habitats of all of the European sites;
- Increased recreational pressure, on both land and water, potentially affecting designated species and habitats of all of the European sites;
- Increased demand for water abstraction potentially affecting the habitats of all of the sites; and
- Increased demand for waste water treatment potentially affecting the supporting habitats of the Exe Estuary SPA and Ramsar site.

4.13.2 All of these potential effects have been considered in the assessment matrices presented in Appendix C and D.

4.13.3 The matrices identify the need for a co-ordinated response across local authorities, for example in relation to the use of developer contributions to develop and deliver management plans.

4.13.4 The avoidance measures put forward in the matrices will address these potential effects and it can be concluded that no residual risk of significant effects on the integrity of the European sites remains.

4.13.5 Consultation with Teignbridge Council identified the potential for in-combination effects on the European sites at Dartmoor National Park associated with recreational use. There are two sites (Dartmoor SAC and South Dartmoor Woods SAC) within the Dartmoor National Park. Existing visitor survey is dated. Natural England, Mid Devon, Exeter and Teignbridge Councils are co-operating on the collection of data to explore current usage. It cannot be concluded that there is not potential for effects associated with increased recreational pressure to arise in the future. Policy CP15 should therefore be amended to acknowledge the potential need for developer contributions to the management of one or both sites, in the event that the emerging evidence base suggests that such an approach is justified.

4.13.6 Consultation with Mid Devon District Council identified the potential for in-combination effects associated with water abstraction that could affect Dartmoor SAC. The SAC lies within the Torridge and Hartland Streams Catchment Abstraction Management Strategy (Environment Agency 2007). The Strategy states that new applications for abstraction licenses will be reviewed on a case by case basis. Dartmoor SAC lies within Water Resource Management Unit 5 of the CAMS. This unit contains Meldon reservoir at the top of the catchment. This has a continuous compensation flow that operates throughout the year. The Environment Agency has indicated that it will stay at this over-abstracted status and not let the current situation worsen. This HRA has recommended adoption of measures to reduce water consumption in new development and the Environment Agency has not identified the need for any further measures to be incorporated in the Core Strategy.



5 Summary, Recommendations and Conclusions

5.1 SUMMARY

5.1.1 A process has been followed which reflects current and draft guidance and has been termed an 'assessment under the Habitats Regulations' (or a 'Habitats Regulations Assessment').

5.1.2 The process has examined each policy in turn to identify whether there is a potential for it to give rise to significant effects on European sites. For this part of the process a screening table has been used (see Appendix C) from guidance produced by David Tyldesley Associates on behalf of Natural England. Where policies did not initially meet the criteria within this table, they have been examined in a separate matrix (Appendix D). An important element of completing the matrices has been the consideration of the risk of potential effects occurring, in accordance with the EC's position statement on the Precautionary Principle⁹. This process has identified additional avoidance measures including the potential for the inclusion of additional policy and supporting text to make explicit the intent of the Core Strategy in relation to European sites.

5.1.3 This process has also highlighted that the position of the Core Strategy within the tiers of documents which make up the LDF, as well as with other plans, programmes and projects is important when assessing the level of risk of significant effects occurring. The need for additional assessments of plans and projects reduces the risk of significant effects occurring.

5.1.4 The following policies have been identified as having potential to give rise to a significant effect on the European sites:

- CP1: Providing for Growth: Spatial Strategy
- CP2: Employment Land Provision;
- CP3: Housing Land Provision; and
- CP19: Strategic Allocations.

5.1.5 A number of potential significant negative effects have been identified through the screening exercise mainly associated with population increase, recreation and potential development near to the Exe Estuary, Dawlish Warren and East Devon Pebblebed Heaths. Potential cumulative effects have also been identified associated with population increase in the neighbouring districts of East Devon District Council and Teignbridge District Council. Avoidance and mitigation measures that must be put in place to avoid the identified potential effects are summarised in the table of recommendations below.

5.1.6 Other potential effects have been identified in relation to policies which direct development towards the South West of the city to sites which would be in close proximity to the Estuary. New employment development could cause an increase in emissions to air and water however these would be subject to other safeguards such as discharge consents and IPPC. There are also safeguards in place in other Core Strategy policies and through the EIA and project level AA processes which would mitigate the effects of an increase in traffic.

5.1.7 A key point is that the Core Strategy will not in itself directly result in any change to or effect on any European site. Whilst the Core Strategy includes strategic allocations, development would require planning permission and would also require screening under the Habitats Directive to establish the need for Appropriate Assessment. An allocation DPD will be produced to bring other sites forward and again development can not occur without planning permission. Whilst the Core Strategy can set a framework for these later decisions (and so to that extent influence them, as found in the Commission v UK decision, October 2007), provided that framework makes it clear that (i) the requisite requirements of the Directive/Habitats Regulations will have to be satisfied at those later stages; and (ii) that the Core Strategy policies do not provide support for any proposal which would have an adverse effect on the integrity of any European site, the Core Strategy should not impact on any European site.

⁹ Communication from the Commission on the Precautionary Principle(2000), Commission of the European Communities

5.2 RECOMMENDATIONS

5.2.1 The assessment resulted in recommendations to alter the wording and content of some policies and text within the Core Strategy. These changes involve measures to further avoid the risk of adverse impacts to European Sites. These measures are shown in table 5.1 below.

Table 5.1: Recommended Avoidance Measures Put Forward

Recommended avoidance measures	Policy
Recommendations for changes to policies or supporting text	
Supporting text to Core Strategy (currently para. 10.39 – add the following background text to add further background. Whilst the Core Strategy can set a framework for these later decisions (and so to that extent influence them, as found in the Commission v UK decision, October 2007), provided that framework makes it clear that (i) the requisite requirements of the Directive/Habitats Regulations will have to be satisfied at those later stages; and (ii) that the Core Strategy policies do not provide support for any proposal which would have an adverse effect on the integrity of any European site, the Core Strategy should not impact on any European site. The Text also needs to highlight the potential for effects on other European sites, not just the Exe Estuary.	Supporting text.
It is recommended that reference is made to the need for new developments to contribute to reduced water consumption by requiring all new development to achieve appropriate Code for Sustainable Homes targets for water consumption and that commercial developments achieve an appropriate BREEAM standard. This will help avoid potential effects associated with increased demand for water arising from Policies CP1, CP2, CP3 and CP19.	CP15
Policy should highlight the need for contributions towards management and other measures at the Exe Estuary, Dawlish Warren and Pebblebed Heaths, Dartmoor SAC and South Dartmoor Woods SAC, which may include off-site measures such as provision of 'Suitable Alternative Natural Green Space'. This will help avoid potential effects associated with increased demand for recreation arising from Policies CP1, CP2, CP3 and CP19.	CP16
We recommend that the supporting text is strengthened to make it clear that the delivery of the required infrastructure improvements is necessary to avoid any potential effects on European sites associated with discharges to the Exe Estuary and therefore that development is contingent on the timely provision of this infrastructure. This will help avoid potential effects associated with increased discharges to the Exe Estuary arising from Policies CP1, CP2, CP3 and CP19.	CP18
Recommendations relating to other DPDs	
Implementation of the levy which will be used to fund the management of the Exe Estuary, Dawlish Warren and Pebblebed Heaths and development and implementation of Management Plans and other measures.	Development Management DPD and/or SPD
The Development Management DPD could highlight the need for proposals for new industrial processes to consider the potential for effects on European sites at the planning application stage.	Development Management DPD
The amount of Alternative Natural Green Space that will be required should be quantified with reference to Natural England's guidance. Delivery of Alternative Natural Green Space is essential to avoid potential effects on the identified European sites associated with increased demand for recreation	Development Management DPD



Recommended avoidance measures	Policy
arising from Policies CP1, CP2, CP3 and CP19.	

5.3 CONCLUSIONS

5.3.1 A number of **potential** effects have been identified through the screening process. A more detailed assessment of these potential effects has considered the risk of effects occurring and has identified avoidance measures which must be incorporated into the Core Strategy and in other DPDs.

5.3.2 For each of the policies assessed in this way it has been possible to conclude that, after the avoidance measures are put in place, there will not be adverse effects on the integrity of the European sites considered.

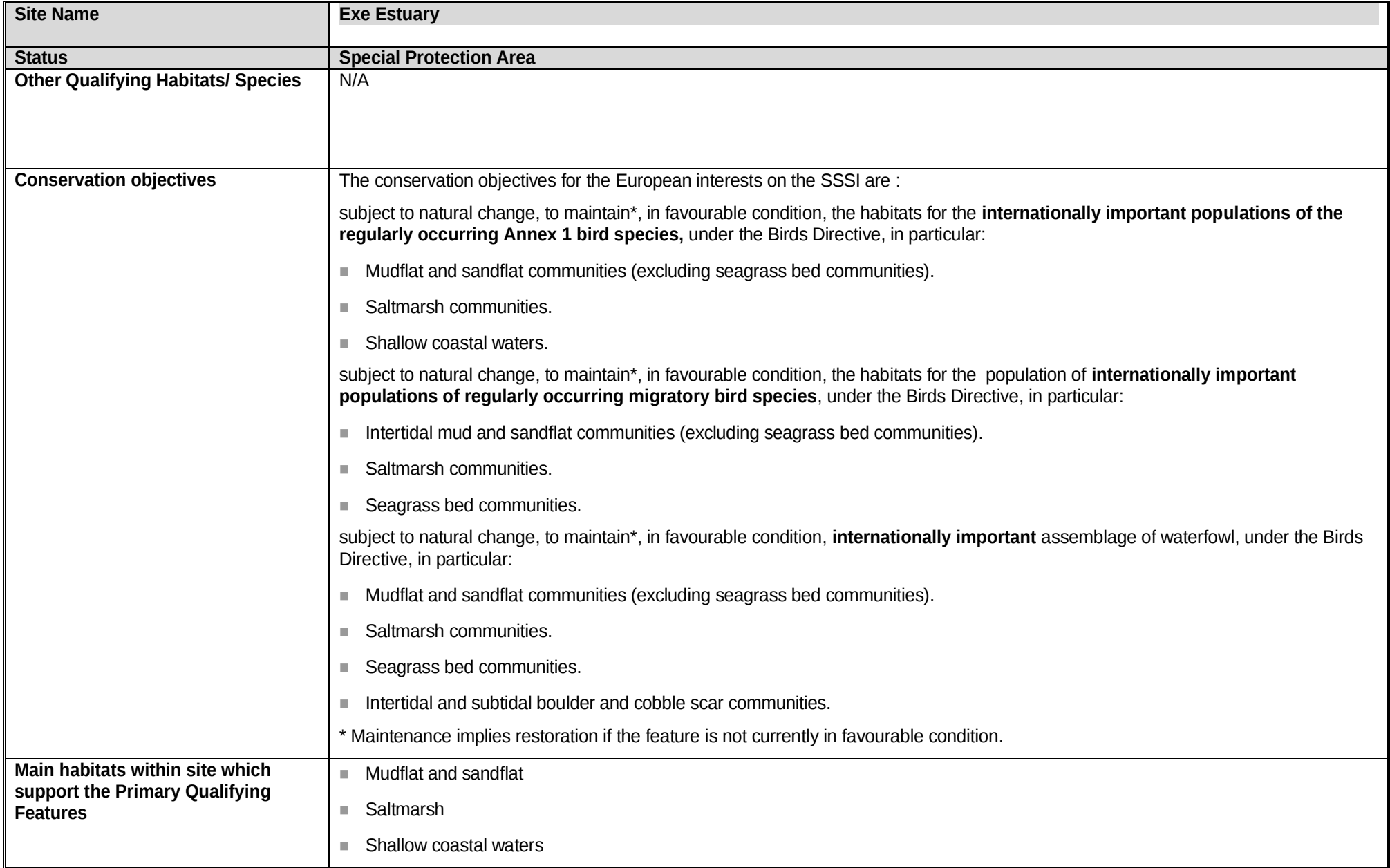
5.3.3 Having undertaken this detailed review we have revisited the screening table and added categorisations that take account of the recommended changes. The amended categorisation is therefore contingent on the recommendations being taken on board by the authors of the Core Strategy. The table is shown in Appendix C.

