

**South Huish Neighbourhood Plan**  
(Pre Regulation 14 Version submitted in August 2019)

# **Strategic Environmental Assessment and Habitats Regulation Assessment January 2020**

## **SCREENING OPINION**

### **SEA**

Having taken all of the relevant policies of the draft South Huish Neighbourhood Plan (Pre Regulation 14 Version submitted in May 2019) into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the Neighbourhood Plan since no development proposals are included in the Plan. The full reasons for this conclusion are set out in the screening report in Appendix 1.

### **HRA**

South Huish lies within the Prawle Point to Plymouth Sound SAC. The Plan does not allocate any development sites. In the light of this Council consider the South Huish Neighbourhood Plan will not have a significant effect on a European Site and therefore further assessment under the Habitat Regulations is not required.

# Summary

## SEA

This statement has been produced to comply with Regulation 15(1) e (ii) of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

A neighbourhood plan is required to meet a number of basic conditions, one of which being it must not breach, and must be otherwise compatible with EU and Human Rights obligations. This requires neighbourhood plans to fully consider the requirements of the SEA regulations which transpose the EU's SEA Directive into law and which requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

A Strategic Environmental Assessment (SEA) Screening Opinion was prepared by South Hams District Council for the South Huish Neighbourhood Plan Neighbourhood Plan which has despatched along with the relevant Version of the Plan.

**Having taken all of the relevant policies of the draft Neighbourhood Plan into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the South Huish Neighbourhood Plan. The reasons for this conclusion are set out in the screening report in Appendix 1.**

## HRA

The legislative basis for the **Habitats Regulations Assessment (HRA)** is EU Habitats Directive Article 6(3) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The 'Natura 2000 network' (more commonly referred to as 'European Sites') of sites are designated for the importance of habitats, species and birds (under the 'Habitats Directive' for Special Areas of Conservation, and the 'Birds Directive' for Special Protection Areas). The designation of European Sites was intended to provide legal protection for this flora and fauna of a European importance, requiring their maintenance or restoration in a favourable condition.

The process of HRA encompasses the requirements of the Habitats Directive and Habitats Regulations, and includes a decision on whether the plan (including Neighbourhood Plans) should be subject to appraisal. The 'screening' process is used to consider whether the plan would be likely to have significant effects on a European Sites, and if so whether an 'appropriate assessment' is necessary.

**Due to the no development being proposed in the Plan, the Council considers that the South Huish Neighbourhood Plan will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in Appendix 2 of this report.**

## Consultation

The statutory environmental bodies (Natural England, Historic England and Environment Agency) were consulted on January 13<sup>th</sup> 2020. Responses found at Appendix 3.

# Appendix 1

## South Huish Neighbourhood Plan

### Strategic Environmental Assessment Screening Opinion

#### 1.1 - Strategic Environmental Assessment (SEA) Process

The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC, this was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 or SEA Regulations. The Localism Act 2011 requires neighbourhood plans to comply with EU legislation, although not all neighbourhood plans will require full environmental assessment, depending on what they propose and what effect this might have on the environment.

The Neighbourhood Planning Regulations (General) 2012 as amended in January 2015 require qualifying bodies to submit to the LPA with their neighbourhood plan either a SEA report or a statement of reasons as to why this has not been necessary (Regulation 15(1)e). The latter will only be appropriate where the neighbourhood plan has been assessed using the criteria referred to in Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004; and where this assessment has shown that the neighbourhood plan is plan proposal is unlikely to have significant environmental effects. The 'Regulation 9' criteria are set out in Schedule 1 as follows:

1. The characteristics of plans and programmes, having regard, in particular, to—
  - (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
  - (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
  - (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
  - (d) environmental problems relevant to the plan or programme; and
  - (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).
  
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—
  - (a) the probability, duration, frequency and reversibility of the effects;
  - (b) the cumulative nature of the effects;
  - (c) the transboundary nature of the effects;
  - (d) the risks to human health or the environment (for example, due to accidents);
  - (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
  - (f) the value and vulnerability of the area likely to be affected due to—
    - (i) special natural characteristics or cultural heritage;
    - (ii) exceeded environmental quality standards or limit values; or
    - (iii) intensive land-use; and
  - (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

As part of its duty to support neighbourhood plans, South Hams District Council agreed to undertake the screening process to determine whether the Sout Huish Neighbourhood Plan is likely to have significant environmental effects, and consequently whether SEA is required.

## 1.2. South Huish and environmental constraints in the Neighbourhood Plan Area

The Neighbourhood Plan Area covers South Huish Parish in South Hams District Council, Devon. South Huish is a largely rural parish with a population of 473 (2011 Census). The residents live predominantly in three settlements: Hope Cove split between Inner and Outer Hope with 328 dwellings and Galmpton 102 dwellings. The Plymouth & South West Devon Joint Local Plan (JLP) identifies none of these settlements in its 'Smaller Towns and Key Villages' tier of rural settlements.

The South Huish Parish lies wholly within the South Devon AONB and the Undeveloped Coast Designation and parts are within the Heritage Cost Designation.

The lies within the Prawle Point to Plymouth Sound candidate Special Area of Conservation (SAC).

There are two SSSIs in or close to the Parish as follows:-

- South Milton Ley SSSI-a freshwater reed bed with bird interest, this is located just north of the Parish boundary.
- Bolt Head to Bolt Tail SSSI-Maritime cliffs, coastal grassland and scrub.

The Parish also contains 4 County Wildlife sites and two Non-statutory Regional Important Geological Sites (RIGS)

There are 32 listed buildings in the South Huish Parish and the village of South Huish includes a Conservation Area.

