



**Ide Neighbourhood Development Plan (Sept 2017)- Pre Submission
(Regulation 14)**

**Strategic Environmental Assessment (SEA) Screening Report & Habitat
Regulation Assessment (HRA)**

Prepared by Teignbridge District Council On behalf of Ide Parish Council

September 2017

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1. Introduction

- 1.1 This screening report is used to determine whether or not the contents of the Pre-Submission (Reg 14) Neighbourhood Development Plan (NDP) require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The designated Ide Neighbourhood Development Plan Area follows the Ide Parish Boundary exactly.
- 1.3 The purpose of the Ide Neighbourhood Development Plan is to reflect the aspirations of the community to ensure the plan delivers a well-balanced community and sustainable development.
- 1.4 The Pre-Submission Ide Neighbourhood Development Plan specifically considers the following:
- Support for residential development as infill within the settlement boundary
 - Allocation of agricultural units on the settlement edge for residential redevelopment
 - Support for new car parking areas
 - Allocation of Weir Meadow as a recreational space with support for related development
 - The identification and protection of Local Green Spaces
 - Safeguarding and enhancing sports and recreational facilities.
 - Maintaining the rural character to the entrance to Ide village.
- 1.5 The aim and objectives of the Pre-submission Ide Neighbourhood Development Plan (September 2017) are based upon the key issues raised by local people through a series of consultation events. They have been summarised and refined by the Steering group preparing the plan to form the basis of the Neighbourhood Development Plan for Ide.
- 1.6 The aim is:
- “To introduce neighbourhood planning policies where it is thought necessary to do so to promote appropriate sustainable development.”*
- 1.7 The Objectives are:
- To allow opportunities for new housing development that meets specific and identifiable housing needs within or adjacent to the existing settlement boundary

- To encourage development that provides space for vehicles belonging to parishioners or bona fide visitors to be parked off the roads and in areas that help reduce their impact
- To protect and enhance existing recreation areas and encourage community use
- To facilitate the provision of additional recreation areas to meet local demands
- To ensure that local green spaces which make such a positive contribution to the environment of the village are valued, protected and enhanced.

1.8 The Pre-Submission Ide Neighbourhood Plan (September 2017) includes the following policies and proposals:

Policies

Policy IDE01: Residential Development in Ide

Policy IDE02: Pynes Farm

Policy IDE03: New Car Parking Areas

Policy IDE04: Sports and Recreational Facilities

Policy IDE05: Weir Meadow

Policy IDE06: Local Green Spaces

Policy IDE07: Ide Gateway Enhancement Area

Proposal

Policy IDE02- to redevelop existing Pynes Farm agricultural buildings for approximately 10 dwellings.

Policy IDE05- The allocation of Weir Meadow as a recreational facility and the proposed construction of recreational facilities on site.

2. Ide Characteristics

The below information provides a brief summary of the primary characteristics affecting the parish of Ide.

Primary Characteristics	
Population	526 residents
Number of Dwellings	259
Parish Area	675 hectares
Location	Approximately 2.5km south west of Exeter City Centre, on the eastern side of the A30. It is a rural parish containing only the settlement of Ide
Area of Great Landscape Value	Covers the majority of the parish with the exception of the majority of the settlement of Ide and field parcels immediately to the east of High Street.
Areas of flood zones	Flood Zone surrounds Fordland Brook which runs along the village's north western built-up boundary
Ancient Woodland	Stands to the far west of the parish
Ide Heritage Assets	7 hectare Conservation Area encompasses the majority of the settlement of Ide. The Conservation Area was designated in 1976 and includes 29 Grade II Listed Buildings. Ide parish has no assets on the Heritage at Risk Register 2016. An area of high archaeological potential covers the Conservation Area.
Teignbridge Local Plan 2013-2033	
Teignbridge District Local Plan 2013-2033 (Adopted) includes no allocations for development within the parish of Ide. The strategic policies of the Local Plan apply to Ide and the Ide Neighbourhood Plan must in general conformity with these. The strategic policies of the local plan are:	
a) All Strategic Policies, Strategic Places, Prosperous Economy, Wellbeing and Quality Environment Policies from S1A through to EN12;	
b) Heart of Teignbridge HT1 to HT3;	
c) Newton Abbot NA1 to NA4 and NA8 to NA12;	
d) Kingsteignton KS1, KS3 and KS6;	
e) Kingskerswell KK1 and KK4;	
f) Edge of Exeter SWE1 to SWE3;	
g) Dawlish DA2 and DA7; and	
h) Chudleigh CH1.	

3. Background- 1st Consultation Draft Ide Neighbourhood Development Plan (Jan 2017)

- 3.1 The 1st Consultation Draft Ide Neighbourhood Development Plan was subject to an SEA screening determination and Habitat Regulation Assessment in January 2017.
- 3.2 The SEA screening outcome determined there would unlikely be any significant effects arising from the pre-submission neighbourhood plan.
- 3.3 The HRA determined the Plan would have no likely significant effect on European wildlife sites.
- 3.4 Natural England, Historic England and the Environment Agency were consulted on the SEA determination with all three providing responses:

3.5 Historic England stated:

“The focus of our attention is Policies IDE02 (Pynes Farm) and IDE05 (Weir Meadow), both of which allocate land for development.

The policy for Pynes Farm proposes development of up to 10 dwellings. This draws upon an indicative site plan which is included as Appendix 6 (p20) in the SEA Screening Report. There appears to be no further information to substantiate the basis of this concept from an understanding of heritage significance point of view in terms of demonstrating that the site can deliver that number of dwellings without causing harm to designated assets but the policy itself includes criteria for their protection and to ensure that any scheme constitutes an enhancement of the character of the area.