5.3.4 **On the basis of the work undertaken and the suggested amendments set out above it can be concluded that the Core Strategy will not have a significant negative effect on any European sites provided that all of the recommended measures set out in this report and summarised in the table above are adopted/implemented.**

Appendix A European Sites

SCHEDULE OF EUROPEAN SITES

Site Name	Exe Estuary
Status	Special Protection Area
Details of primary habitats for which site is designated	N/A
Details of primary species for which site is designated	Article 4.1 Qualification (79/409/EEC) Over winter the area regularly supports: Slavonian grebe <i>Podiceps auritus</i> (North-western Europe) 5% of the GB population 5 year peak mean 1984/85-1988/9 Avocet <i>Recurvirostra avosetta</i> (Western Europe/Western Mediterranean - breeding) 28.3% of the GB population 5 year peak mean 1991/92-1995/96 Article 4.2 Qualification (79/409/EEC) Over winter the area regularly supports: Brent goose <i>Branta bernicla bernicla</i> (Western Siberia/Western Europe) 0.6% of the population 5 year peak mean 1991/92-1995/96 Dunlin <i>Calidris alpina alpina</i> (Northern Siberia/Europe/Western Africa) 1.1% of the population in Great Britain 5 year peak mean 1991/92-1995/96 Oystercatcher <i>Haematopus ostralegus</i> (Europe & Northern/Western Africa) 1.2% of the population in Great Britain 5 year peak mean 1991/92-1995/96 Black-tailed godwit <i>Limosa limosa islandica</i> (Iceland - breeding) 7.2% of the population in Great Britain 5 year peak mean 1991/92-1995/96 Grey plover <i>Pluvialis squatarola</i> (Eastern Atlantic - wintering) 1.1% of the population in Great Britain 5 year peak mean 1991/92-1995/96 Article 4.2 Qualification (79/409/EEC): An Internationally Important Assemblage of Birds Over winter the area regularly supports: 23,811 waterfowl (5 year peak mean 01/04/1998) Including: Slavonian grebe, Brent goose, Oystercatcher, Avocet, Grey plover, Dunlin, Black-tailed godwit.



Site Name	Exe Estuary
Status	Special Protection Area
	■ Intertidal mud and sandflat ■ Seagrass beds ■ Intertidal and subtidal boulder and cobble scar
Condition assessment	Not available for the SPA
A summary of the Management Plan for the site (where one is in place)	Exe Estuary Management Plan 2006-2011 The main focus of the management work is on the sub-tidal, inter-tidal, shore and nearby areas of the River Exe between Exeter and Exmouth/Dawlish. The Management Plan identifies those actions which aim to achieve favourable condition of the wildlife and supporting habitats protected under the SPA. These actions for the five years between 2006 and 2011 are as follows: Climate change ■ Assess the effects of climate change on the SPA and identify suitable mitigation Habitats and Designations ■ Achieve a wide understanding amongst all users of the implications of the designated sites. ■ Ensure all Estuary users comply with designated site legislation. ■ Achieve favourable condition status of the SPA, SAC and SSSIs. ■ Identify all habitat re-creation opportunities and progress with the priority sites. ■ Ensure that, wherever suitable, habitats are seen as a natural form of sea defence and that opportunity is given to protect, maintain and enhance them. ■ Produce and implement an integrated monitoring plan for the designated sites. ■ Develop and produce an appropriate management framework to control and manage all fisheries. ■ Limit conflict with recreational activities and protect nature conservation through the revision of the zonation. ■ Ensure moorings within the Estuary do not affect the nature conservation features of the designated sites through the development of an integrated mooring management plan. ■ Ensure all farming activities within designated sites achieve nature conservation objectives.



Site Name	Exe Estuary
Status	Special Protection Area
	■ Reduce diffuse pollution inputs through improved farm practices upstream. ■ Ensure recreational access and use does not adversely affect the designated sites. ■ Improve understanding of the implications of climate change on the management of the Estuary. ■ Ensure all flood and coastal defence plans adhere to nature conservation legislation. ■ Ensure all other areas of high conservation value are recognised and designated. Farming and Farmed Landscape ■ Identify further and improve understanding about the link between catchment land use, water quality and sediment deposition in the Estuary. Fisheries ■ Develop and implement a flexible and responsive framework for sustainable fisheries management. ■ Improve understanding of the implications of climate change on biodiversity. ■ Ensure that the fisheries within the Exe are sustainable and have no adverse effect on the condition of the SPA. Recreation ■ Develop an effective strategy for ensuring that the disturbance caused by recreational activities is minimised. ■ Develop effective ways to promote and educate users about policy restrictions and controls within the Exe Estuary, boating safety and mooring standards. ■ Develop and implement a flexible and responsive framework for recreation management ■ Seek to investigate the recreational capacity of the Estuary. ■ Increase awareness and understanding of each other's needs amongst users of the Exe. ■ Develop a consensus and acceptable zonation scheme for the various uses. Tourism: ■ Ensure that if tourism development occurs, it is in keeping with all the qualities and designations on the Estuary. Commercial and other uses



Site Name	Exe Estuary
Status	Special Protection Area
	■ Understand the effects of military and commercial and recreational activity on the Estuary. ■ Facilitate systematic means of communication with the military. ■ Improve the understanding of the Estuary's natural environment and its economic value. ■ Influence the decisions of those involved in commercial or military use to look for sustainable methods and processes in their activities. Water quality ■ Continue to maintain and improve chemical and biological water quality. ■ Maintain dialogue with various industries on site management and co-ordinate partnerships to improve water quality. ■ Implement and regularly review the sewage treatment discharge programme. ■ Evaluate the impact of transport on the water quality in and around the Estuary. ■ Deploy contingency plans, if required, and carry out regular pollution contingency plan exercises. ■ Continue sustainable management of water abstraction by implementing the Catchment Abstraction Management Strategy. ■ Educate and inform about the impact of human activities on water quality. Waste Management and Recycling ■ Reduce the amount of waste, litter and fly tipping on the Estuary – reduced impact on wildlife and tourism. ■ Promote regular beach and shoreline clean-ups. ■ Work with the harbour authority and water users to ensure good waste re-cycling facilities exist - Encourage and advise marinas to produce their own strategies on waste management and pollution prevention. Education and Interpretation ■ Ensure that an improved, consistent approach to interpretation of the many qualities of the Estuary is created. ■ Implement the development of a holistic and innovative promotion strategy for the Estuary. ■ Improve education and interpretation facilities around the Estuary. ■ Develop a comprehensive metadatabase and improve communication of results and resources sharing. ■ Encourage co-ordination between ongoing surveys and develop partnership where possible.



Site Name	Exe Estuary
Status	Special Protection Area
	■ Improve awareness and understanding on the following : - public contribution to climate change, its likely impact - responsible behaviour, - implications of the site's designations, - biodiversity issues, - landscape corridor value, culture, archaeology and heritage, - relationship between farming, land use and the Estuary, - all demands upon the Estuary, - water regulations and safe access to the water, - respect for all activities on the Estuary, - Estuary zonation, - Healthy and sustainable forms of transport, - an integrated public transport and public right of way network across and around the Estuary, - impact of local businesses on the Estuary, - impact of air and water quality, - the principle of the waste hierarchy, sustainable development and funding opportunities - renewable energy as a way of reducing environmental impact and bringing financial benefits, - risks of oil, chemical pollution, - coastal processes, sea level rise, and climate change impact, - impact of flooding and erosion on people and the environment. Contingency planning ■ Implement the reviewed Devon Coastal Pollution Contingency Plan, including regular exercises. ■ Carry out a review of the Exe Estuary Booming Plan. ■ Keep informed of new techniques and equipment. ■ Support research on wildlife and habitat recovery, impact on human health. ■ Support the work of wildlife protection organisation and provide facilities in the event of an accident. ■ Identify new guidance on disposal and handling of waste on site. Coastal Defence and Flood Management ■ Evaluate the risk of erosion and flooding on the built environment and biodiversity. ■ Continue to improve flood risk maps as part of the Strategic Flood Risk Assessment project.



Site Name	Exe Estuary
Status	Special Protection Area
	■ Avoid further development on floodplain and areas at risk, where possible. ■ Understand and continue to evaluate the latest and long term impacts climate change. ■ Implement the Southwest Strategic Regional Coastal Monitoring Programme. ■ Implement the reviewed Shoreline Management Plan for Lyme Bay and South Devon. ■ Implement the Catchment Flood Management Plan for the Exe Estuary. ■ Identify and address any local gaps in the knowledge of coastal processes on the Estuary and share results with other studies. ■ Ensure that, wherever suitable habitats are seen as a natural form of sea defence and that opportunity is given to protect, maintain and enhance them. ■ Ensure that biodiversity, archaeology and landscape policies and guidance are respected when considering new coastal development. ■ Improve public awareness of the impact of flooding and erosion on people, property and the environment. ■ Improve public understanding of coastal processes, sea level rise, and the impact of climate change. Spatial Planning ■ Promote a planning protocol reflecting the views of the EEMP through adopted and implemented Local Development Frameworks. ■ Encourage a sustainable and long term approach to development.
Information on whether or not the site is currently open to the public and whether or not any visitor survey data exists	The site is currently open to the public at various places on the shore and on the water itself. Shore access is more restricted on the eastern side of the estuary where the mainline train track acts as an effective barrier between the SPA and settlements.