## 1.3. South Huish Neighbourhood Plan

The Draft South Huish Neighbourhood Plan (the Plan) sets out policies and approaches which will add local detail to policies within the Joint Local Plan. The Plan sets out a vision for South Huish as follows:

### ***A Vision for South Huish***

*The parish and each individual settlement lie within the South Devon Area of Outstanding Natural Beauty. Our vision sets out to respect this natural setting, the environment, its ecology, history and people. There should be limited change, new development must promote design quality, and be sensitive to the delicate balance between the needs of local residents, businesses and visitors. Our aim is to promote a thriving, sustainable, safe, viable, vital and close knit parish which has more control over future change.*

Ce The Plan contains twenty three policies which are summarised below:-

**Table 1. Summary of policies in the Plan**

<b>Policy</b>	<b>Summary of aims and key environmental effects</b>
<p><b>Policy SH EC 01 Tourism related employment and retention of hotels</b></p> <p>The change of use or redevelopment of a hotel to non-hotel use will only be permitted provided that:</p> <p>a) The proposed use would be compatible with the existing building and its surroundings and setting within the South Devon AONB;</p>	<p>This policy seeks to retain, as far as is possible, tourism related employment uses and hotels.</p>

<p>b) No significant loss of hotel accommodation in the Parish or detriment to local employment through the loss of hotel accommodation will result;</p> <p>c) Demand for the hotel accommodation no longer exists.</p> <p>Development may include:</p> <p>d) Rehabilitation, re-use or redevelopment of existing premises.</p> <p>e) Change of use to residential care or extra care which supports the plan objectives to both provide employment and affordable housing for the elderly as stated in Policy SH H1 (Affordable Housing)</p> <p>Where the loss of a hotel or tourism related site is justified as no longer viable the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable sale price (comparable with valuations achieved elsewhere in the District) for a minimum period of 2 years.</p>	
<p><b>Policy SH EC 02: Local Rural Employment</b></p> <p>The conversion of redundant agricultural buildings and their expansion for small scale employment uses will be acceptable in principle within the countryside provided that:</p> <p>a) The scale of employment use is appropriate to the accessibility of the site by public transport, cycling and standard of local highways;</p> <p>b) Proposals respect the character and qualities of the landscape and environment as outlined in Policy SH Env 2 and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.</p> <p>An existing building is considered redundant if it has remained vacant for a period exceeding two years. Evidence in the form of dated photographs will be required to confirm the period that the building has remained vacant.</p>	<p>This policy seeks to encourage rural employment opportunities through the conversion of redundant agricultural buildings subject to those uses being appropriate and suitable in terms of protecting against landscape intrusion and environmental effects.</p>
<p><b>Policy SH Env 1 Settlement Boundaries and avoidance of coalescence</b></p> <p>The settlement boundaries for Hope Cove and Galmpton designated in this Plan and illustrated in figures 14 and 15 shall be used for the purposes of determining all planning applications in the parish. Development proposals beyond these boundaries that would lead to any coalescence between Hope Cove, Galmpton, South Huish and Thurlestone Sands will not be permitted.</p>	<p>This policy defines the settlement boundaries for Hope Cove and Galmpton which are illustrated on Figures 14 and 15.</p>

<p><b>Policy SH Env2 Impact on the South Devon Area of Outstanding Natural Beauty (AONB)</b></p> <p>All future development in the Parish should have due regard of its impact on the AONB, Undeveloped Coast, Heritage Coast, the rural landscape and the guidance on development set by the South Devon AONB Unit. All development proposals within the Parish should successfully demonstrate that they satisfy all of the following criteria:</p> <p>a) They maintain the intrinsic character of the landscapes affected;</p> <p>b) The proposal’s visual and environmental impact on the AONB, Heritage Coast and Undeveloped Coast has been assessed and minimized;</p> <p>c) It is demonstrated that they conform to the guidance on development in the AONB Management Plan and AONB Planning Guidance;</p> <p>d) They cannot be accommodated reasonably outside the Heritage Coast and Undeveloped Coast designations;</p> <p>e) Substantial harm to or loss of irreplaceable habitats such as ancient woodland should be wholly exceptional;</p> <p>f) All proposals with the exception of minor alterations to existing dwellings within the Parish boundary must be accompanied by a landscape appraisal, which accurately defines the natural assets and constraints of a development site. The appraisal and plans shall be commensurate with the level of development proposed. This requirement does not remove any obligation to prepare a Strategic Environment Assessment on previously undeveloped land and compliance with the environmental aspects of the local validation process for Planning Applications as required by SHDC.<sup>1</sup></p> <p>g) Take opportunities available, where reasonable, for improving public access to and the enjoyment of the coast.</p>	<p>This Policy seeks to ensure development is in keeping with the AONB, Undeveloped Coast and Heritage Coast.</p>
<p><b>Policy SH Env3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish</b></p> <p>All future developments must demonstrate an awareness and management of wildlife corridors through the parish and connecting to the broader</p>	<p>This Policy seeks to ensure biodiversity and Green Infrastructure is protected against unsuitable development.</p>

<sup>1</sup> SHDC Planning Application Local Validation Checklist; <https://www.southhams.gov.uk/article/4046/Full-Planning-Application-Local-Validation-Checklist>

<p>green infrastructure of South Devon. Any development should also be informed by the Wildlife Resource Map and species record produced for the Plan<sup>2</sup>. The purpose of referring to the South Hams Green Infrastructure Framework is to build on the Strategic Aims and Actions of the framework adding and improving the GI resource at a local level.</p> <p>a) Applicants should consider the opportunities, constraints and checklists outlined in the South Hams Green Infrastructure (GI) Framework. <sup>3</sup></p> <p>b) A statement is required on all developments with the exception of minor alterations to existing dwellings within the settlement boundary detailing the way in which green infrastructure has been incorporated into the proposed development. The statement shall be commensurate with the level of development proposed.</p> <p>c) Protection of locally distinctive natural features in a development such as Devon Banks, Hedgerows and the protection of existing mature trees beyond those protected within a Tree Preservation Order should be included as part of the above statement.</p> <p>d) Where the opportunity arises any alien and foreign species of trees considered invasive or harmful should be replaced with indigenous species;</p> <p>e) Future development should promote where reasonable opportunities for improving access to heritage assets through new walking routes.</p>	
<p><b>Policy SH Env4 Local Green Spaces</b></p> <p>A number of green open spaces within the Parish are designated as LGS. These sites illustrated in figures 16 A to C have been identified by the community as of special value to South Huish Parish and hold a particular significance to the place namely;</p> <ul style="list-style-type: none"> <li>• Their beauty and tranquillity;</li> <li>• Historic significance;</li> <li>• Passive and active recreational value;</li> <li>• High environmental quality;</li> <li>• The richness of habitats and wildlife;</li> <li>• To maintain the open character of the parish;</li> </ul>	<p>This policy identifies Local Green Spaces.</p>