The policy for Weir Meadow is non-specific in terms of advocating a fixed quantum of development but it lists the amenities that are expected which might have a significant effect in terms of change to the physical character of the site and its context. The policy criteria and its supporting text do not make reference to historic environment considerations but para 6.13 (p23) states the intention to extend sporting and recreational opportunities “whilst protecting the essential character of this attractive, rural location”. Acknowledging that the policy does contain criteria intended to effect an appropriate balance nonetheless, from the information provided and having looked at the Plan’s website, it is not clear whether or how the site can in principle accommodate the quite ambitious agenda for its development

We note that the site appears to be an open green space between the cricket pitch and the edge of the settlement proper. In contributing to this rural context the site may have a significant role in defining the setting of the Conservation Area. However, this aspect of the historic environment has not been referred to, either in the supporting text or as a criterion within the policy. Given the clear implications of the policy it is possible that such development may unwittingly cause harm to the significance of the

Conservation Area as a designated heritage asset. This issue is not picked up in the SEA Screening Report.

While we are therefore happy that appropriate provision and evidence for the protection and enhancement of the historic environment has been made in connection with Policy IDE02 we do not feel that the same can be said for Policy IDE05. We would therefore encourage suitable provision within the criteria for this policy for the protection of the setting of the conservation area or the demonstration of evidence that the allocation of this site for the type and level of development which the policy implies will not cause harm to this or any other designated heritage asset. Otherwise, a site options evaluation could well be necessary, consistent with a full SEA.

In the meantime therefore, regrettably we cannot agree with the conclusion of the SEA Screening Report that, on the basis of the evidence which has been made available, the Plan as drafted is unlikely to generate significant environmental effects.”

3.6 Natural England stated:

“We are pleased to note that Policy IDE05 (the allocation of Weir Meadow as a recreational facility) will ensure that any proposals that come forward identify and mitigate against any potential adverse impacts on biodiversity.

Policy IDE06 Local Green Spaces

We are pleased that the plan highlights the importance of green spaces in the parish. The parish has a number of traditional orchards; one of these is picked up as the unconfirmed wildlife site to the immediate south of the village settlement boundary (Victorian Orchard). These orchards are Priority Habitat as highlighted in the UK Biodiversity Action Plan (UK BAP) - [click here for more information](#). They are important not only for their high biodiversity value but also as a link to the heritage of the parish and its people.

We note that links are made between the protection of green spaces and biodiversity with encouraging and enabling healthier lifestyles. We suggest that these interrelated and multifunctional benefits of green space and biodiversity could be pulled together more coherently through a policy on Green Infrastructure.

Natural England agrees with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required. We consider 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 also agree with the report’s conclusions that the Neighbourhood Plan would not be likely to result in a significant effect on any European site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.

As stated in the screening assessment, the Joint Approach should ensure that likely significant effects on the Exe Estuary SPA and Ramsar Site are avoided through appropriate mitigation of increased recreational pressure.

These screening opinions are given based on the provided material. If the plan were to change significantly (e.g. especially if it introduced site allocations) then a screening update may be needed.”

3.7 The Environment Agency Stated:

“The Fordland Brook, a tributary of the Alphin Brook, runs west-east to the north west of the village. There are also numerous ‘minor’ watercourses, ditches and springs which have a role to play in terms of flood storage, conveyance of water and biodiversity. These should be protected from development and we recommend that they form part of the Green Infrastructure network for the Parish.

Whilst the majority of the Parish lies within Flood Zone 1 (low probability of flooding), our Flood Map indicates that there is land adjacent to the Fordland Brook which lies within Flood Zones 2 (medium probability of flooding) and Flood Zone 3 (high probability of flooding). In line with the National Planning Policy Framework we would seek any new development to be directed to areas within Flood Zone 1. Any new development which has to be located within flood zones 2 and 3 would need to be safe for its lifetime (including allowance for Climate Change), not increase flood risk elsewhere and, where possible, reduce flood risk over all. For example, when considering the sports and recreation facilities at Weir Meadow, opportunities for flood plain enhancement should be investigated as a means of reducing flood risk.

We would be looking for new development to manage surface water drainage on site through the use of Sustainable Drainage Systems to ensure that surface water flooding risks are not increased and, where possible, are reduced.

With regard to the objectives of the Water Framework Directive (WFD) the Alphin Brook is currently at Good Ecological Status. Any new development must not cause deterioration in this status and should contribute wherever possible to improving the Alphin Brook waterbody. There may be opportunities to promote best agricultural practices within the Parish.”

3.8 The Pre-Submission version of the plan has included an additional policy and some policy wording amendments, which in part, seek to address some of the concerns outlined by the responses above. The Pre-submission version of the plan has amended the following:

- Wording amendments to policy IDE02: Pynes Farm, which requires specific levels of on-site parking provision.
- Additional criteria added to policy IDE05: Weir Meadow, which seeks the development to avoid impacting on the Conservation Area
- Wording amendments to policy IDE05: Weir Meadow, for proposals to incorporate flood enhancement where practical.
- Additional Local Green Space added to policy IDE06: Local Green Spaces. Site H: Round Field added.

- Creation of a new policy, Policy IDE07 'Ide Gateway Enhancement Area' which seeks to preserve and enhance the rural character to the approach to Ide village.

3.9 These amendments within the Pre-Submission version of the Neighbourhood Plan have been considered in this updated SEA screening determination and Habitats Regulation Assessment.

4. Legislative Background

- 4.1 The legislation set out below outlines the regulations that require the need for this screening exercise. Section 6, provides a screening assessment of the likely significant environmental effects of the NDP and the need for a full SEA.
- 4.2 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 4.3 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that making of a neighbourhood development plan is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to Neighbourhood Orders and Neighbourhood Development Plans.
- 4.4 Schedule 3 of the Neighbourhood Planning (General) Regulations 2012 (as amended) makes provision in relation to the Environmental Impact Assessment (EIA) Directive. The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a Neighbourhood Development Plan is of a type caught by the EIA Directive, and applies to the relevant provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011(3) (the EIA Regulations) with appropriate modifications (Regulation 33 and paragraphs 1 to 4 and 6 of Schedule 3). Paragraphs 5 and 7 to 13 of Schedule correct errors in the EIA Regulations.
- 4.5 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Strategic Environmental Assessment and Habitats Regulations Assessment undertaken for the Local Plan 2013-2033.