Site Name	Exe Estuary
Status	Ramsar site
Details of primary habitats for which site is designated	N/A
Details of primary species for which site is designated	Ramsar criterion 5 Assemblages of international importance: Species with peak counts in winter: 20,263 waterfowl (5 year peak mean 1998/99-2002/2003) Ramsar criterion 6 – species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation): Species with peak counts in winter: Dark-bellied brent goose, 1509 individuals, representing an average of 1.5% of the GB population (5 year peak mean 1998/9-2002/3)
Other Qualifying Habitats/ Species	Species/populations identified subsequent to designation for possible future consideration under criterion 6. Species with peak counts in winter: Black-tailed godwit , Iceland/W Europe, 857 individuals, representing an average of 2.4% of the population (5 year peak mean 1998/9- 2002/3)
Conservation objectives	N/A
Main habitats within site which support the Primary Qualifying Features	N/A
Condition assessment	N/A
A summary of the Management Plan for the site (where one is in place)	None
Information on whether or not the site is currently open to the public and whether or not any visitor	The estuary site is currently open to the public at various places on the shore and on the water itself. Shore access is more restricted on the eastern side of the estuary where the mainline train track acts as an effective barrier between the estuary and settlements.



Site Name	Exe Estuary
Status	Ramsar site
survey data exists	

Site Name	Dawlish Warren
Status	Special Area of Conservation
Details of primary habitats for which site is designated	■ Humid dune slacks The humid dune slacks support a population of the Annex II species 1395 petalwort <i>Petalophyllum ralfsii</i> for which the site is also selected.
Details of primary species for which site is designated	■ Petalwort Large populations of petalwort occur in two dune slacks at Dawlish Warren. One of the slacks is on a natural, sandy substrate, and here the population appears to be expanding. In the other slack, petalwort grows on sand overlying an artificial masonry/stone substrate, which receives run-off from an adjacent limestone gravel track. Elsewhere in this slack the sand is more acidic and supports populations of the liverwort <i>Fossombronia incurva</i>. Both slacks are closely grazed by rabbits <i>Oryctolagus cuniculus</i>.
Other Qualifying Habitats/ Species	■ Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (marram grass) ('white dunes') ■ Fixed dunes with herbaceous vegetation ('grey dunes')
Conservation objectives	The conservation objective for the European interests on the SSSI are: To maintain*, in favourable condition, the fixed dunes with herbaceous vegetation ("grey dunes"), humid dune slacks, and shifting dunes along the shoreline with marram grass ("white dunes"). To maintain*, in favourable condition, the habitats for the population of petalwort. * maintenance implies restoration if the feature is not currently in favourable condition.
Main habitats within site which support the Primary Qualifying Features	■ Humid dune slacks (also is a primary qualifying feature).
Condition assessment	Not available for the SAC.
A summary of the Management Plan for the site (where one is in place)	Dawlish Warren National Nature Reserve Management Plan, Teignbridge District Council 1999 The management plan is intended to direct management of the LNR over 10 years from 1999. Interests in the site:



Site Name	Dawlish Warren
Status	Special Area of Conservation
	• Teignbridge District Council owns and manages the outer part of Dawlish Warren, including the resort area, and a major part of the Local Nature Reserve up to Warren Point. • Devon Wildlife Trust owns the inner part of the Warren including the golf course, saltmarsh and the Reserve mudflats. All of these areas lie within the Local Nature Reserve. • The Warren golf club has a lease over the golf club, which covers the inner part of the Dawlish Warren Sandspit. The Management Aims: • To safeguard and enhance the bio-diversity of Dawlish Warren Local Nature Reserve in the long term; • To provide for and promote the use of the site for recreation and other activities at a sustainable level, managing these uses so that they do not reduce the Reserve's existing ecological value or threaten its future value; • To promote public understanding, appreciation and enjoyment of the international wildlife importance of the Reserve; • To encourage active and informed participation of local stakeholders in the conservation and wise use of the Nature Reserve. The management approach is based on zoning the site and adopting different objectives for each zone. The approach seeks to protect and enhance the ecological value of Dawlish Warren whilst providing for, and encouraging, a sustainable level of use of the Nature Reserve. Management zone objectives: ■ Zone 1 (resort area) –continue to optimize recreational and economic use for the benefit of the local community, in such a way that this will not have a negative impact on the wildlife of the SPA or Local Nature Reserve. ■ Zone 2 (mosaic of habitats) – Maintain, restore and enhance the ecological value of this area, whilst providing for education and informal recreation at a sustainable level. ■ Zone 3 (beach and inshore waters) - Provide for a wide range of land based recreational use towards the southwest, whilst closely managing visitor pressure, particularly north-eastwards, to protect associated coastal habitats. ■ Zone 4 (Warren Point shores, dunes and inshore waters) – Maintain and enhance the ecological quality of Warren Point in order to maximize the ecological potential of this zone. ■ Zone 5 (mudflats and saltmarsh) – Aim to minimize commercial and recreational activity. Ensure that any coastal defence measures take in account the ecological importance of this zone. ■ Zone 6 (Aim to maintain the Course to a good playing standard, within an agreed site management statement, which will also provide for maintenance and enhancement of the nature conservation features. Management of the Local Nature Reserve, but not the Golf Course, is funded by Teignbridge District Council Planning Committee. Where possible, additional funding for Nature Reserve management is achieved through sponsorship, grant aid and public donations.



Site Name	Dawlish Warren
Status	Special Area of Conservation
	Volunteers and trainees also make a major contribution towards the maintenance of the Nature Reserve and Visitor Centre. This considerably reduces the costs involved in managing the site. An indication of the financial costs of management is provided in section 16.
Information on whether or not the site is currently open to the public and whether or not any visitor survey data exists	The entire SAC, with the exception of the golf course, is currently open to the public. Certain publicly accessible areas are restricted at high tide during certain times of the year.

Site Name	East Devon Pebblebed Heaths
Status	Special Area of Conservation
Details of primary habitats for which site is designated	- Northern Atlantic Wet Heaths with <i>Erica tetralix</i> This is the largest block of lowland heathland in Devon and is associated with various other mire communities. The wet element occupies the lower-lying areas and includes good examples of M16 <i>Erica tetralix</i> – <i>Sphagnum compactum</i> wet heath. Among the 21 breeding dragonfly species is the Annex II species 1044 Southern damselfly <i>Coenagrion mercuriale</i>. There is also an important assemblage of birds, including European nightjar <i>Caprimulgus europaeus</i>, Eurasian hobby <i>Falco subbuteo</i> and Dartford warbler <i>Sylvia undata</i>. - European dry heaths The East Devon Pebblebed Heaths in south-west England include extensive areas of lowland European dry heaths. This site has representative examples of H4 <i>Ulex gallii</i> – <i>Agrostis curtisii</i> heath, characterised by the presence of heather <i>Calluna vulgaris</i>, bell heather <i>Erica cinerea</i>, western gorse <i>Ulex gallii</i>, bristle bent <i>Agrostis curtisii</i>, purple moor-grass <i>Molinia caerulea</i>, cross-leaved heath <i>E. tetralix</i> and tormentil <i>Potentilla erecta</i>. The presence of plants such as cross-leaved heath illustrates the more oceanic nature of these heathlands, as this species is typical of wet heath in the more continental parts of the UK.
Details of primary species for which site is designated	Southern damselfly
Other Qualifying Habitats/ Species	N/A
Conservation objectives	The conservation objectives for the European interest on the SSSI are: - Subject to natural change, to maintain*, in favourable condition, Southern Damselfly, Dartford Warbler, Nightjar, Wet Heath and Dry Heath. - To maintain*, in favourable condition, the habitats for the population of Southern Damselfly. - To maintain*, in favourable condition, the habitats for the populations of the regularly occurring migratory bird species Dartford Warbler and Nightjar, of European importance, with particular reference to Wet and Dry Heath . * maintenance implies restoration if the feature is not currently in favourable condition.
Main habitats within site which support the Primary Qualifying Features	The Southern damselfly populations occur in wet flushes within the site.
Condition assessment	Not available for the SAC.



Site Name	East Devon Pebblebed Heaths
Status	Special Area of Conservation
A summary of the Management Plan for the site (where one is in place)	A management plan has not been prepared for the site.
Information on whether or not the site is currently open to the public and whether or not any visitor survey data exists	The site is currently open to the public for walking, horse riding and mountain biking. No activities are currently licensed on the site but may be in the future. Information from Natural England and the Royal Marines suggests that 31,799 man days were spent on the SAC in 2006 plus approximately 6,000 man days outside of the agency (i.e. non-marine cadets).

Site Name	East Devon Heaths
Status	Special Protection Area
Details of primary habitats for which site is designated	N/A
Details of primary species for which site is designated	ARTICLE 4.1 QUALIFICATION (79/409/EEC) During the breeding season the area regularly supports: European nightjar <i>Caprimulgus europaeus</i> 2.4% of the GB breeding population Count, as at 1992 Dartford warbler <i>Sylvia undata</i> 8% of the GB breeding population Count, as at 1994
Other Qualifying Habitats/ Species	N/A
Conservation objectives	The conservation objectives for the European interest on the SSSI are: ■ Subject to natural change, to maintain*, in favourable condition, Southern Damselfly, Dartford Warbler, Nightjar, Wet Heath and Dry Heath. ■ To maintain*, in favourable condition, the habitats for the population of Southern Damselfly. ■ To maintain*, in favourable condition, the habitats for the populations of the regularly occurring migratory bird species Dartford Warbler and Nightjar, of European importance, with particular reference to Wet and Dry Heath . * maintenance implies restoration if the feature is not currently in favourable condition.
Main habitats within site which support the Primary Qualifying Features	Wet and dry heaths
Condition assessment	Not available for the SPA
A summary of the Management Plan for the site (where one is in place)	A management plan has not been prepared for the site.
Information on whether or not the site is currently open to the public and whether or not any visitor survey data exists	The site is currently open to the public for walking, horse riding and mountain biking. No activities are currently licensed on the site but may be in the future. Information from Natural England and the Royal Marines suggests that 31,799 man days were spent on the SAC in 2006 plus approximately 6,000 man days outside of the agency (i.e. non-marine cadets).