<sup>2</sup> Devon Biodiversity Records Centre

<sup>3</sup> South Hams Green Infrastructure Framework 2015

<ul style="list-style-type: none"> <li>The historic landscape setting of settlement is retained;</li> </ul> <p>The justification for each site listed below against the criteria set in NPPF clause 100 is included within the evidence base as Appendix A3</p> <p>LGS1 South of Coastguard cottages Inner Hope;  LGS2 New Road and Channel View junction;  LGS3 New Road by St Clements;  LGS4 New Road by Arabia and Mewstone;  LGS5 between Shippen Lane and Harbour Lane;  LGS6 Outer Hope carpark and Fisherman’s carpark;  LGS7 Cannon and Anchor;  LGS8 New Road and bypass green triangle;  LGS9 The Downs;  LGS10 Weymouth Park;  LGS11 The Green Galmpton;  LGS12 by Higher Orchard Galmpton.  LGS 13 Coastguard Station Gardens Inner Hope</p>	
<p><b>Policy SH Env5 Locally Important Views</b></p> <p>There are a number of views across South Huish Parish from public land and routes that are considered locally important. These are illustrated in figure 17. The description of each view and points to be considered are included below and within the evidence base as Appendix A4.</p> <p>The quality of the views to the coast or the countryside should be safeguarded in any future development within the Parish. The views help define the character of the Parish and the AONB as outlined in AONB Management Policy Lan/P6. Development within the foreground or middle ground of these views should not harm and should, where possible, contribute positively to the existing composition of natural and built elements. Development should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view.</p> <p>The views comprise panoramas within the acute angle of two arrows defining the extent of the view. The views cover distant ones of the settlement or are more localised within the settlement, each is considered locally important by the community.</p>	<p>This Policy seeks to protect important view which are identified on Figure 17.</p>
<p><b>Policy SH Env 6, Encouraging renewable energy and low carbon development</b></p>	<p>This policy seeks to encourage appropriate use of renewable energy and low carbon development.</p>

<p>The development of small scale renewable energy generation where supported by the community will be encouraged, this includes:</p> <ul style="list-style-type: none"> <li>• Biomass; coppicing local woodland and hedgerows;</li> <li>• Hydro; power generation from local watercourses;</li> <li>• Small scale solar power when roof mounted on domestic, employment and agricultural buildings;</li> <li>• Ground source and air source heat pumps.</li> </ul> <p>Wind turbines and large-scale ground mounted solar power are not considered appropriate methods of generation within the parish.</p> <p>For the purposes of this policy small scale is defined as less than 50Kwp. All development of small scale renewable energy generation within the parish must demonstrate that it will not affect the integrity of the Statutory and Non Statutory wildlife sites<sup>4</sup> within the parish and will have no detrimental impacts on South Devon AONB, and the SSSI's within or surrounding the parish. All proposals must be supported by protected species surveys and the identification of any necessary mitigation measures.</p>	
<p><b>Aspirational Policy SH Env 7, Reduction of existing flood risk</b></p> <p>Localised flooding is a regular hazard at various locations within the Parish particularly between Galmpton and Outer Hope and where the existing leat has been culverted. This could be overcome by a programme of remedial works and periodic regular maintenance.</p> <p>A mix of permanent improvements and regular maintenance is proposed to eliminate regular flooding in the vicinity of the following sites:</p> <ul style="list-style-type: none"> <li>• Meadow View Terrace</li> <li>• New Road</li> <li>• Lower Hope bypass</li> <li>• Vicinity of Lodge House and St. John's Lodge</li> </ul> <p>The locations of the flood risk where improvements are required is illustrated in Figure 18</p>	<p>This policy encourages the implementation of flood mitigation measure on or adjacent to sites that are identified.</p>

<sup>4</sup> Wildlife site resource map and species information for Neighbourhood Planning-South Huish by the Devon Biodiversity Records Centre February 2019 included in the evidence base.

<p>The Parish Council will negotiate improvements with Devon County Council, and where possible will seek funding to enable such work to be carried out at its discretion.</p>	
<p><b>Policy SH Env 8, Drainage Impact</b>  All proposals including minor alterations to existing dwellings within the Parish boundary must be accompanied by a drainage impact appraisal; this should cover the impact of the proposals on the existing foul and surface water system in the parish and describe what mitigation measures are proposed within the development site. The appraisal and plans shall be commensurate with the level of development proposed.</p> <p>Any proposals in the proximity of the Environment Agency flood risk area illustrated in figure 18 should take account of the Outer Hope Feasibility Study (assessing flood risk and mitigation) prepared on behalf of SHDC by Atkins in August 2013 included as Appendix B18 and are expected to demonstrate no adverse impact on local streams, leat, flood channels and neighbouring properties.</p> <p>This requirement does not remove any obligation to prepare a Drainage Assessment through the local validation process for Planning Applications as required by SHDC.<sup>5</sup></p>	<p>This Policy seeks to reduce the impacts of development on the surface water/foul drainage facilities and infrastructure.</p>
<p><b>Policy SH Env 9, Dark Skies and the avoidance of light pollution</b>  Development should not detract from the unlit environment of the Parish.</p> <p>The use of a high proportion of glass in walls and roofs without consideration of the impact on the environment when internally lit will be discouraged.</p> <p>Security lighting, outside lighting and floodlighting should be designed to minimise their impact on the night sky and lighting deflected downwards and switched off after midnight.</p>	<p>This Policy seeks to minimise light impact from new development.</p>

<sup>5</sup> SHDC Planning Application Local Validation Checklist; <https://www.southhams.gov.uk/article/4224/Drainage-Guidance>