5. Criteria for determining the likely significant effects

Criteria for determining the likely significant effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The Characteristics of neighbourhood plans (“plan”) having regard, in particular, to

- The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- The degree to which the plan influences other plans and programmes including those in a hierarchy,
- The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,
- Environmental problems relevant to the plan,
- The relevance of the plan for the implementation of Community legislation on the environment (e.g. 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:

- The probability, duration, frequency and reversibility of the effects,
- The cumulative nature of the effects
- The trans boundary nature of the effects
- The risk to human health or the environment (e.g. due to accidents),
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),

The value and vulnerability of the area likely to be affected due to:

- Special natural characteristics or cultural heritage,
- Exceeded environmental quality standards or limit values,
- Intensive land-use,
- The effects on areas or landscapes which have a recognised national, community or international protection status.

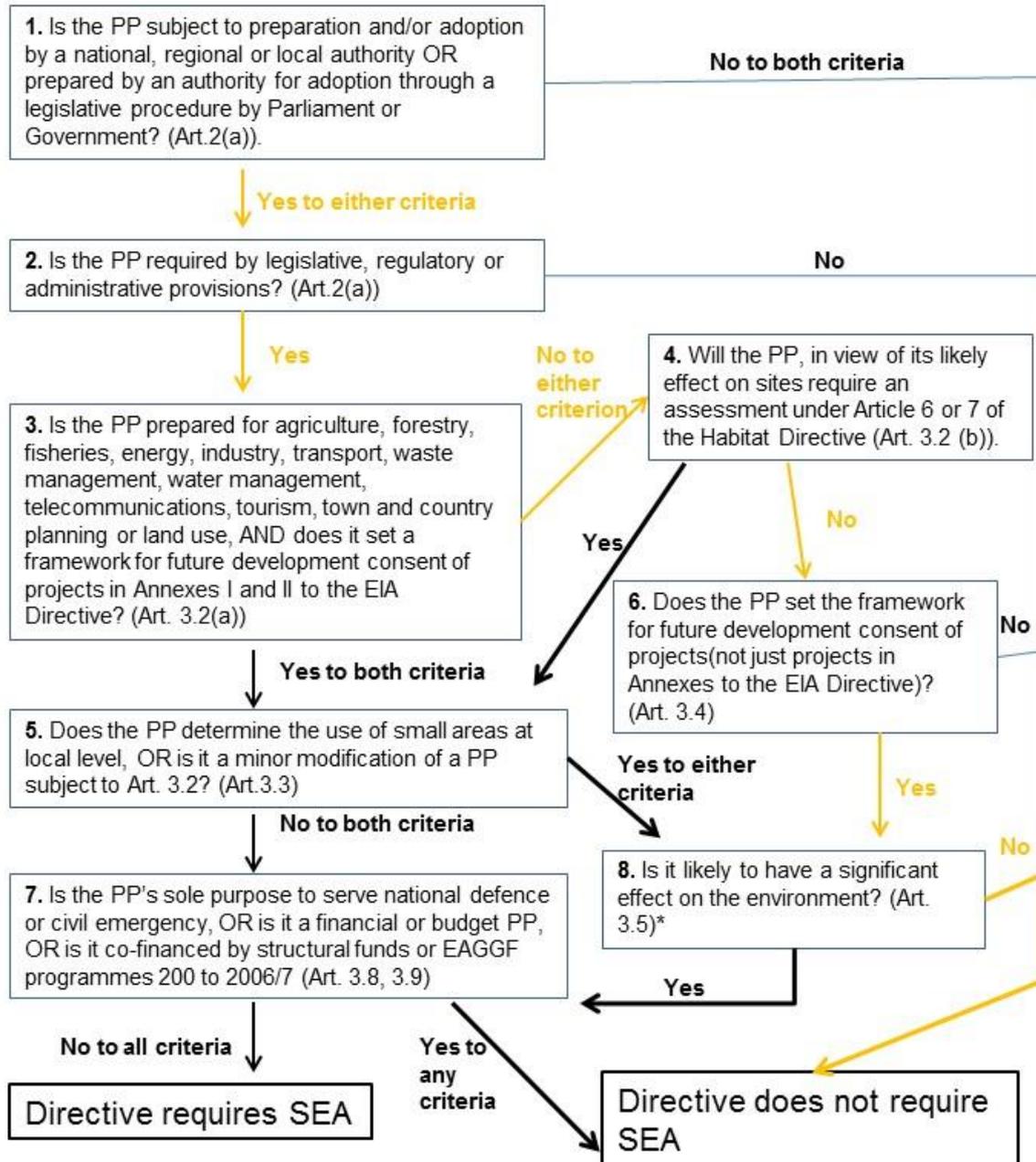
Source Annex II of SEA Directive 2001/42/EC

6. Application of the SEA Directive to Plans and Programmes

Application of the SEA Directive to Plans and Programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PP's). It has no legal status.

The orange arrow denotes the process of assessment for the Ide NDP.



* The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme .

7. Screening Assessment

Table 1: Establishing the Need for SEA		
The table below shows the assessment of whether the Ide Neighbourhood Development Plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.		
Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation and adoption of the Ide Neighbourhood Development Plan is enabled under the Town and County Planning Act 1990 (TCPA 1990) as amended by the Localism Act 2011. The NDP is being prepared by Ide Parish Council (as the 'relevant body') and will be 'made' by Teignbridge District Council as the Local Authority. The preparation of the NDP is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 (as amended) and The Neighbourhood Planning (Referendums) Regulations 2012.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the NDP is not a requirement and is optional under the provisions of the TCPA 1990 (as amended by the Localism Act 2011), it will if 'made', form part of the development plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether an SEA is required under the Directive.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Whilst the NDP covers a range of land use issues and proposals, it does not set the framework for future development consents of projects in Annexes I and II to the EIA Directive (see appendix 8).
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive?	N	Ide Parish is within 10km of the Exe Estuary Special Protection Area (SPA), Ramsar site and European Marine site. No European wildlife sites stand within the parish. Other European wildlife sites are located within or near Teignbridge District which must be assessed for their impact including:

*Strategic Environmental Assessment Screening Report & Habitat Regulation Assessment
Pre-Submission (Reg 14) Ide Neighbourhood Development Plan (Sept 2017)*

(Art. 3.2 (b))		<ul style="list-style-type: none"> • South Hams Special Area of Conservation (SAC), designated for its greater horseshoe bat population • Dawlish Warren Special Area of Conservation (SAC) • East Devon Pebblebed Heaths SPA and SAC • Dartmoor SAC • South Dartmoor Woods SAC, and • Lyme Bay to Torbay Candidate (see appendix 2 for mapped sites) <p>The Habitat Regulations Assessment Screening Report undertaken by Teignbridge District Council (see appendix 9) has assessed the plans policies and proposals for their potential effect on Natura 2000 sites listed above. It determined that, in combination with local plan policy, there would be no likely significant effect on these sites.</p> <p>The Teignbridge Local Plan 2013-2033 to which plans and proposals within Ide NDP must stand in general conformity with include:</p> <ul style="list-style-type: none"> • EN8: Biodiversity Protection and Enhancement • EN9: Important Habitats and Features • EN10: European Wildlife Sites • EN11: Legally Protected and Priority Species <p>These policies alongside the Local Plan 2013-2033 in its entirety have been assessed for its environmental effects in the Strategic Environment Assessment and Habitat Regulations Assessment.</p>
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	<p>The Ide Neighbourhood Plan identifies two sites for development; residential development of agricultural buildings on the settlement edge at Pynes Farm and recreational facilities on an agricultural site, Weir Meadow.</p> <p>The Neighbourhood plan also</p> <ul style="list-style-type: none"> • Supports infill development in the settlement boundary • Identifies and safeguards local green spaces • Supports the development of car parking provision.

*Strategic Environmental Assessment Screening Report & Habitat Regulation Assessment
Pre-Submission (Reg 14) Ide Neighbourhood Development Plan (Sept 2017)*

		<p>The Pynes Farm site is approximately 0.37 ha in size with proposed provision for approximately 10 dwellings and Weir Meadow is 2.5 ha in size.</p> <p>The Ide NDP would therefore determine the use of small areas at a local level only.</p>
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP includes seven policies which are to be used for determining future applications in conjunction with the Teignbridge Local Plan (2013-2033).
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/a
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	No likely significant effects upon the environment have been identified. See appendix 1 for the assessment of the likely significance of effects on the environment.

7.1 Screening Outcome

- 7.1.1 As a result of the assessment in Section 7, it is unlikely there will be any significant effects arising from the Ide Neighbourhood Development Plan that were not covered in the Strategic Environmental Assessment and Habitats Regulation Assessment of the Teignbridge District Local Plan 2013-2033. As such it is the opinion of Teignbridge District Planning Authority that the Pre-Submission (Reg 14) Ide Neighbourhood Development Plan (Sept 2017) does not require a full SEA to be undertaken.

Appendix 1

Assessment of the likely significance of effects on the Environment

1. Characteristics of the Plan, having regard 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;	The Ide NDP would, if made, form part of the statutory development plan as such would contribute to the framework for future development consent of projects. However the plan will sit within the wider framework set by the National Planning Policy Framework and the strategic policies of the Teignbridge District Local Plan 2013-2033. The policies and proposals being considered in the NDP are deemed to be in general conformity with the adopted Local Plan.
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	A Neighbourhood Development Plan must be in general conformity with the Local Plan for the District. It does not influence other plans.
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	<p>The plan integrates balanced considerations to achieving sustainable development. The balance is achieved through support for infill development and allocation of a small residential development utilising existing structures whilst having regard to heritage impacts. It allocates for additional recreational provision whilst safeguarding existing and also allocates for an unconfirmed wildlife site for its biodiversity value.</p> <p>National policy requires a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making, including the Ide NDP. A basic condition of the Ide NDP is to contribute to the achievement of sustainable development and would not form part of the development plan without meeting this requirement. This requirement is considered to minimise the likelihood of significant effects on the environment.</p>
(d) Environmental problems relevant to the plan or programme; and	Flood Zones 2 and 3 span along the north western boundary of the built up area of the village to the north western edge of parish. The proposed development site of Pynes Farm does

	not stand within an area of flooding. The recreational allocation at Weir Meadow does stand within this area of flood zone but development is proposed for water compatible development and policy IDE05 requires a flood risk assessment and arrangements for flood control including flood plain enhancement. This stands in addition to Local Plan policy EN4: Flood Risk which any proposal must also comply.
(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).	The Ide NDP has to be in general conformity with the Teignbridge Local Plan. The Teignbridge Local Plan has been subject to an SEA and HRA and has regard to European Community legislation on the environment. In addition the policies of the Ide NDP are localised to the Parish.
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;	Residential development is supported within the settlement boundary of Ide and through the redevelopment of Pynes Farm, as such an element of environmental change could occur. However policy IDE01 requires proposals to meet all relevant requirements of the Local Plan which ensures high levels of sustainability. Proposed built development would be permanent and irreversible.
(b) The cumulative nature of the effects;	The cumulative effects of policies within the Ide Neighbourhood Plan are unlikely to be significant as the proposals are small scale, localised and directed to within/adjacent the settlement boundary. The exception is the recreational allocation at Weir Meadow but this only proposes built development which is small scale, ancillary development to the recreational use. There are not considered to be any significant cumulative effects as result of these proposals when considered in conjunction with the provisions of the Local Plan.