Appendix B Key Findings of the Habitats Regulations Assessment of the Draft Regional Spatial Strategy for the South West

N2K Site Local Authorities which site falls within Policy in Draft RSS considered during Screening to have potential adverse effect	Potential adverse effects from proposals in the Draft RSS	Following AA, is it possible to conclude that there will not be an adverse effect on the site's integrity? (Yes/No/Uncertain)	Reasons for conclusion
Dawlish Warren SAC Teignbridge District Council SR17, TR5, TO1,3, SR16, TR7 NE & EA commented	Water abstraction	Yes	The EA advised that its Review of Consents has not identified any current consented abstractions that are having an adverse effect on this site. It is unlikely that future water abstraction requirements to serve new housing development proposed for Exeter will have an adverse effect, as the site is in a contained groundwater system.
	Water pollution	Yes	The EA advised that its Review of Consents has not identified any current consented discharges that are having an adverse effect on this site. As the site is in a contained groundwater system, which is hydrologically isolated from the River Exe and Estuary, any future increases in nutrient loads to these surface waters would not affect Dawlish Warren, and it is unlikely that the discharge point would be right on top of the SAC site.
	Physical damage/disturbance due to transport infrastructure and port development and recreation	Uncertain	Policy TR5 includes reference to appropriate engineering measures to secure the long term future of the Great Western route through Dawlish. Development of the rail line may cause habitat loss or fragmentation, damage through erosion, increased air and water pollution and disturbance and changes in coastal geomorphology affecting dune development. Potential effects on the SAC would need to be determined through the project level HRA for highway improvements (Reg. 69 of the Habitats Regulations 1994). The scale of visitor increase and impact associated with new housing development around Exeter and encouraging tourism into the region are uncertain. Recommendations for generic policy safeguards and

N2K Site Local Authorities which site falls within Policy in Draft RSS considered during Screening to have potential adverse effect	Potential adverse effects from proposals in the Draft RSS	Following AA, is it possible to conclude that there will not be an adverse effect on the site's integrity? (Yes/No/Uncertain)	Reasons for conclusion
			lower tier HRA should avoid adverse effects occurring. The draft RSS final HRA finds that if recommendations to change supporting text are incorporated no adverse effect on the on the site's integrity will occur. Work is being done at a local level to establish whether this is the case and findings will need to be revisited depending on the outcome of the emerging evidence.
East Devon Pebblebed Heaths SAC and East Devon Heaths SPA East Devon District Council RE8, SR16,17 EA commented	Physical damage/disturbance housing development and recreation	Uncertain	Increased visitor numbers associated with new housing development around Exeter and encouraging tourism to the region may impact this site through disturbance from dog walking, horse riding, illegal vehicles, mountain bikers, as well as other impacts such as fire setting, fly tipping etc. The scale of visitor increase and impact is uncertain. Recommendations for generic policy safeguards and lower tier HRA should avoid adverse effects occurring. The draft RSS final HRA finds that, if recommendations to change the supporting text to Policy GII are incorporated, no adverse effect on the site's integrity by reason of physical damage/disturbance due o housing development and recreation. The draft RSS final HRA states that this should be a consideration.
	Air pollution	Uncertain	The EA's Review of Consents process has showed that this site failed to meet the EA air quality targets; however, this may be largely due to non-regulated sources such as agriculture. The APIS data shows existing acid deposition at the site is 17.1 times the critical load for lowland heathland. Possibility of increased acid and nitrogen deposition from aircraft from Exeter airport.

N2K Site Local Authorities which site falls within Policy in Draft RSS considered during Screening to have potential adverse effect	Potential adverse effects from proposals in the Draft RSS	Following AA, is it possible to conclude that there will not be an adverse effect on the site's integrity? (Yes/No/Uncertain)	Reasons for conclusion
Exe Estuary Ramsar / SPA East Devon District Council, Exeter City Council, Teignbridge District Council TR2,9, E5, TO1,3, SR16,17, TR7 EA commented	Water abstraction	Uncertain	The EA advised that because the site's qualifying features (overwintering waterfowl) are only there over winter, there is sufficient water volume and dilution within the Exe River and Estuary to accommodate licensed abstractions and discharges. Their Review of Consents work has not found any consents that are currently having an effect on the site. A new STW is being built to serve the Cranbrook New Community urban extension to the east of Exeter (proposed in Policy SR16). The EA consenting regime for new water abstractions and discharges and associated HRA should avoid adverse effects occurring. The draft RSS final HRA finds, following AA of the proposed changes to the RSS, no adverse effects on the site's integrity by reason of water abstraction
	Water pollution	Uncertain	
	Physical damage/disturbance due to transport infrastructure, port development and recreation	Uncertain	Increased visitor numbers associated with new housing developments and encouraging tourism to the region may impact this site. Scale of visitor increase and impact uncertain. The EA noted that the site is only used by overwintering birds for the half of the year (i.e. winter), when visitor disturbance (e.g. on the National Cycle Network) is likely to be a lot less. The M5 crosses the Exe Estuary site and the Great Western Rail Route runs immediately adjacent to the SPA and therefore any improvements to these road and rail routes have the potential to directly impact upon the site. In addition, there is potential for physical damage/coastal squeeze due to port and waterside employment development sites. However, due to the large size of the site, it is the EA's view that some coastal squeeze (e.g. 1-2m) should not adversely affect the site's integrity. Recommendations for generic policy safeguards regarding recreation and transport infrastructure development should avoid adverse effects occurring. The draft RSS final HRA finds that, if recommendations to support supporting text to Policy GII are incorporated, no

N2K Site Local Authorities which site falls within Policy in Draft RSS considered during Screening to have potential adverse effect	Potential adverse effects from proposals in the Draft RSS	Following AA, is it possible to conclude that there will not be an adverse effect on the site's integrity? (Yes/No/Uncertain)	Reasons for conclusion
			adverse effects on sites integrity by reason of physical damage/disturbance due to transport infrastructure and recreation. Consultation with Teignbridge Council identified that Natural England, Mid Devon, Exeter and Teignbridge Councils are co-operating on the collection of data to explore current usage. It cannot be concluded that there is not potential for effects associated with increased recreational pressure to arise in the future. More information will be available in due course



Appendix C Detailed Assessment of the Core Strategy Submission Draft

Key to Table One

- Category A1: The policy will not itself lead to development e.g. because it relates to design or other qualitative criteria for development;
- Category A2: The policy is intended to protect the natural environment;
- Category A3: The policy is intended to conserve or enhance the natural, built or historic environment;
- Category A4: The policy would positively steer development away from European sites and associated sensitive areas;
- Category A5: The policy would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas.
- Category B – no significant effect;
- Category C – likely significant effect alone; and
- Category D – Likely significant effects in combination.



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
3. Vision and Objectives	Exeter Vision - pg 11	Exeter will embrace its role in the region as an area of growth: ■ By providing houses, jobs and supporting infrastructure through maximising the use of previously developed land within the City, and through sustainable urban extensions to the east, at Newcourt and Monkerton/Hill Barton, and to the south west at Alphington; and ■ By maintaining a vital and variable mix of uses in the City Centre and delivering development to enhance Exeter's position as a premier retail and cultural destination. In delivering growth Exeter will build on its unique strengths and assets by safeguarding the hills to the north and north west, protecting the historic environment and enhancing green infrastructure. The key is to maintain and improve Exeter's unique identity and quality of life, whilst addressing the challenges arising from climate change and facilitating the transition to a low carbon economy.	No	This is the overall vision for the LDF, This is judged to fall under Category A5	No recommendations	A5
	Exeter Objectives- pg 12	1. Make the fullest contribution possible to the mitigation of, and adaptation to, climate change and the transition to a low carbon economy by, in particular: ■ reducing the use of fossil fuels by promoting high quality public transport and encouraging walking and cycling; ■ making the best use of land by maximising the use of previously developed land, promoting conversions and encouraging high density development in the City Centre and in appropriate locations within the urban extensions; ■ in partnership with others, promoting the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy; ■ encouraging and facilitating the development of low and zero carbon energy development which reduces CO2 emissions and the City's exposure to high fossil fuel prices and improves the City's energy security; and, ■ linking the provision of low and zero carbon energy infrastructure in new developments to existing buildings to create more viable schemes and expand the benefits of such schemes more widely across the City. 2. Develop the potential of the City for further economic and commercial investment by:	No	These objectives aim to support the 'Vision' and lay out the themes to be addressed in each section of the Core Strategy This is judged to fall under Category A5	No recommendations	A5



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		■ diversifying the Exeter economy with particular focus on knowledge-based activities and low and zero carbon technology; ■ providing sufficient land and an appropriate range of accommodation for businesses particularly in the Monkerton/Hill Barton, Newcourt and Matford areas; ■ providing opportunities for high quality office development within the City Centre; ■ supporting training and education including a bespoke facility at Monkerton; and, ■ improving, in partnership with others, improving economic inclusion and productivity, particularly in areas of deprivation such as Newtown and Priory. 3. Aim to provide everyone in the community with the opportunity of living in a decent warm home of a suitable type, size and tenure for their needs, supported by the local community facilities they require, by making full and efficient use of previously developed land and delivering sustainable urban extensions to the east and south-west; 4. Provide and enhance retail, cultural and tourist facilities in the City Centre that reflect and enhance Exeter's regional and sub-regional status and sphere of influence, that add to economic growth, that build social cohesion, and that promote vitality and viability; and continue to enhance the Quay and Canal area as a centre for tourism and recreation; 5. Minimise the need to travel and reduce the dependence on the car, in accordance with the Local Transport Plan and the Green Infrastructure Strategy, through: ■ the enhancement of transport infrastructure and services ■ a step change in the use of sustainable transport; and ■ providing easy access to jobs and community facilities within the urban extensions to the east and south-west. 6. Meet local needs for community, cultural, social, retail, health, education, religious, and recreational facilities particularly within the urban extensions, regeneration areas and in areas of deprivation, in order to improve quality of life and reduce social exclusion and the perception of crime; 7. Promote development that contributes to a healthy population - by implementing				

Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		the green infrastructure strategy and ensuring that environmental quality and air quality is protected and enhanced; 8. Protect and enhance the City's unique historic character and townscape, its archaeological heritage, its natural setting that is provided by the valley parks and the hills to the north and west, and its biodiversity and geological assets; 9. Create and reinforce local distinctiveness and raise the quality of urban living through excellence in design; 10. Ensure that infrastructure is in place when required that will enable the proposals for development within the urban area, and the Monkerton/Hill Barton, Newcourt and Alphington urban extensions, to be delivered successfully.				
4. Providing for Growth: Spatial Strategy	Spatial Approach	■ focusing on the City Centre, existing centres, and previously developed land, including the regeneration of the Grecian Quarter and the Water Lane area; ■ providing for additional development in sustainable urban extensions to the east and south west of Exeter, where the necessary infrastructure, particularly low and zero carbon and transport infrastructure, is in place or can be made available; ■ steering development away from the hills to the north and north west that are strategically important to the landscape setting and character of the City; ■ requiring that green infrastructure is planned for at the outset and is an integral part of development; and, ■ taking a precautionary approach to flood risk by applying a risk based search sequence that avoids areas of higher risk where possible and manages that risk elsewhere.	No	This lays down the approach to development. This is judged to fall under Category A5	No recommendations	A5
	Policy CP1:	Over the plan period 2006-2026 provision is made within the City, for: ■ around 60 ha of employment land ■ approximately 12,000 dwellings ■ up to 40,000 sq metres of retail floorspace. ■ The spatial strategy identifies the opportunities for Exeter to grow within its environmental limits. Development will be guided to the most sustainable locations, recognising the contribution to be made to growth by the existing urban area,	Yes	This Policy lays out the provision for employment land, land for dwellings and retail space in the plan period 2006-2026. This is judged to fall under	Avoidance and mitigation measures that must be adopted / implemented are set out in Section 4 of the main HRA report and	B

Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		particularly the City Centre, and ensuring that the necessary infrastructure, including low and zero carbon energy, transport and green infrastructure, is in place to allow for sustainable urban extensions to the east and south west of the City. Proposals are based on: ■ Around 4,800 dwellings and 20 hectares of employment land completed or with planning permission. ■ Promoting the City Centre as the sustainable heart of the city to include provision for; up to 30,000 sq metres office floorspace on around 1.5 hectares of land, about 300 dwellings, around 3,000 sq metres net retail convenience floor space, and up to 37,000 sq metres net retail comparison floorspace ■ Promoting land to the east of the outer bypass (within the City) at Monkerton/Hill Barton and Newcourt as comprehensively planned and fully integrated mixed use urban extensions to provide in total: about 21 ha of employment land and around 4,800 dwellings ■ Providing a further 5.5ha of employment land to the north east of the city in the Pinhoe area, west of Ibstock brickworks. ■ Securing a balance of infrastructure provision and housing delivery by identifying, to the south west of the City, about: 12 hectares of employment land at Matford, and around 500 dwellings south of Alphington as part of a larger urban extension that extends south of the City boundary into Teignbridge. ■ Bringing forward development in the rest of the City to accommodate around 2,000 dwellings.		category C or D because Land located at Newcourt is in close proximity to the Exe Estuary SPA/Ramsar and may lead to adverse impacts on the site. Section 4 of the main HRA report provides a detailed analysis of the issues and must be read in conjunction with this Appendix.	summarised in Section 5 and Table 5.1. Provided that all of the recommended measures set out in this report and summarised in table 5.1 above are adopted/ implemented the policy should not have an adverse effect on the integrity of any European sites.	
5. Employment	Policy CP2	The development of around 40 hectares of employment land and associated infrastructure (in addition to around 20 hectares comprising completions and permissions at 1 April 2010) is proposed, as follows: ■ up to 30,000 square metres of office floorspace on about 1.5 hectares, as part of mixed development in the City Centre; ■ around 5.5 hectares to the west of Ibstock Brickworks in the Pinhoe area; ■ about 21 hectares to the east of the outer bypass: comprising 5 hectares on the fringes	Yes	This Policy relates to the provision of employment land. This is judged to fall under category C or D because Land at Matford is in close proximity to the Exe	Consent for development at Matford has been granted, subject to the signing of a S.106 agreement. Natural England has	B



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		of Exeter Business Park in the Hill Barton area, and 16 hectares south of the A379 in the Newcourt area; and About 12 hectares to the south west of the City, in the Matford area (subject to an acceptable flood risk assessment, ecological survey and habitat regulations assessment). The established employment areas at Southernhay, Marsh Barton, Pinhoe and Sowton will be retained in employment use. Elsewhere, an alternative use may be acceptable where it is demonstrated that employment use is not viable or needed to meet current and long term needs.		Estuary SPA/Ramsar and may lead to adverse impacts on the site.	commented on this application (see section 4.12 of the main HRA report. The Core Strategy has been reviewed as part of this HRA to see if it provides sufficient safeguards, e.g. in the event that the current scheme is not implemented and a revised scheme comes forward. Policy CP2 requires that acceptable flood risk assessment, ecological survey and habitat regulations assessment is undertaken for any development at Matford. This, combined with other recommendations in this HRA, for example the need to provide Suitable Alternative Natural Green Space	

Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.																		
					should be sufficient to avoid potential effects.																			
6. Housing	Policy CP3	The development of over 12,000 dwellings is proposed as follows: <table><tr><td>Completions 2006-2009</td><td>2120</td></tr><tr><td>Planning Permissions</td><td>1627</td></tr><tr><td>Permissions subject to S106 agreement</td><td>1095</td></tr><tr><td>Identified sites within the urban area</td><td>1300</td></tr><tr><td>Regeneration Areas</td><td>1100</td></tr><tr><td>Newcourt</td><td>2300</td></tr><tr><td>Monkerton/Hill Barton</td><td>2500</td></tr><tr><td>Alphington</td><td>500</td></tr><tr><td>Total</td><td>12,542</td></tr></table>	Completions 2006-2009	2120	Planning Permissions	1627	Permissions subject to S106 agreement	1095	Identified sites within the urban area	1300	Regeneration Areas	1100	Newcourt	2300	Monkerton/Hill Barton	2500	Alphington	500	Total	12,542	Yes	This lays out the location and quantum of the development of 15,000 dwellings. This is judged to fall under Category C or D. Section 4 of the main HRA report provides a detailed analysis of the issues and must be read in conjunction with this Appendix.	Avoidance and mitigation measures that must be adopted / implemented are set out in Section 4 of the main HRA report and summarised in Section 5. Provided that all of the recommended measures set out in this report and summarised in table 5.1 above are adopted/implemente d the policy should not have an adverse effect on the integrity of any European sites.	B
	Completions 2006-2009	2120																						
Planning Permissions	1627																							
Permissions subject to S106 agreement	1095																							
Identified sites within the urban area	1300																							
Regeneration Areas	1100																							
Newcourt	2300																							
Monkerton/Hill Barton	2500																							
Alphington	500																							
Total	12,542																							
	Policy CP4	Residential development should achieve the highest appropriate density compatible with protection of local amenities, the character and quality of the local environment and the safety and convenience of the local and trunk road network.	No	This relates to the density of housing to be provided. This is judged to fall under Category A1/A3	No recommendations	A1/A3																		



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
	Policy CP5	The supply of housing should meet the needs of all members of the community such that: ■ all major developments (over 10 dwellings) should include a mix of dwelling types informed by context, local housing need and the most up to date Housing Market Assessment; ■ specialist housing, such as wheelchair accessible housing and older persons accommodation or 'extra care' housing should be provided as part of mixed communities in accessible locations close to facilities; ■ all housing developments should be designed to meet Lifetime Homes standards; ■ Purpose built student accommodation should be provided to meet the housing need.	No	This policy relates to the provision of a mix of dwelling types including size and specialist housing such as retirement flats and sheltered accommodation. It also relates to the provision of student accommodation. This is judged to fall under Category A1.	No recommendations	A1
	Policy CP6	Land will be allocated for 25 residential pitches and 5 transit pitches, for gypsies and travellers. Sites should aim to: - be well located on the highway network; - have safe and convenient vehicular and pedestrian access; - be located within a reasonable distance of local facilities, including schools and health centres; - minimise environmental and landscape impact; - protect the amenities of adjacent occupiers; - have adequate levels of privacy, security, storage space and residential amenity; and - provide appropriate parking, including parking for visitors and for commercial vehicles related to any business activities likely to be carried out.	No	This policy relates to the provision of land for Gypsies and Travellers. This policy is judged to fall under A3.	No recommendations	A3.

Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
	Policy CP7	On sites capable of providing 3 or more additional dwellings (irrespective of the number of dwellings proposed) 35% should be made available as affordable housing for households whose housing needs are not met by the market. At least 70% of the affordable housing should comprise social rented housing, with the balance provided as intermediate housing.	No	This policy relates to the provision of affordable housing mix. This policy is judged to fall under Category A1.	No recommendations	A1
7. Shopping	Policy CP8	Retail facilities will be provided so as to contribute to the delivery of sustainable growth and respond to the needs of local, including disadvantaged, communities. To maintain and enhance the vitality and viability of the City Centre, the provision of around 3,000 square metres of net retail convenience floorspace and up to 37,000 square metres of net retail comparison floorspace is proposed. This will include up to 30,000 square metres of comparison floorspace in the Bus and Coach Station area, to be developed as part of a mixed use scheme by around 2016. Retail development outside the City Centre should be located in the district or local centres. Out of centre sites will only be considered if there are no suitable sites in, or on the edge of, the City Centre, district centres or local centres and the proposal would cause no significant overall impact on the existing centres and would bring net benefits. In all cases proposals must be accessible by public transport and other sustainable modes, and be appropriate in scale and character to the role and function of the proposed location. Local retail facilities will be required as part of the community provision at the Monkerton/Hill Barton and Newcourt urban extensions.	No	This policy seeks to direct retail development to existing centres and is judged to fall under Category A4	No recommendations	A4
8. Transport	CP9	Comprehensive strategic transport measures to accommodate the additional development proposed for the City and adjoining areas shall include: - a step change in the quality, capacity and environmental performance of public transport especially between the City Centre and proposed developments adjoining the City to the east in East Devon and to the south west in Teignbridge; - additional Park and Ride sites around the City including Ide interchange; - improvements to the strategic road infrastructure including key junctions on the M5, outer bypass and the Alphington Road corridor;	No	This policy could not be placed in Category A because it did not fully fit into one of the sub-categories. We looked at the location of the proposed improvements to strategic road infrastructure and	No recommendations	B



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		- new rail halts at Hill Barton and Newcourt on the Exeter to Exmouth line and at Matford on the Exeter to Plymouth line; - demand management measures; and, - improvements to facilities for pedestrians and cyclists including a new crossing of the M5 to the north of junction 29. The contributions necessary to ensure the delivery of transport infrastructure will be secured through the application of Policy CP18.		concluded that, by reason of their location they are not likely to impact on European sites. The policy was therefore placed in Category B but did not warrant detailed consideration in the main report.		
9. Meeting Community Needs	CP10	Facilities that meet Exeter's community, social, health, education, cultural and recreation needs will be protected. New and improved community facilities and utilities infrastructure must be provided in a timely manner to meet the needs of new development, make a positive contribution towards safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation. ¹⁰ Facilities which serve the City as a whole should be located in the City Centre or, if this is not feasible, at sustainable locations which are readily accessible by all modes of travel, particularly public transport. Facilities which serve neighbourhood needs should, wherever possible, be located within or close to district or local centres or at locations easily accessible to the local community, particularly by foot or bicycle. Within the My Neighbourhood PACT areas, schemes to meet community needs will be identified and brought forward in partnership. Partnership working, direct implementation and contributions secured through Policy CP18 will help to meet community needs including: raising skills, tackling inequalities in health, social care, housing and education, and providing and improving social, cultural, sporting, leisure and recreational facilities.	No	This policy seeks to secure facilities that help meet community needs and to direct those to existing centres. It is judged to fall under Category A3	No recommendations	A3