<p><b>Policy SH H1 Affordable Housing</b></p> <p>This plan supports proposals for affordable housing development within the settlement boundaries or as exception sites. Such developments could include proposals for Community Led Housing and should meet the requirements of other policies of this plan. All development should meet the following requirements:</p> <p>a) The number of affordable homes to be delivered is in line with the need as defined by Devon Homes Choice or the local affordable housing register in place at the time;</p> <p>b) The range and size of dwellings is in line with the need as defined by Devon Homes choice;</p> <p>c) Housing for the increasing number of elderly in the Parish is provided in the form of sheltered, extra care or assisted living housing;</p> <p>d) Homes are developed for rent and purchase;</p> <p>e) The affordability is determined with consideration of the particular circumstances of South Huish, namely high average property prices and low salaries;</p> <p>f) Homes shall be occupied by people with a local connection;</p> <p>g) Affordable housing for sale shall be subject to a legal covenant to ensure the homes remain affordable and that the discount is maintained in perpetuity;</p> <p>h) Where affordable housing is delivered through the subsidy from market housing in line with SHDC Joint Local Development Plan Policy DEV 8, such market housing is subject to a principal residence condition as set out in Policy SH H2;</p> <p>i) The controls associated with development in the AONB as set out in Policy SH Env2 and the latest South Devon AONB Management Plan and Planning Guidance are strictly followed.</p>	<p>This Policy supports the provision of affordable housing and sets out parameters for the type and tenancy arrangements that should be provided.</p>
<p><b>Policy SH H2 Principal Residence</b></p> <p>a) New open market housing, excluding replacement dwellings, will only be supported where there is a planning obligation to ensure its occupancy as a Principal Residence. This policy is as a result of impact upon the local housing market of second or holiday homes. This occupancy restriction will therefore require the imposition of a planning condition or legal agreement. New unrestricted market homes will not be supported at any time.</p> <p>b) Principal Residences are defined as those occupied</p>	<p>This policy requires that all new dwelling in the Parish should be subject to a principle residence restriction.</p>

<p>as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.</p> <p>c) Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if and when SHDC requests this information. Proof of Principal Residence includes but is not limited to residents being registered on the local electoral register and being registered for and attending local services including healthcare, and schools.</p> <p>d) This policy applies to all new build development both allocated and windfall sites where open market housing is proposed within the Neighbourhood Plan Area. A replacement dwelling is defined as a single new build dwelling replacing an existing dwelling.</p>	
<p><b>Policy SH H3 Exception Sites outside the settlement boundary</b></p> <p>This plan supports the use of Exception Sites to deliver affordable housing; this is in line with National Policy and JLP policy TTV 31. A site will only be permitted if:</p> <p>a) It meets a proven need for affordable housing for local people;</p> <p>b) Management of the scheme will ensure that the dwellings continue to meet such proven needs for initial and subsequent occupiers;</p> <p>c) Where the impact on the visual and landscape amenity of the area and the AONB is not adverse and the design is in compliance with SH Env2 and the latest version of the South Devon AONB Management Plan and AONB Planning Guidance;</p> <p>d) Where the identified site is adjoining or very near the settlement boundary;</p> <p>e) At South Hams District Council’s discretion, a small number of market homes not exceeding 40% of the homes or land take may be permitted where necessary to be financially viable.</p> <p>f) The proposal meets the requirement of all</p>	<p>This policy sets out parameters against which Exception Site proposals will be considered including safeguards against unacceptable development.</p>

<p>other relevant policies of the Plan and the Joint Local Plan.</p>	
<p><b>Aspirational Policy SH T1: Improved traffic management plan for South Huish</b></p> <p>It is an aspirational policy of the Plan that a sustainable solution be found early in the Plan period to calm, manage and control traffic through the villages. This plan should be agreed by the Parish Council working in partnership with South Hams District Council, Devon County Council Highways team and Highways England. The scope of the Traffic Management Plan should cover;</p> <p>a) Reduction of road speeds through Galmpton and Hope Cove particularly at the Hope Cove Bypass and New Road;</p> <p>b) The identification and safeguarding of emergency vehicle access routes through Hope Cove including the Devon Air Ambulance and movement of the lifeboat through Inner and Outer Hope.</p> <p>c) Introduction of gateway features at the entrances to the village and changes in road surface treatment through the villages in order to calm and slow down traffic;</p> <p>d) A re-assessment of existing parking arrangements for both permanent and temporary seasonal car parking, this should include consideration of local parking permits and a review of the period and design of seasonal parking. The visual and environmental screening from residential properties from car parks should be a major consideration;</p> <p>e) Consideration of a park and ride site serving Hope Cove located in the countryside on the edge of the parish;</p> <p>f) Subject to demand additional bus services and their frequency to best serve the parish during the summer and winter and the means to fund these services;</p> <p>g) The feasibility of pedestrianisation and service access only restrictions for the centre of Outer Hope during the summer period;</p>	<p>This policy sets out aspirations for improving road safety/ reducing the use of the car and improving car parking provision.</p>
<p><b>Policy SH T2: Car Parking</b></p> <p>a) Proposals which generate an increase in on-street car, trailer and boat parking will be resisted.</p> <p>b) No development will be supported within the Parish that causes the loss in the number of public car</p>	<p>This policy seeks to discourage proposals that will generate on street parking, reduce existing car parking provision and set standards for parking provision that accompanies new development.</p>

<p>parking spaces. Should the spaces be relocated, there should be no reduction in their convenience and proximity to the village centre.</p> <p>c) New residential development including sheltered housing should ensure there is no increase in on-street car or boat parking and meets the following parking standards on site;  1 bedroom 1 space plus 1 space per 3 dwellings for visitors; 2 bedrooms 2 spaces; 3 or more bedrooms 3 spaces.</p> <p>Proposals which seek to include parking provision below these standards will require robust justification which takes into account the sites accessibility, proximity to and availability of public transport with regards to the use, type and mix of development proposed.</p>	
<p><b>Policy SH T3: Footpaths and cycleways</b></p> <p>All new development in the Plan area should link to a safe path network that connects the Parish, surrounding settlements, and the SW Coast Path where feasible. Where appropriate, opportunities to improve and extend the existing network will be sought as part of any development proposals. New and existing footpaths should:</p> <p>a) where appropriate and excluding the SW Coast Path promote their use as cycleways;  b) introduce and help establish new routes including circular routes connecting Malborough, Galmpton, Hope Cove, South Milton, Hope Barton and Bolberry and an improved route for cyclists to Kingsbridge and Salcombe;  c) have durable surfacing and effective drainage;  d) be easy to navigate with discreet rural signage;  e) be accessible to those with special needs where feasible;  f) include improved footbridges and stiles where required.</p> <p>No new footpath should have a detrimental impact on wildlife habitats as outlined in the Wildlife Resource Map (Appendix B10) and any future revision included in the Evidence Base.</p>	<p>This policy seeks to ensure new development links into the existing footpath/cycle infrastructure/ introduction of new routes and protection of existing.</p>
<p><b>Policy SH HW 1, Community Facilities</b></p> <p>a) Development that results in the loss of community facilities and public spaces as outlined above in paragraph 6.6.3 or that results in any harm to their</p>	<p>This policy seeks to protect against the loss of existing community/recreation facilities</p>