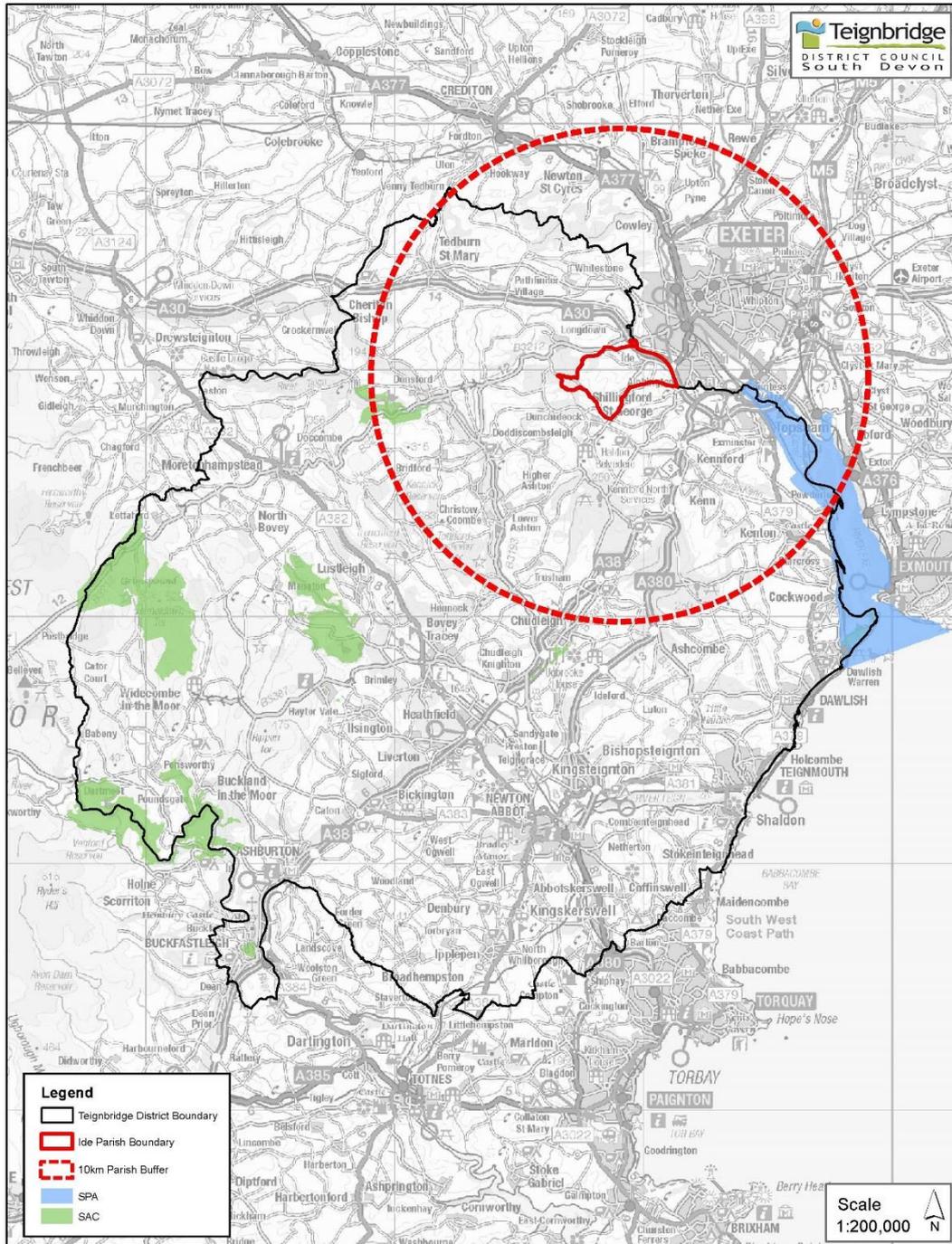
(c) The transboundary nature of the effects	The effects of the Plan are unlikely to have transboundary impacts
(d) The risks to human health or the environment (for example, due to accidents):	The policies in the plan are unlikely to present risks to human health or the environment.
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The Ide NDP relates solely to the parish of Ide. The scale of the policies are small and localised and are only considered to positively affect the residents of the Ide parish. Limited to no effect is anticipated on neighbouring parishes.
<p>(f) The value and vulnerability of the area likely to be affected due to</p> <ul style="list-style-type: none"> (i) Special natural characteristics or cultural heritage; (ii) Exceeded environmental quality standards or limit values (iii) Intensive land-use; 	<p>The Ide Neighbourhood Plan seeks to safeguard local green spaces, provide, safeguard and enhance sporting and recreational facilities and supports infill development within the settlement boundary. The plan also supports the provision of a new car parking area but no site is identified.</p> <p>The parish contains ancient woodland, a regional important geological site and unconfirmed wildlife sites. These areas stands to the far west of the parish (with one exception), a significant distance from proposed development and are not considered vulnerable to policy or proposals within this plan. The exception is an unconfirmed wildlife site on the southern edge of the settlement boundary (appendix 5). This site is an allocated Local Green Space, designated for its wildlife value under policy IDE06.</p> <p>Pynes Farm stands in close proximity to the Ide Conservation Area and the site includes a number of original brick agricultural buildings which contribute to the character of the settlement and setting of the Conservation Area. Policy IDE02 requires proposals to take account of the Conservation Area and to retain the original solidly constructed buildings on site. These requirements stand in addition to those within the Local Plan. The proposal is considered to retain these structures and put them into productive, viable alternative use to help safeguard them for future</p>