¹⁰ Refer to Exeter Infrastructure Schedule and Infrastructure Delivery Plan (see section 13)

Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
10. Environment	CP11	Development should be located and designed so as to minimise and, if necessary, mitigate against, environmental impacts. Within the Air Quality Management Area, shown on the key diagram, measures to reduce pollution and meet air quality objectives, that are proposed by Local Transport Plan and the Air Quality Action Plan, will be brought forward.	No	This is judged to fall under category A2	No recommendations	A2
	CP12	The spatial strategy reflects the precautionary approach to flooding and flood risk. Site allocations will be determined by applying a risk-based search sequence, utilising the sequential test and, where appropriate, the exception test, in accordance with national policy guidance. The Exeter Strategic Flood Risk Assessment will be used to ensure that development avoids areas of higher risk. All development proposals must incorporate SUDS.	No	This is judged to fall under category A1	No recommendations	A1
	CP13	Decentralised Energy Networks will be developed and brought forward. New development (either new build or conversion) with a floorspace of at least 1,000 square metres, or comprising ten or more dwellings, will be required to connect to any existing, or proposed, Decentralised Energy Network in the locality to bring forward low and zero carbon energy supply and distribution.	No	This is judged to fall under category A1	No recommendations	A1
	CP14	New development (either new build or conversion) with a floorspace of at least 1,000 sq. metres or comprising ten or more dwellings, will be required to use decentralised and renewable or low carbon energy sources, to cut predicted CO2 emissions by the equivalent of at least 10% over and above those required to meet the building regulations current at the time of building regulations approval.	No	This is judged to fall under category A1.	No recommendations	A1
	CP15	Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated. All development must be resilient to climate change, and optimise energy and water efficiency through appropriate design, insulation, layout, orientation, landscaping and materials, and by using technologies that help achieve the national timetable for reducing carbon emissions. The timetable for homes is:	No	This is judged to fall under category A1.	It is recommended that Policy CP 15 makes reference to the need for new developments to contribute to reduced water consumption by requiring all new	A1



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.												
		<table><tr><td>Code Level</td><td>Energy Standard (reduction from 2006 Part L)</td><td>Year</td></tr><tr><td>3</td><td>25%</td><td>2010</td></tr><tr><td>4</td><td>44%</td><td>2013</td></tr><tr><td>5</td><td>'Zero Carbon – 70% of regulated emissions met</td><td>2016</td></tr></table> on site and allowable solutions to meet zero carbon Non-domestic buildings are expected to be zero carbon from 2019. Due to their scale the Monkerton/Hill Barton, Newcourt and Alphington urban extensions should achieve levels of sustainability in advance of those set out nationally.	Code Level	Energy Standard (reduction from 2006 Part L)	Year	3	25%	2010	4	44%	2013	5	'Zero Carbon – 70% of regulated emissions met	2016			development to achieve appropriate Code for Sustainable Homes targets for water consumption and that commercial developments achieve an appropriate BREEAM standard.	
Code Level	Energy Standard (reduction from 2006 Part L)	Year																
3	25%	2010																
4	44%	2013																
5	'Zero Carbon – 70% of regulated emissions met	2016																
	CP16	The strategic green infrastructure (GI) network shown on the key diagram has been identified to protect and enhance current environmental assets and local identity and to provide a framework for sustainable new development. GI will be an integral part of planning for the urban extensions at Monkerton/Hill Barton, Newcourt and Alphington. New multifunctional areas of green space and green corridors will be created to meet the needs of these new communities. A sustainable movement network will link the urban area to the urban extensions and beyond to the open countryside. To the east of the City green corridors that incorporate multi-use trails (for cycling, walking and horse riding) and provide high quality biodiversity habitat will link Exeter to the proposed Clyst Valley regional park and on to Cranbrook. The character and local distinctiveness of the areas of landscape sensitivity, identified below, will be protected and proposals for landscape, recreation, biodiversity and educational enhancement brought forward, in accordance with guidance in the Green Infrastructure Strategy, through the Development Management DPD: ■ the hills to the north and north west ■ Knowle Hill to the south west	No	This policy clearly seeks to protect European sites and therefore falls under Category A2.	Contributions should also be sought towards the Exe Estuary, Dawlish Warren and Pebblebed Heaths management plans and other protective/mitigation measures. The policy could also specify that new development should contribute to GI.	A2												



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		- the strategic gap between Topahsm and Exeter; and - the Valley Parks: Riverside, Duryard, Mincinglake, Ludwell, Alphington to Whitestone Cross, Savoy Hill and Hooper. The Exe Estuary European Site will be protected. Development that may have a significant effect on the integrity of the Exe Estuary will be subject to the Habitats Regulations 2007 and the requirement therein to undertake a Habitat Regulations Assessment. Contributions will be sought from new development towards delivery of the Exe Estuary and Pebblebed Heaths Management Plan. The biodiversity value of Stoke Woods and Bonhay Road cutting SSSI, and all other sites of national, regional and local conservation importance will be protected, and unavoidable impacts mitigated and compensated for, in accordance with their relative status. Biodiversity enhancement areas for the restoration or creation of new priority habitats will be identified within the strategic nature areas to the north of the City and in other areas of biodiversity and geological interest. Proposals for these areas will be brought forward through the Development Management DPD. Opportunities to provide green corridors, open space, allotments, to enhance cycling and walking opportunities, to link existing habitats, to incorporate environmental assets and to integrate biodiversity proposed by the Exeter Green Infrastructure Strategy, will be secured through partnership working, direct implementation, and the application of Policy CP18 (see Section 11).				
	CP17	All proposals for development will exhibit a high standard of sustainable design that is resilient to climate change and complements or enhances Exeter's character, local identity and cultural diversity. Development in Monkerton/Hill Barton will: - employ exemplary design to create a distinctive sense of place that relates well to the existing communities - reinforce the east west ridgeline and provide a strategic greenway that links to	No	This is judged to fall under category A1	No recommendations	A1



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		developments to the east of the City, including Cranbrook ■ integrate green lanes, hedgerows and trees and provide open space, playing fields and allotments ■ be orientated on the sustainable movement network and designed so as to reduce the dominance of vehicles within the public realm ■ create a safe and secure environment that encourages social interaction and inclusion and promotes healthy living and a sense of wellbeing ■ apply innovative design to overcome constraints, such as noise, pollution and topography; and, ■ aim to install district heating and CHP as the low and zero carbon energy solution. Development in Newcourt will: ■ integrate features of cultural, architectural and landscape value that reinforce local identity ■ create a safe and secure environment that encourages social interaction and inclusion and promotes healthy living and a sense of well-being; ■ respect the historic setting of Newcourt House; ■ retain the distinctiveness of Topsham from Exeter; ■ retain and integrate hedgerows and mature trees and provide open space, playing fields and allotments; ■ be set around a high quality sustainable movement network to encourage pedestrian and cycle trips and to provide easy access to the Exe Valley strategic greenway and to Ludwell Valley Park ■ retain and enhance the biodiversity of the site and adjacent areas; and, ■ aim to install district heating and CHP as the low and zero carbon energy solution				



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		Development to the south of Alphington will: ■ seek to integrate existing and proposed communities and encourage social interaction whilst ensuring the urban extension has its own recognisable sense of place ■ apply innovative design to respond to the challenges presented by the steep topography of the area ■ create a network of safe and convenient green routes that bridge the barriers presented by transport infrastructure and promote healthy living and a sense of well-being ■ provide open space, playing fields and allotments to meet the needs of residents ■ retain and enhance the biodiversity of the site and adjacent areas ■ protect ancient monuments and their setting ■ set the built form within high quality and diverse green spaces ■ ensure that exemplary design is employed in creating attractive and workable environments where people want to live ■ aim to utilise low carbon heat from the Marsh Barton EfW facility. Development in the City Centre and Grecian Regeneration Area will: ■ enhance the City's unique historic townscape quality ■ protect the integrity of the City wall and contribute positively to the historic character of the Central and Southernhay and Friars Conservation Areas ■ create places that encourage social interaction; utilising public art as an intrinsic component of a high quality public realm ■ enhance and expand the City's retail function to improve Exeter's draw as a regional shopping centre ■ include residential development in a mix of uses that encourage vitality and establish a safe and secure environment				



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		■ create a City Centre that is vital and viable and presents a positive experience to the visitor ■ enhance the biodiversity of the City Centre and improve the links to the green infrastructure network ■ contribute to the establishment of a decentralised energy network. Development in the Quay and Canal Basin area will: ■ respect the historic character of the area and incorporate uses that realise the potential of existing high quality historic buildings ■ provide a high quality public realm that adds to the interest and draw of the area ■ establish an attractive environment that encourages social interaction and relaxation within the Piazza Terracina and along the Riverside walk ■ include attractions that tell Exeter's historic story as an important industrial centre and port ■ create vibrancy that encourages visitors and tourists to linger longer within Exeter ■ provide a permeable built form with good connections to an enhanced Exe Riverside Valley Park ■ retain and enhance the biodiversity of the canal basin and adjacent areas. Development in the Water Lane Regeneration Area will: ■ take a comprehensive approach to the delivery of development which ensures that new housing is compatible with other existing land uses in the area, particularly industry ■ provide a mix of uses that encourage vitality and creates a safe and secure environment ■ include innovative modern design that respects the form and massing of existing				

Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		development, to enhance the character of the area ■ address the issue of flood risk through design and layout ■ aim to connect to a heat supply from the Marsh Barton EfW facility.				
11. Infrastructure	CP18	New development must be supported by appropriate infrastructure provided in a timely manner. The City Council will continue to work in partnership with infrastructure providers and other delivery agencies to prepare an infrastructure delivery plan that will enable proposals, in accordance with the spatial strategy, to be brought forward. Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Contributions will be used to mitigate the adverse impacts of development (including any cumulative impact). Where appropriate, pooled contributions will be used to facilitate the necessary infrastructure in line with development.	No	This is judged to fall under Category A5.	We recommend that the supporting text to Policy CP18 is strengthened to make it clear that the delivery of the required infrastructure improvements is necessary to avoid any potential effects on European sites associated with discharges to the Exe Estuary and therefore that development is contingent on the provision of this infrastructure.	A5
12. Strategic Locations	CP19	CP19 The following areas are proposed as strategic allocations: The Newcourt area (identified on plan 1) is proposed for around 3500 dwellings (including 1176 with planning permission), around 16 hectares of employment land and all associated infrastructure including:	Yes	This is judged to fall under category C or D Section 4 of the main HRA report provides a detailed analysis of the	Avoidance and mitigation measures that must be adopted / implemented are set out in Section 4	B