<p>character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed.</p> <p>b) New residential development will where practicable be expected to deliver new community facilities including Open Space, Sports and Recreation (OSSR) facilities on site. On smaller sites or where this is not practicable a planning obligation will be sought to mitigate the impact of new residents through new and improved provision in an appropriate location. For OSSR facilities this should be in accordance with the priorities and projects identified in the South Huish Parish OSSR Plan. Facilities identified include; new children’s play area in Hope Cove and beach showers within the toilet building in Outer Hope.</p> <p>c) Proposals that involve the use of land in the countryside to facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be supported where they would not have an adverse effect on the AONB, countryside, historic environment, and other land uses in the vicinity. Any proposals that improve access to existing public rights of way will be supported.</p> <p>d) Proposals that promote the public awareness and enjoyment of the historic and natural environment such as heritage and nature trails will be supported. Any future development should include the appropriate enhancement of adjacent heritage and nature trails.</p> <p>e) Ancillary facilities must, where practicable, be accommodated in existing buildings that are of a general design in keeping with their surroundings.</p>	
<p><b>Policy SH HW2 Local Shops and Services</b></p> <p>The loss of any existing shops and services will not be supported and any increase in provision supported. In the event that the loss of a shop is proposed on the basis that it is no longer being viable, the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable rent for a minimum period of two years.</p>	<p>This policy seeks to protect the loss of local shops and service against unnecessary loss.</p>

<p><b>Policy SH HBE 1 Non-Designated Heritage Assets</b></p> <p>The historic environment should be conserved and enhanced. Proposals that directly or indirectly affect the significance of the following non-designated heritage assets located within the parish should be judged according to the scale of any harm or loss and the significance of the asset to the parish;</p> <ol style="list-style-type: none"> <li>1. Wash House, Coast guard Cottages Inner Hope</li> <li>2. Methodist Chapel Inner Hope (1862)</li> <li>3. Fisherman’s Reading Room Inner Hope</li> <li>4. St Clements Church Hope Cove</li> <li>5. Harbour Wall Outer Hope</li> <li>6. Pilchard Cellar Outer Hope</li> <li>7. The Kiln Outer Hope</li> <li>8. The Sea Captain’s Houses (Ashleigh, Tarqua, and Longstone) Outer Hope</li> <li>9. Terrace Outer Hope comprising Shippen Cottage, Harbour Cottage, Anchor Cottage and Camac Cottage, Osborn House, Yabsley Cottages, and Moorings.</li> <li>10. The Cannon and Anchor, Outer Hope</li> <li>11. The Pill Box, Boat Sands, Outer Hope</li> </ol> <p>The location of the above non-designated heritage assets and extent of the site covered by the designation are shown on Figure 20A and B and details of the selection criteria used are set out in Appendix A5 .</p>	<p>This policy seeks to protect identified non designated heritage assets against loss or harm from proposed development.</p>
<p><b>Policy SH HBE 2: Safeguarding Heritage Assets and the Conservation Area</b></p> <p>Within and surrounding the Inner Hope Conservation Area any development should preserve and enhance the Conservation Area and make a positive contribution to the significance of heritage assets and their setting. All project proposals in the Conservation Area and in the vicinity of listed buildings and Non Designated Heritage Assets should conform to the following criteria:</p> <ol style="list-style-type: none"> <li>a) They should contribute positively to the Conservation area and the character of the existing settlements;</li> <li>b) If they have an impact on a heritage asset, they should be accompanied by an assessment of the significance of the asset including a desktop and on-site study.</li> <li>c) Use high quality materials that should complement the local and traditional palette of materials used within the Parish.</li> </ol>	<p>This policy seeks to protect heritage assets/the Conservation area against development that could cause harm.</p>

<p>d) Design features such as setbacks, stone, or render walls that are of a colour and texture that match existing examples, and roof details that are locally distinctive to the outstanding and positive character areas should be used.</p> <p>e) Consideration should be given to detailed surface treatments that are locally distinctive.</p> <p>f) Existing wooded areas and mature isolated trees should be retained.</p> <p>g) Doors, windows and roofing materials should be replaced with those of a similar appearance to those used in the construction of the exterior of the original building.</p>	
---	--

<p><b>Policy SH HBE 3: Design Quality within the Parish</b></p> <p>1. Any new development in South Huish Parish must demonstrate high quality design. All project proposals should be innovative and in keeping with the area within which it is located, respond to and integrate with the local built surroundings, landscape context and setting. A contemporary design solution will be supported providing it respects the context and setting.</p> <p>2. Development throughout the parish but outside the Inner Hope Conservation Area will be supported where:</p> <p>a) Building setbacks follow and match adjoining buildings;</p> <p>b) The design respects the scale and character of existing and surrounding buildings; this does not exclude an innovative contemporary design approach;</p> <p>c) High quality materials that complement the local and traditional palette of materials found within South Huish Parish are used;</p> <p>d) The principles of sustainable and low carbon design as defined by Joint Local Plan Policy Dev 34</p> <p>e) It has regard to the requirements of CPtED and ‘Secure by Design’ to minimise the likelihood and fear of crime and acts of anti-social and unacceptable behaviour and community conflict in the built environment;</p> <p>f) It reduces the dependence on the private car by supporting and connecting directly to other more sustainable modes such as walking, cycling and public transport.</p> <p>3. The subdivision of existing plots will only be supported where there is no loss in character or environmental quality of the surroundings, there is</p>	<p>This policy sets out criteria against which development proposals will be considered and is aimed to protect and enhance the design quality of the Parish.</p>
---	---