	<p>generations. The policy also requires proposals to take into account the Conservation Area and complement and enhance the character of the local area. No heritage assets are identified on the Heritage at Risk Register 2016 within the Parish of Ide.</p> <p>Recreational proposals at Weir Meadow will stand a minimum of 80 metres from the western edge of the Conservation Area and Grade II Listed St Ida's Church. Weir Meadow is separated from these by a brook, high boundary hedges a dwelling, field and cemetery. The exact recreational proposals are not yet established through policy IDE05 however the policy seeks to integrate the site with its surrounding, prevent unnecessary light pollution and avoid impacting the setting of the Conservation Area. These provisions alongside those in the Local Plan are considered adequate to ensure proposals at Weir Meadow will not have an adverse impact on the setting of Ide Conservation Area or the setting of the Church, St Ida's.</p> <p>An area of high archaeological potential covers most of the settlement of Ide with the exception of the Pynes Farm Allocation. Any ad hoc infill development would be subject to Local Plan policy EN5: Heritage Assets to ensure proposals take account of the significance of archaeological sites and other assets.</p> <p>In addition to the wildlife designation identified in appendix 5 Slow worms and Dormice have been identified on the proposed local green space- Roundfield. This is a proposed local green space, designated for its wildlife value where development would be resisted except in very special circumstances. This safeguard stands in addition to the biodiversity and protected species safeguards in the local plan provided</p>
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	<p>through local plan policies EN8, EN9 and EN11.</p> <p>The level of development proposed through the Ide NDP is unlikely to lead to intensive land use and will not affect the value and vulnerability of the area on this criteria.</p>
<p>(g) The effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>Exe Estuary Special Protection Area (SPA), Ramsar site and European Marine site, stand within 10km of the Ide Parish. Developments within this 10km zone of influences will in combination have an effect on the integrity of the SPA's.</p> <p>Other European wildlife sites, further from Ide but within Teignbridge or Neighbouring districts include Dawlish Warren Special Area of Conservation (SAC), East Devon Pebbled Heaths SPA and SAC, Dartmoor SAC, South Dartmoor Woods SAC and the Lyme Bay to Torbay candidate.</p> <p>Local Plan policy EN10: European Wildlife Sites ensures that before development is permitted it must demonstrate that it would not have an adverse effect having regard to mitigation and/or compensation.</p> <p>These protections combined with the limited scale and scope of the proposals in the NDP is considered to result in no significant effects on the SAC's and SPA's as confirmed through the HRA (appendix 9)</p>