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		■ local centre to provide shops and community facilities including a health centre; ■ two new primary schools; ■ gypsy and traveller site to provide 13 pitches; ■ green infrastructure framework; ■ low and zero carbon infrastructure; ■ new pedestrian and cycle crossings of the A379 and the railway line; ■ transport hub to include rail halt and bus interchange; ■ new link road through the development with access onto the A379; ■ improvements to the strategic road network particularly at Countess Wear roundabout; and ■ contributions towards other educational, social and community facilities. The Monkerton/Hill Barton area (identified on plan 2) is proposed for around 2500 dwellings, around 5 hectares of employment land and all associated infrastructure including: ■ local centre to provide shops, doctors surgery and community facilities ■ a primary school; ■ green infrastructure framework; ■ low and zero carbon infrastructure; ■ a gypsy and traveller site to provide 13 pitches; ■ new pedestrian and cycle bridge over the motorway; ■ new link road from Cumberland Way to the motorway to provide the High Quality Public Transport bus route;		issues and must be read in conjunction with this Appendix.	of the main HRA report and summarised in Section 5 and Table 5.1. Provided that all of the recommended measures set out in this report and summarised in table 5.1 above are adopted/implemented this policy should not have an adverse effect on the integrity of any European sites.	



Section of Core Strategy Submission Draft	Element Screened	Details of Policy that has been Screened	Screened in?	Categorisation in the Latest Screening	Comments and Recommendations	Categorisation taking into account recommended changes.
		■ new rail halt on the Exeter to Exmouth line; and ■ contributions towards other educational, social and community facilities. The area south of Alphington (identified on plan 3) is proposed for around 500 dwellings and all associated infrastructure including: ■ green infrastructure framework ■ low and zero carbon infrastructure; ■ enhancements to transport infrastructure in particular the strategic road network; and ■ contributions towards other educational, social and community facilities. All three strategic allocations will be delivered in accordance with their respective Masterplans.				

Appendix D Assessment Tables

This Appendix presents the analyses of policies that could not be screened out after the first iteration of the screening exercise.

The issues considered relate to Policies CP1, CP2, CP3 and CP18. The issues are considered together (rather than on a policy by policy basis) to avoid repetition.						
Potential significant effect	Which site and features would be affected?	Role of the Core Strategy in Causing This Effect	Likelihood of the Effect Occurring	How Might the Core Strategy be Amended to Avoid the Potential Effect	Recommendations for other Parts of the LDF	Conclusion following implementation of suggested amendment: Any adverse effect on integrity?
Disturbance associated with increased pressure for recreation both on land and water.	Exe Estuary SPA – potential disturbance of bird species	Increased housing provision could result in an increase in population in this area. The increased population could result in an increase in demand for recreation which could affect these sites.	Adopted Exe Management Plan exists which includes measures to control recreation. Bylaws and speed limits apply to protect the integrity of the estuary. New Bylaws could be put in place in the future. A joint agreement with neighbouring local authorities on a funding levy on new developments to fund implementation of the Management Plan is under development.	Policy CP16 now states that contributions will be sought from new development towards delivery of the Exe Estuary Management Plan	AAPs and Development Control DPD to contain policies on the implementation of the levy.	No
Disturbance associated with increased pressure for recreation on land.	East Devon Heaths SPA – potential disturbance of birds	Increased housing provision could result in an increase in population in this area. The increased population could result in an increase in demand for recreation which could affect this site.	Warden and assistant warden are present on site. The site is now defined as CRoW Access land which provides some safeguards / mechanisms for management of the site e.g. dogs can be required to be kept on a lead at certain times and access to certain parts of the site can be restricted for certain limited periods. Licensing is being considered which could regulate numbers and behaviour of cyclists and horse riders. This is likely to be totally unenforceable with current staffing levels. Potential future expansion / rationalisation of visitor facilities, including car parking, could also help avoid significant effects associated with recreation. The Core Strategy now identifies green infrastructure needs in order to plan for the needs of new development, which is	Policy CP16 should be extended to say that developer contributions will be sought to develop and implement the management plans for East Devon Pebblebed Heaths and Dawlish Warren.	No changes suggested.	No

The issues considered relate to Policies CP1, CP2, CP3 and CP18. The issues are considered together (rather than on a policy by policy basis) to avoid repetition.

Potential significant effect	Which site and features would be affected?	Role of the Core Strategy in Causing This Effect	Likelihood of the Effect Occurring	How Might the Core Strategy be Amended to Avoid the Potential Effect	Recommendations for other Parts of the LDF	Conclusion following implementation of suggested amendment: Any adverse effect on integrity?
			implemented through DPDs.			
Degradation associated with increased land – based recreational pressure	East Devon Pebblebed Heath SAC – habitats Dawlish Warren SAC - habitats Limited areas of the Exe Estuary SPA – supporting habitats	Rationale for effect as above.	Visitor behaviour can be more important than visitor numbers with respect to this effect. Mechanisms outlined above for the Pebblebeds Heaths can be used to control visitor behaviour. Dawlish Warren is covered by the Dawlish Warren Management Plan and the safeguards with regard to visitor pressure that this provides (see row above).	No additional changes suggested.	No changes suggested.	No
Pressure for additional facilities associated with recreation	Exe Estuary SPA – supporting habitats Dawlish Warren SAC - habitats	Population increase as a result of the Core Strategy could result in greater demand for facilities within the Estuary and at Dawlish Warren. Additional facilities within the estuary could include marinas, moorings and slipways etc, although these would be subject to planning consent. At Dawlish Warren it is very unlikely that new facilities would be permitted.	The planning process (both spatial planning and development control) provides a control over new facilities on or near to the Estuary including at Dawlish Warren. Any planning applications would be subject to Habitats Regulations Assessment.	No additional changes suggested.	No changes suggested.	No
Potential for habitat degradation associated with wash and pollution incidents from increased water – based recreational activity	Exe Estuary SPA – supporting habitats Dawlish Warren SAC – habitats	Increased housing provision could result in an increase in population in the area. The increased population could result in an increase in demand for recreation which could affect these sites.	Adopted Exe Management Plan exists which includes measures to control recreation. Bylaws and speed limits apply to protect the integrity of the estuary. New Bylaws could be put in place in the future. Need joint agreement with neighbouring local authorities on a funding levy on new developments to fund implementation of the Management Plan.	Policy CP16 now states that contributions will be sought from new development towards delivery of the Exe Estuary Management Plan. Policy CP16 should be extended to say that developer contributions will be sought to implement the management plans for	AAPs and Development Control DPD to contain policies on the implementation of the levy.	No

The issues considered relate to Policies CP1, CP2, CP3 and CP18. The issues are considered together (rather than on a policy by policy basis) to avoid repetition.

Potential significant effect	Which site and features would be affected?	Role of the Core Strategy in Causing This Effect	Likelihood of the Effect Occurring	How Might the Core Strategy be Amended to Avoid the Potential Effect	Recommendations for other Parts of the LDF	Conclusion following implementation of suggested amendment: Any adverse effect on integrity?
				East Devon Pebblebed Heaths and Dawlish Warren		
Potential for increased demand for sewage treatment facilities Potential for direct land-take associated with expansion Potential for impact on water quality/inundation associated with increase in discharge	Exe Estuary SPA – supporting habitats	This potential effect is identified as a result of population increase associated with the Core Strategy. An increased population could put greater demands on the capacity of the STW at Countess Wear which serves the area. South West Water, who own and manage the STW has confirmed that the STW at Countess Wear is already nearing capacity. The STW at Countess Wear is located within the Exe Estuary (but outside of the SPA) and is physically constrained by the SPA boundary and by areas at risk from flooding. Expansion of the facility is therefore extremely unlikely.	The Infrastructure Study refers to existing studies and work to date that identifies works on Countess Wear STW and also a new STW to the east of Exeter (which has planning permission and will serve the new community at Cranbrook) as required to deliver new development in Exeter. As part of this HRA the Environment Agency has confirmed that it is content with the proposed improvements to infrastructure.	We recommend that the supporting text to Policy CP18 is strengthened to make it clear that the delivery of the required infrastructure improvements is necessary to avoid any potential effects on European sites associated with discharges to the Exe Estuary and therefore that development is contingent on the timely provision of this infrastructure.	No	
Potential demand for increased water abstraction	Exe Estuary SPA – supporting habitats Dawlish Warren SAC – habitats East Devon Pebblebed Heath SAC – habitats	Population increase as a result of the housing provision in the Core Strategy could result in greater demands for water supply.	Review of abstraction consents by the Environment Agency in 2006 involved a Habitats Regulations Assessment (termed an 'Appendix 11' assessment process. No changes to currently extant licences were recommended as a result of the assessment. The Otter, Sid, Axe and Lim CAMS Annual Update published by the Environment Agency in October 2007 outlines the status and progress of the CAMS. The East Devon Pebblebeds Heaths SAC could be affected by Ground Water Management Unit (GWMU) 8: The Otter Sandstone. This relates to the Otter Valley Triassic Aquifer.	No further amendments suggested.	None	No



The issues considered relate to Policies CP1, CP2, CP3 and CP18. The issues are considered together (rather than on a policy by policy basis) to avoid repetition.

Potential significant effect	Which site and features would be affected?	Role of the Core Strategy in Causing This Effect	Likelihood of the Effect Occurring	How Might the Core Strategy be Amended to Avoid the Potential Effect	Recommendations for other Parts of the LDF	Conclusion following implementation of suggested amendment: Any adverse effect on integrity?
			The current status of GWMU 8 is 'no water available'. The CAMS update states that new licences will be issued with conditions adequate to protect low flows and that the East Devon Pebblebed Heaths SAC will not be adversely impacted by new licences. A Groundwater Management Strategy (GMS) has been developed to secure a sustainable level of abstractive development for the Otter Valley Triassic Aquifer. The GMS incorporates a method of using zones of abstraction licence quantity restrictions. A <i>Habitats Directive Consultation Zone</i>, has been established which outlines an area associated with the East Devon Pebblebeds Heath SAC. This area defines an area within which the possibility exists that a new abstraction licence might affect the site. The GMS requires impact assessments and prior consultation with Natural England before submission of applications for any sites lying within this Consultation Zone in order to avoid adverse impact on the East Devon Pebblebeds Heath SAC. The Environment Agency has also established a Restoring Sustainable Abstraction Programme (RSA) in Devon (see main body of report for more detail). Policy CP15 of the Core Strategy requires residential development to conform to Code for Sustainable Homes level 3 which requires minimum standards for water efficiency to be met. For major developments the required level will be 4 rising to level 5 from 2011. All non-residential developments will need to meet BREEAM 'Very Good' standard, although it is not compulsory to gain these points for a 'very good' rating for developments registered under the 2006 assessment			

The issues considered relate to Policies CP1, CP2, CP3 and CP18. The issues are considered together (rather than on a policy by policy basis) to avoid repetition.