<p>suitable highway access on at least one boundary, plot and unit sizes are comparable with adjacent properties, adequate amenity space is provided and the amenity of adjoining properties is not compromised.</p> <p>4. Proposals should seek to avoid damage to and retain existing trees and hedges in situ. Where retention is not feasible, lost trees and hedges should be replaced with provision elsewhere on site.</p> <p>5. Development must not exacerbate flooding risks.</p> <p>6. Existing footpaths or public rights of way must be retained or acceptable diversions agreed.</p>	
<p><b>Policy SH ED 1 Promotion of local skills</b></p> <p>Opportunities for the development and promotion of local traditional and rural skills such as fishing, fish processing, farming, rural construction and safeguarding these for future generations will be encouraged.</p> <p>Development proposals in the hospitality, tourism, fishing, rural construction and agriculture sectors will be supported where they provide training facilities to improve the knowledge and skills of local people.</p> <p>Development proposals that establish training links with the South West's universities and further/higher education facilities will also be supported.</p>	<p>This policy aims to encourage development that will enhance and promote opportunities for the development of local skills.</p>

## 2.0. SEA Screening and Statement of Reasons

Table 2 below provides the screening determination of the need to carry out a full Strategic Environmental Assessment for the South Huish Neighbourhood Plan, including a statement of reasons for why this has not been considered necessary. The statutory consultees consisting of Natural England, Historic England and the Environment Agency will be consulted to ask for their comments.

**Table 2: SEA screening**

Criteria	Significant environmental effect?	Reason
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to	NO	The broader policy framework is set by the NPPF and the Local Plan. The South Huish Neighbourhood Plan does not propose significant new development in

the location, nature, size and operating conditions or by allocating resources;		addition to or in contradiction of the Local Plan.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	NO	Neighbourhood plans should be taken into account by other proposed plans, including the Local Plan, but there are no plans or programmes that need to be in conformity with it. The Plan will therefore not significantly influence other plans and programmes.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	NO	The policies in the South Huish Neighbourhood Plan are not considered likely to have a significant environmental impact on the integration of environmental considerations. Any development proposed will be in accordance with environmental protection policies of the adopted Local Plan and the National Planning Policy Framework (NPPF).
(d) environmental problems relevant to the plan or programme; and	NO	The Plan proposes no development and contains policies that seek to protect the environment and will not give rise to unacceptable environmental impacts.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	NO	The Neighbourhood Plan is not relevant as a plan for implementing EC legislation.
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—</b>		
(a) the probability, duration, frequency and reversibility of the effects;	NO	Any effects of the proposals advanced by the Plan are considered to have minimal environmental impact. Policies in the Plan, that support development, seek to minimise any potential impacts.
(b) the cumulative nature of the effects;	NO	The effects from the Plan as a whole are not considered to be significantly greater than those from any individual policy.
(c) the transboundary nature of the effects;		The Plan will not have any transboundary effects.
(d) the risks to human health or the environment (for example, due to accidents);	NO	There are considered to be no risks to human health.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	NO	The Neighbourhood Plan area covers the Parish of South Huish. The population of the Neighbourhood Area is approximately 473. This is considered to be a small area in terms of potential wider environmental effects. Furthermore the Parish covers only 3.3 sq miles and is the smallest in South Hams

(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	NO	As already illustrated, the vulnerable areas which may be effected have been identified in the Plan and are protected against in appropriate development by the policies contained therein.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	NO	As above and elsewhere in this document. In addition, the Plan contains policies which are likely to have a positive effect on the environment generally.

## 2.1 SEA Screening Opinion

The South Huish Neighbourhood Plan does not identify any sites for development and proposes a continuity of land uses as they exist at present. Furthermore, the Plan includes a suite of policies that are devised to meet the Plan’s Vision and Objectives which seek to protect the environment and mitigate any impacts that may arise from implementation of the Plan.

Having taken into account all the policies included into account and having assessed potential impacts on Designated Sites and Landscapes, this screening opinion has concluded that SEA is not required.

## Appendix 2

### South Huish Neighbourhood Plan Habitats Regulations Assessment: Screening

#### 1.0. The HRA process

The legislative basis for the **Habitats Regulations Assessment (HRA)** is EU Habitats Directive Article 6(3) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The ‘Natura 2000 network’ (more commonly referred to as ‘European Sites’) of sites are designated for the importance of habitats, species and birds (under the ‘Habitats Directive’ for Special Areas of Conservation, and the ‘Birds Directive’ for Special Protection Areas). The designation of European Sites was intended to provide legal protection for this flora and fauna of a European importance, requiring their maintenance or restoration in a favourable condition.

With respect to this HRA, all of the following designations, to which the HRA process applies, are referred to as ‘European sites’:

- **Special Areas of Conservation (SACs)** special protection to flora, fauna and habitats
- **Special Protection Areas (SPAs)** are areas of land, water or sea of international importance for the breeding, feeding, wintering or the migration of rare, vulnerable or migratory species of birds
- **Ramsar sites**, identified through the Convention on Wetlands of International Importance
- **Proposed and candidate SPAs and SACs (pSPA, cSPA, pSAC, cSAC)** that are being considered for designation

#### 1.1. The HRA screening process for neighbourhood plans

There are particular requirements for plans and projects set out within the European Directives (and transposed into domestic legislation in England by the ‘Habitats Regulations’).

The process of HRA encompasses the requirements of the Habitats Directive and Habitats Regulations, and includes a decision on whether the plan (including Neighbourhood Plans) should be subject to appraisal. The 'screening' process is used to consider whether the plan would be likely to have significant effects on a European Sites, and if so whether an Appropriate Assessment is necessary.

An Appropriate Assessment will consider the implications for the European Site in view of the conservation objectives (generally to restore or maintain the features which led to the designation of the site), and consider whether the plan could affect the integrity of the site. A plan should only be agreed once the competent authority has established that the plan will not adversely affect the integrity of the European Sites.

With respect to Neighbourhood Plans, the Neighbourhood Planning (General) Regulations 2012 require a submitted neighbourhood plan to include a statement explaining how the proposed Neighbourhood Plan meets the basic conditions set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. One of the basic conditions requires Neighbourhood Plans to be compatible with EU obligations and to demonstrate that it is not likely to have a significant effect on a European Site.