Appendix 2

Map of Natura 2000 Sites within 10km of Neighbourhood Plan Boundary

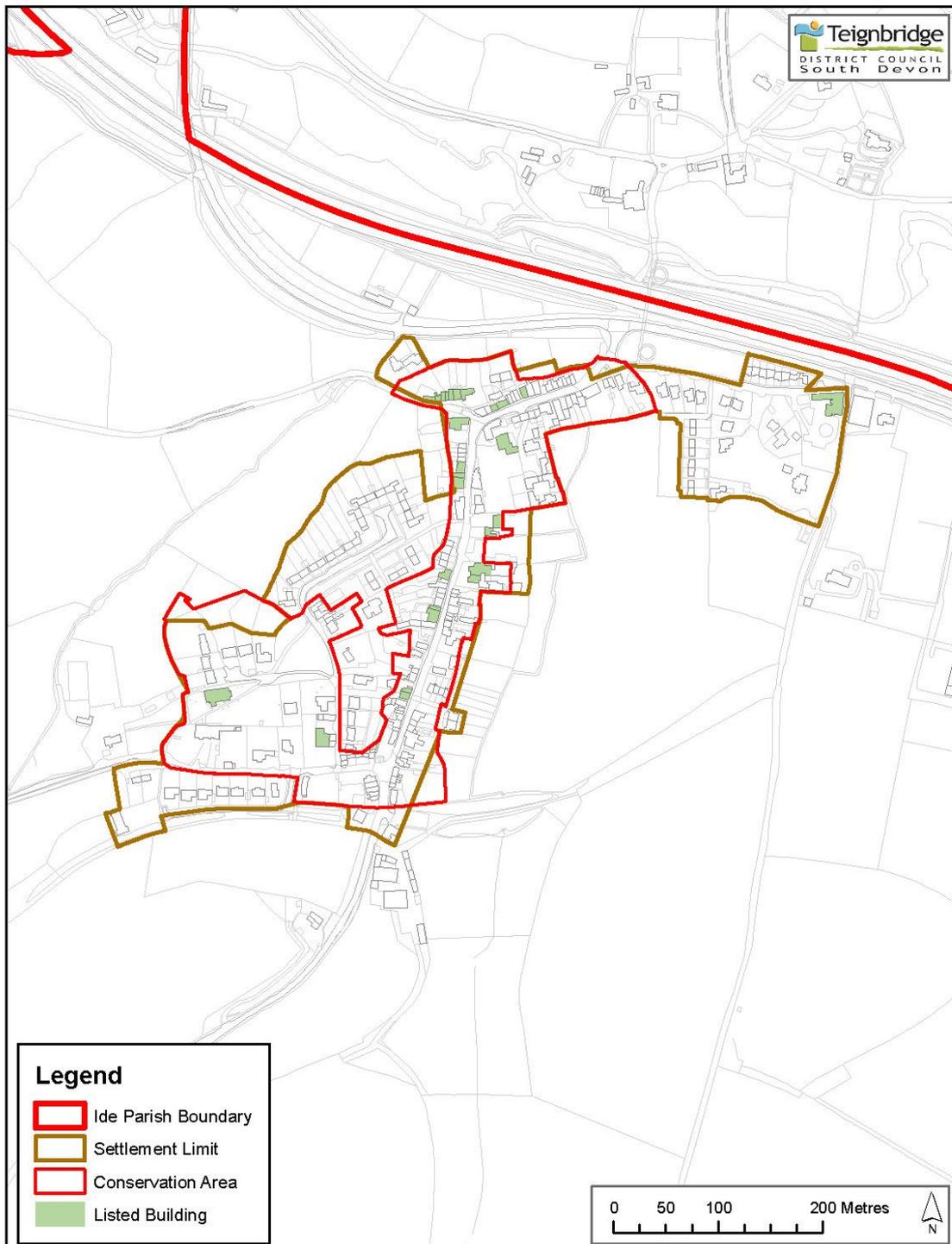


Ide 10km Buffer

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Appendix 3

Map of Ide Settlement Heritage Assets

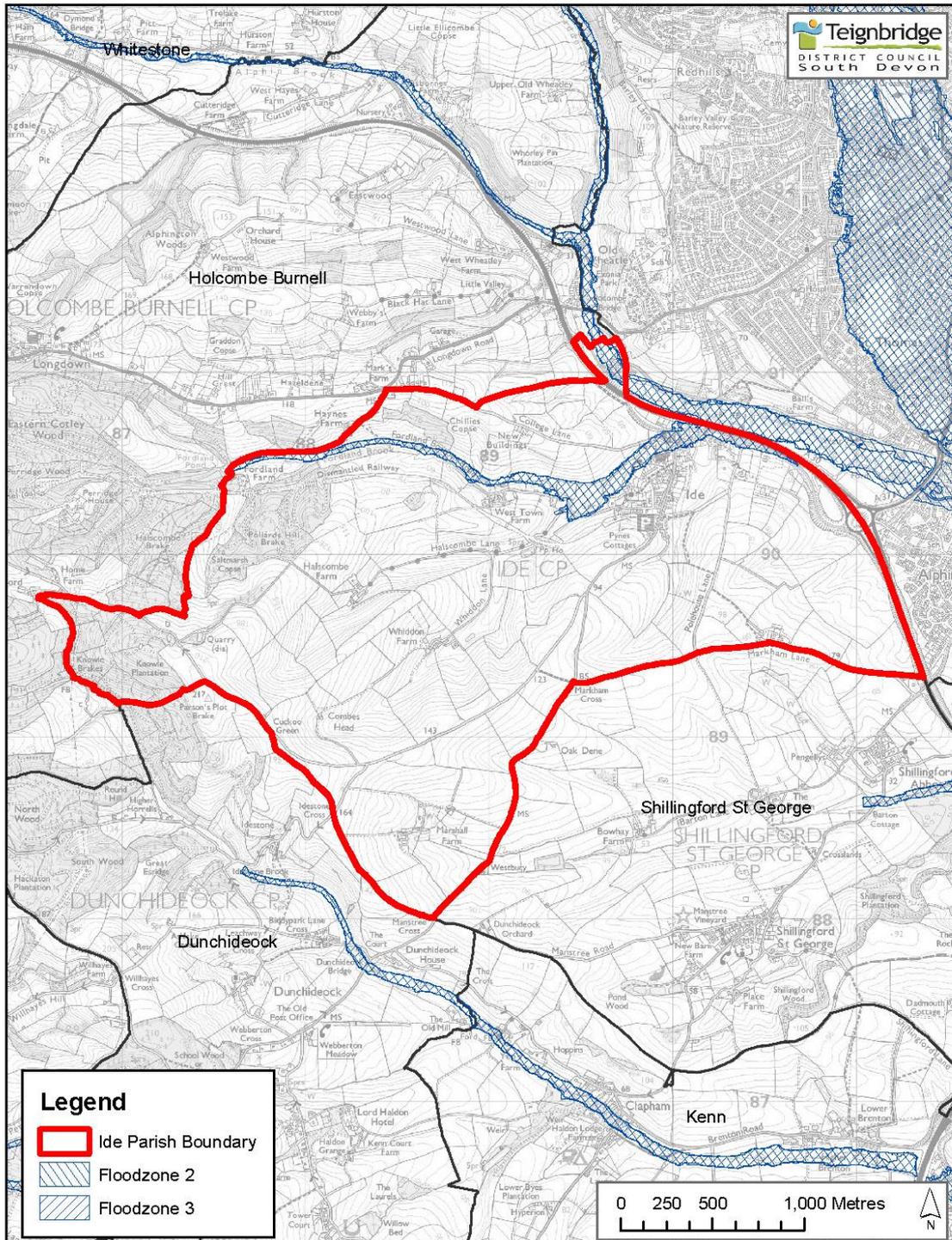


Ide Heritage Assets

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Appendix 4

Map of Ide Parish Flood Zones

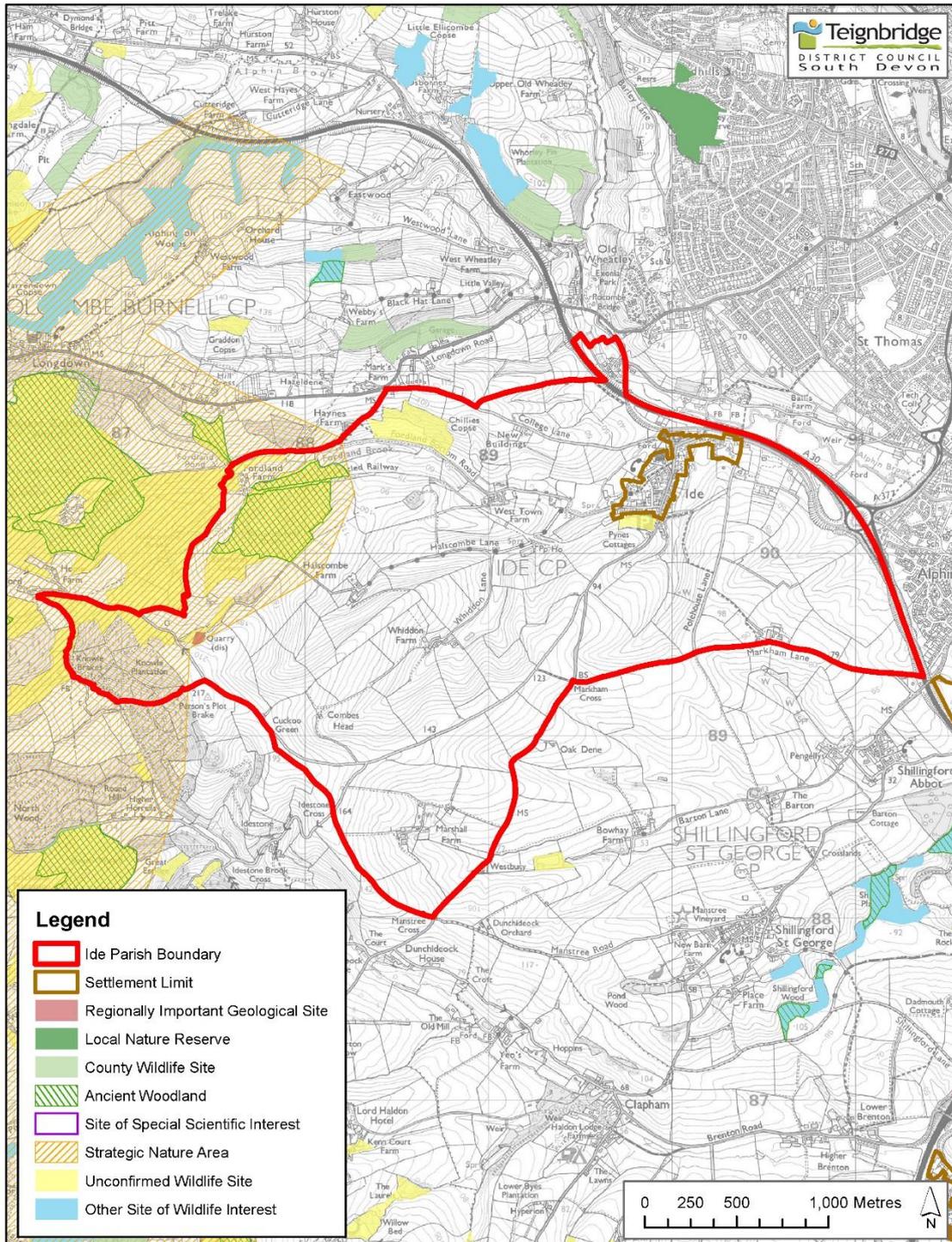


Ide Parish - Floodzones

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Appendix 5

Map of Ide Parish Wildlife Designations



Ide Wildlife Designations

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Appendix 6

Indicative Pynes Farm Site Plan



Appendix 7

Assessment of Plan against Sustainability Objectives

Sustainability Objective	Applicable NDP policy	Ide NDP Details	SEA Required?
A. Natural Environment To protect, conserve and enhance the area's natural environment	IDE01 IDE02 IDE06	<p>The NDP allocates an unconfirmed wildlife area and separate field parcel- Roundfield, as a local green spaces for thier biodiversity value. These designations are intend to safeguard this biodiversity value.</p> <p>Proposed development is restricted to infill sites within the settlement boundary and the farmstead of Pynes Farm, thereby reducing potential development pressures on greenfield sites.</p> <p>Residential development proposals are required to meet all relevant requirements of the Local Plan.</p>	N
B. Built Environment To preserve and improve the area's built environment and heritage assets	IDE01 IDE02 IDE03	<p>The NDP is seeking to retain the character of the Pynes farmstead, proposed to be redeveloped through the retention of existing stone and/or brick, solidly constructed buildings. This aim is also sought through incorporating reclaimed, salvaged or recycled materials in the scheme in addition to taking account of the adjacent conservation area in its design. The sensitive redevelopment of this site is considered to help retain the majority of the farmsteads buildings and its layout, safeguarding them for future generations and putting the buildings into a viable and productive use. An indicative plan of the Pynes Farm site redevelopment is included in appendix 6.</p>	N

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		<p>Potential development of a car park is supported through policy IDE03 but the policy requires appropriate landscaping to ensure the scheme is sensitive to the setting of the Ide Conservation Area.</p> <p>Potential development in the parish will also be subject to all the strategic policies on design and heritage assets within the local plan.</p> <p>Policy IDE05: Weir Meadow seeks some recreational development on an agricultural field in proximity to the Ide Conservation Area and listed Church of St Ida. Weir Meadow is separated from these by a brook, high boundary hedges, a dwelling, field and cemetery. The exact recreational proposals are not yet established through policy IDE05 however the policy seeks to integrate the site with its surrounding, prevent unnecessary light pollution and avoid impacting the setting of the Conservation Area.</p>	