Potential significant effect	Which site and features would be affected?	Role of the Core Strategy in Causing This Effect	Likelihood of the Effect Occurring	How Might the Core Strategy be Amended to Avoid the Potential Effect	Recommendations for other Parts of the LDF	Conclusion following implementation of suggested amendment: Any adverse effect on integrity?
			scheme. In the future theBREEAM scheme may be replaced with a Code for Non-Residential Development .			
Scope for increased discharges to water associated with new industry	Exe Estuary SPA – supporting habitats Dawlish Warren SAAC – habitats	Employment land provision in the Core Strategy could create an increased demand for discharges to the River Exe. This potential effect is considered only to apply to employment sites in the vicinity of the Exe, e.g. towards the South West of the City.	Point sources would be subject to IPPC and discharge consents. Discharge consents are subject to Habitats Regulations Assessment.	No additional changes suggested.	None	No
Scope for increased diffuse pollution from run-off	Exe Estuary SPA – supporting habitats	The policies make provision for development, particularly on greenfield land.	There would only be a risk of this effect occurring if development sites were greenfield and located in such a way that run-off was able to flow into the estuary. EIA and project level AA would prevent this risk from occurring as a result of new developments. Policy CP12 promotes the use of Sustainable Urban Drainage Systems (SUDS) in relation to mitigating flood risk. The Core Strategy also acknowledges the role of SUDS in controlling pollution from urban run-off.,	No additional changes suggested	Other DPD, such as the Development Control DPD and AAPs should require SUDS to be considered for all major developments/ redevelopments.	No
Scope for increased discharges to air associated with new industry	All sites potentially affected		Point sources would be subject to IPPC. Developments which qualify for EIA would be scoped for Air Quality impacts and if necessary full assessment undertaken and impacts minimised through mitigation. Policy CP11 of the Core Strategy also requires development to minimise impacts to air quality. .	No further changes suggested.	Policy setting out criteria against which applications for potentially polluting developments can be considered will also be provided in the Development Management DPD.	No
Increased discharges to air associated with traffic	All sites potentially affected	Potential for cumulative effects.	EIA would ensure that mitigation measures are put in place to reduce the risk of this type of pollution occurring as a result of	No further changes suggested.	None	No

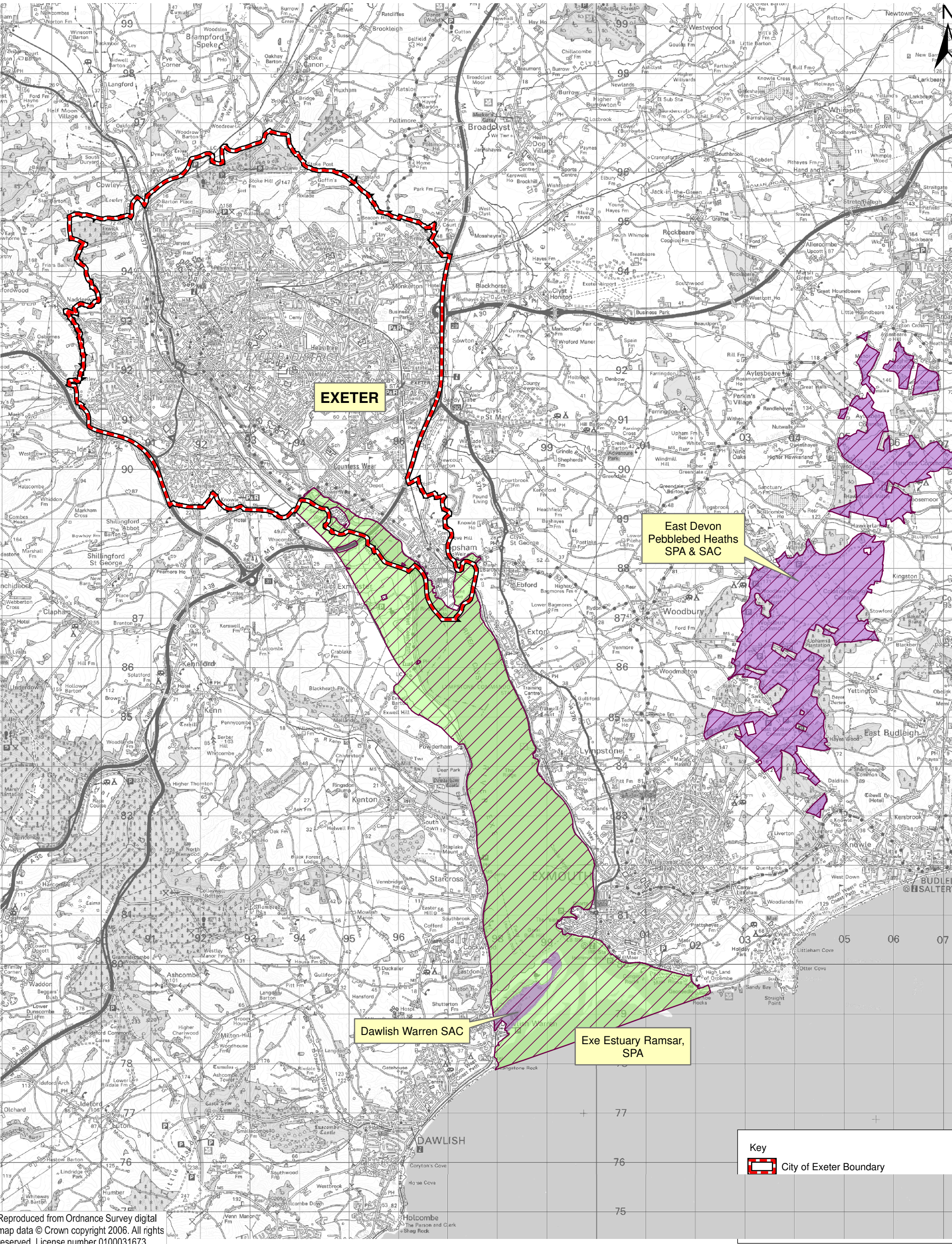
The issues considered relate to Policies CP1, CP2, CP3 and CP18. The issues are considered together (rather than on a policy by policy basis) to avoid repetition.

Potential significant effect	Which site and features would be affected?	Role of the Core Strategy in Causing This Effect	Likelihood of the Effect Occurring	How Might the Core Strategy be Amended to Avoid the Potential Effect	Recommendations for other Parts of the LDF	Conclusion following implementation of suggested amendment: Any adverse effect on integrity?
			new development projects. The Core Strategy also aims to limit growth in car traffic and promote public transport services in policy CP9. It also intends to protect air quality through Policy CP11 which seeks to bring forward measures to reduce pollution and meet air quality objectives.			
Potential for impact associated with changes to hydrological regime	Exe Estuary SPA – supporting habitats	Policies CP1 and CP2 reference development of 12ha of employment land and 500 dwellings to the south west of the city. Sites in this part of the city could potentially be in close proximity to the SPA and Policy CP2 further identifies greenfield land in the Matford area as the location for the employment development. Greenfield sites in this area have the potential to be linked to the hydrological regime of the Exe and development on these fields could potentially effect the supporting habitats of the Exe through affecting the hydrological regime.	A developer is currently in consultation with the Local Authority and NE about a proposal for employment use on a large greenfield site in this area (which would be the same location towards which development would be directed by the Core Strategy) A letter to environmental consultants appointed by the developer from NE makes recommendations for measures to avoid this effect occurring. The letter states that if these measures are put in place then it is unlikely that an Appropriate Assessment for the development will be required. Natural England's view (obtained through email consultation on 24/03/10) has not changed, NE also advises that any housing development in the area would be subject to a possible Appropriate Assessment.	The wording of Policy CP2 states that development in this area is subject to an acceptable flood risk assessment and ecological survey and habitat regulations assessment.	Reference could also be included in the Development Control DPD to the need for a hydrological assessment of the site as well as acceptable flood risk assessment and ecological survey.	No
Potential loss of off-site supporting habitats associated with specific sites	Exe Estuary SPA – off site supporting habitats, indirect effect on birds	Policy directs development of 12ha of employment land and 500 dwellings to the south west of the city. Sites in this part of the city could potentially be in close proximity to the SPA and Policy CP2 further identifies greenfield land in the Matford area as the location	A developer is currently in consultation with the Local Authority and NE about a proposal for employment use on a large greenfield site in this area (which would be the same location towards which development would be directed by the Core Strategy) A letter to environmental consultants appointed by the developer from NE states that, in light of over-wintering birds surveys which show that	The wording of Policy CP2 states that development in this area is subject to an acceptable flood risk assessment and ecological survey and habitat regulations assessment.	The Core Strategy provides sufficient safeguards until such time as the suitability of the Matford area for development is established. Consideration of potential effects on the SPA at this level of plan making does	No



The issues considered relate to Policies CP1, CP2, CP3 and CP18. The issues are considered together (rather than on a policy by policy basis) to avoid repetition.

Potential significant effect	Which site and features would be affected?	Role of the Core Strategy in Causing This Effect	Likelihood of the Effect Occurring	How Might the Core Strategy be Amended to Avoid the Potential Effect	Recommendations for other Parts of the LDF	Conclusion following implementation of suggested amendment: Any adverse effect on integrity?
		for the employment development. This effect would depend on the location of sites allocated in a DPD and the determination of whether those sites were performing a supporting function to the protected bird species of the SPA.	the site is providing little supporting function to the birds which form interest features of the SPA and it is unlikely that an Appropriate Assessment for the development will be required. The letter also states that the consultants should address potential effects on the SPA through an Ecological Impact Assessment in order that the proposal does come forward in a form which avoids significant adverse impacts and consequently the need fro AA. Policy CP2 wording states that the identification of development in this area is subject to ecological survey. Natural England's view (obtained through email consultation on 24/03/10) has not changed. NE also advises that any housing development in the area would be subject to a possible Appropriate Assessment.		not preclude the need for HRA of the allocating DPD and at the project level.	



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