The Habitats Regulations do not prescribe a specific methodology for undertaking or reporting the appraisal of plans, however there is guidance within various documents and the following are most relevant:

- ODPM Circular 06/2005
- *The Habitats Regulations Assessment of Local Development Document (David Tyldesley and Associates for Natural England – final draft 2009)*
- *Habitats Regulations Appraisal of Plans, Guidance for Plan-Making bodies in Scotland (David Tyldesley and Associates, 2012).*

As this Neighbourhood Plan is not directly connected with or necessary for the management of a European site for nature conservation purposes it must proceed through the HRA screening process.

## **2.0. Selecting European sites that should be considered in the HRA screening**

The decision about which European Sites should be considered in the Appraisal is based upon the checklist below (*adapted from Figure 2 of HRA of Plans, David Tyldesley and Associates, 2012*).

- Sites within the plan area
- Sites upstream or downstream of the plan area in the case of river or estuary
- Wetland sites with relevant hydrological links to land within the plan area
- Sites which have significant ecological links with land in the plan area (e.g. migratory birds/mobile species)
- Sites which may receive increased recreational pressure from the plan
- Sites that may be used for water abstraction
- Sites that could be affected by discharge of effluent from waste water treatment
- Sites that could be affected by significant increases in emissions from traffic

## EUROPEAN SITES THAT COULD POTENTIALLY BE AFFECTED BY THE SOUTH HUIISH NEIGHBOURHOOD PLAN

SOUTH HAMS EUROPEAN SITES				
Site Name & Designation	Qualifying Interests	Site vulnerabilities	Potential effects associated with development (general)	Likelihood of a Significant Effect from the Strete Neighbourhood Plan
<b>Dartmoor SAC</b>	Northern Atlantic wet heath with <i>Erica tetralix</i> European dry heath Blanket bog Old sessile oak woodlands <i>Ilex</i> and <i>Blechnum</i> in the British Isles Southern damselfly <i>Coenagrion mercuriale</i> Otter <i>Lutra lutra</i> Atlantic salmon <i>Salmo salar</i>	Visitor and recreational pressure including accidental and deliberate burning, trampling and erosion particularly of blanket bog, disturbance of otters by activity on/near rivers  Nutrient/acid deposition causing habitat loss  Water quality – effect on Atlantic salmon and Otter	Increased recreational pressure resulting from new development  Air pollution associated with new development	None due to geographical separation and lack of impact pathways
<b>Plymouth Sound and</b>	Sandbanks which are slightly covered by sea water all the time	Increased pressure for recreational moorings and facilities, port development, dredging	Increased recreational pressure - physical damage	None due to geographical separation and lack of impact pathways

<p><b>Estuaries SAC</b></p>	<p>Estuaries Mudflats and sandflats not covered by seawater at low tide Large shallow inlets and bays Reefs Atlantic salt meadows Shore dock Allis shad</p>	<p>Sensitivity to oil pollution  Allis shad vulnerable to noise, vibration and degraded water quality</p>		<p>None due to geographical separation and lack of impact pathways</p>
<p><b>South Dartmoor Woods SAC</b></p>	<p>Old sessile oak woodlands /lex and <i>Blechnum</i> in the British Isles European dry heath</p>	<p>Visitor and recreational pressures  Air pollution (associated with atmospheric nitrogen deposition from agriculture, industry, vehicles)</p>	<p>Increased recreational use – trampling and erosion/fires  Air pollution associated with new development</p>	<p>None due to geographical separation and lack of impact pathways</p>
<p><b>Tamar Estuaries Complex SPA</b></p>	<p>Internationally important populations of Avocet and Little Egret</p>	<p>Disturbance to Avocet and Little Egret  Habitat loss – water quality, acid and nitrate deposition in important wetland areas</p>	<p>Increased recreational pressure associated with development – visual and noise disturbance of Avocet and Little Egret  Additional housing in vicinity of SPA increasing discharge of pollutants from waste water treatment works (non-toxic contamination)</p>	<p>None due to geographical separation and lack of impact pathways</p>
<p><b>Start Point to Plymouth Sound and Eddystone SAC</b></p>	<p>Reefs</p>	<p>Fishing</p>	<p>Recreational angling</p>	<p>None: the Neighbourhood Plan is not proposing any development that may affect the SAC.</p>
<p><b>South Devon</b></p>	<p>Vegetated sea cliffs of the</p>	<p>Recreational disturbance</p>	<p>Additional pressure from new residents recreation along coastal areas</p>	<p>None due to geographical separation and lack of impact pathways</p>

Shore Dock SAC	Atlantic and Baltic coasts				
	Shore dock Rumex rupestris				
Blackstone Point SAC	Shore dock Rumex rupestris	None identified in SIP	Changes to surface water runoff quality	None due to geographical separation and lack of impact pathways	
Lyme Bay and Torbay SAC	Reefs and sea caves	Public access and disturbance	Additional pressure from new residents recreation along coastal areas	None due to geographical separation and lack of impact pathways	
South Hams SAC	Various habitats (associated with Berry Head site) and Greater Horseshoe Bat	Lighting, loss of supporting habitat in wider landscape for foraging and commuting, disturbance	Lighting, loss of supporting habitat in wider landscape for foraging and commuting, disturbance	None due to geographic separation and lack of impact on pathways.	

## 2.1. Conservation Objectives

Natural England publish Conservation Objectives for each European site. Conservation Objectives are intended to assist competent authorities with meeting their obligations under the Habitats Regulations, providing a framework to inform HRA, in particular the Appropriate Assessment stage of HRA.

Where Conservation Objectives are met for the Qualifying Species, the site is considered to exhibit a high degree of integrity and to be achieving a Favourable Conservation Status for that species or habitat.

With regards to the European sites, natural habitats and/or species for which the site has been designated (the Qualifying Features):

- *Avoid deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained or restored as appropriate and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.*
- *Subject to natural change, to maintain or restore:*
  - *The extent and distribution of qualifying natural habitats and habitats of qualifying species;*
  - *The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;*
  - *The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;*
  - *The populations of qualifying species;*
  - *The distribution of qualifying species within the site.*

## 2.2 Criteria with which to screen the Neighbourhood Plan

The following table sets out criteria to assist with the screening process of policies and proposals within the Neighbourhood Plan to consider their potential effects on European Sites. Policies and proposals that fall within categories A and B are considered not to have an effect on a European Site and are not considered further within the HRA process. Policies and proposals that fall within categories C and D are considered further, including an in-combination consideration. If straightforward mitigation measures cannot be applied to avoid any significant effects, then any remaining policies and proposals that would be likely to have a significant effect on a European site, either alone or in combination must be taken forward to an Appropriate Assessment.

<b>Category A: No negative effect</b>	
A1	Options / policies that will not themselves lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy.
A2	Options / policies intended to protect the natural environment, including biodiversity.
A3	Options / policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European Site .
A4	Options / policies that positively steer development away from European sites and associated sensitive areas.
A5	Options / policies that 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.
<b>Category B: No significant effect</b>	

B	An option or policy or proposal that could have an effect but would not be likely to have a significant (negative) effect because the effects are trivial or 'de minimis', even if combined with other effects.
<b>Category C: Likely significant effect alone</b>	
C1	The option, policy or proposal could <b>directly affect</b> a European site because it provides for, or steers, a quantity or type of development onto a European site, or adjacent to it.
C2	The option, policy or proposal could <b>indirectly affect</b> a European site e.g. because it provides for, or steers, a quantity or type of development that may be very close to it, or ecologically, hydrologically or physically connected to it or it may increase disturbance as a result of increased recreational pressures.
C3	Proposals for a <b>magnitude of development</b> that, no matter where it was located, the development would be likely to have a significant effect on a European site.
C4	An option, or policy that makes provision for a quantity / type of development (and may indicate one or more broad locations e.g. a particular part of the plan area), but the effects are uncertain because the detailed location of the development is to be selected following <b>consideration of options in a later, more specific plan</b> . The consideration of options in the later plan will assess potential effects on European Sites, but because the development could possibly affect a European site a significant effect cannot be ruled out on the basis of objective information.
C5	Options, policies or proposals for developments or infrastructure projects that could <b>block options or alternatives</b> for the provision of other development or projects in the future, which will be required in the public interest, that may lead to adverse effects on European sites, which would otherwise be avoided.
C6	Options, policies or proposals which <b>depend on how the policies etc are implemented</b> in due course, for example, through the development management process. There is a theoretical possibility that if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European site.
C7	Any other options, policies or proposals that would be <b>vulnerable to failure</b> under the Habitats Regulations at project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning.'
C8	Any other proposal that may have an adverse effect on a European site, which might try to pass the tests of the Habitats Regulations at project assessment stage by arguing that the <b>plan provides the imperative reasons</b> of overriding public interest to justify its consent despite a negative assessment.
<b>Category D: Likely Significant effect in combination</b>	
D1	The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies or proposals <b>provided for or coordinated by Our Plan</b> the <b>cumulative</b> effects would be likely to be significant.
D2	Options, policies or proposals that alone would not be likely to have significant effects but if their effects are <b>combined with the effects of other plans or projects</b> , and possibly the effects of other developments provided for in Our Plan as well, the combined effects would be likely to be significant.
D3	Options or proposals that are, or could be, part of a <b>programme or sequence of development</b> delivered over a period, where the implementation of the early stages would not have a significant effect on European sites, but which would dictate the nature, scale, duration, location, timing of the whole project, the later stages of which could have an adverse effect on such sites.

### 3.0. Neighbourhood Plan screening

Table 1: HRA Screening

Policy/Proposal	Category (A,B,C,D)	Reason for category (unless clear)	Potential impacts on European sites	European sites affected	Mitigation required
All Policies	A1, A2, A3,A4 and A5	No development proposed and policies proposed seek to protect and mitigate potential impacts.	None	None	None

### 3.1. HRA CONCLUSION AND SCREENING OPINION

It is considered that the South Huish NP will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required.

---

**From:** Stuart, David <David.Stuart@HistoricEngland.org.uk>  
**Sent:** 30 January 2020 17:47  
**To:** Duncan Smith  
**Subject:** RE: South Huish NP: SEA/HRA Screening

Dear Duncan

Thank you for your SEA Screening consultation on the emerging South Huish Neighbourhood Plan.

I can confirm that we have no objection to the view that a full SEA is not required.

Kind regards

David

David Stuart | Historic Places Adviser South West  
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND  
<https://historicengland.org.uk/southwest>



Historic England

We are the public body that helps people care for, enjoy and celebrate England's spectacular historic environment, from beaches and battlefields to parks and pie shops.

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. We respect your privacy and the use of your information. Please read our full [privacy policy](#) for more information.

---

**From:** Duncan Smith [mailto:Duncan.Smith@swdevon.gov.uk]  
**Sent:** 13 January 2020 14:43  
**To:** consultations@naturalengland.org.uk; 'spdc@environment-agency.gov.uk'; Stuart, David  
**Cc:** SW-Neighbourhood Planning  
**Subject:** South Huish NP: SEA/HRA Screening

**THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you**

All.....I enclose for your comments a Draft Screening Opinion for SEA/HRA for the South Huish Neighbourhood Plan (Regulation 14 Version dated August 2019). I also enclose a copy of that Plan which for your information is currently out, until 20<sup>th</sup> January, for Regulation 14 consultation.

I look forward to receiving your response.

Regards  
Duncan

## **Disclaimer**

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

Date: 07 February 2020  
Our ref: 308019  
Your ref: South Huish NP: SEA/HRA Screening



Mr Duncan Smith  
South Hams District Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

[Duncan.Smith@swdevon.gov.uk](mailto:Duncan.Smith@swdevon.gov.uk)

T 0300 060 3900

Dear Mr Smith,

**SEA and HRA Screening of the South Huish Neighbourhood Development Plan**

Thank you for your consultation on the above date 13th January 2010 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Strategic Environmental Assessment Screening**

Natural England considers that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely. We therefore agree with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

**Habitats Regulations Assessment Screening**

Natural England welcomes the consideration given to the Habitats Regulations. We agree with the report's conclusions that the South Huish Neighbourhood Plan will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Victoria Kirkham  
Consultations Team