<p>C. Climate Change To mitigate and adapt to possible effects of climate change</p>	IDE05	<p>Ide Parish has a number of areas subject to flood risk in zones 2 and 3. The proposed site for a new recreational facility on Weir Meadow stands within an area of high flood risk. However only water compatible development is proposed on the site and policy IDE05 requires an application to be subject to a flood risk assessment with satisfactory arrangements for flood control.</p>	N
<p>D. Resource Use To minimise the loss or degradation of finite natural resources</p>	IDE01 IDE02 IDE05	<p>The NDP focuses potential development within or adjacent to the settlement boundary to avoid unnecessary loss of more rural locations.</p> <p>The redevelopment of Pynes Farm agricultural buildings for residential dwellings is required to retain the stone and brick buildings currently on site and incorporate any existing materials with any potential re-build.</p>	N

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		Policy IDE05 allocates an agricultural field as recreation and proposes the sites enhancement for recreational purposes, including sports equipment, car parking and changing rooms. This use will lead to the loss of this field with an area of 2.5 ha currently used for grazing. This would however lead to the significant benefit of a new large recreational resource for the community of Ide and would not affect high grade agricultural land.	
E. Jobs and Local Economy To foster an entrepreneurial economy with improved productivity, providing a strong employment offer	Silent	The NDP is silent on this topic and therefore the District Local Plan determines land use matters relating to jobs and the local economy.	N
F. Town Centres To strengthen and safeguard the vitality and viability of our town centres	General IDE01 IDE02	The NDP does not propose any main town centre uses within the parish. The support for infill development and the redevelopment of Pynes Farm is considered to assist in maintaining population levels and therefore assist with maintaining service provision within Ide.	N
G. Housing To provide and maintain a sufficient supply of good quality, mixed housing, including an appropriate level of affordable housing	IDE01 IDE02	The plan supports infill and redevelopment sites within Ide but also allocates a farmstead with agricultural buildings for residential redevelopment of approximately 10 dwellings. Policy IDE02 also seeks, where feasible, for residential developments to provide at least one small dwelling for every larger dwelling with the aim of providing a better mix of smaller dwellings in the village.	N
H. Health To support healthy lifestyles and a healthy local living environment	IDE04 IDE05 IDE06	The NDP seeks to support healthy lifestyles and supports a healthy local living environment through the safeguarding of existing sports and recreational facilities and the allocation of a new recreational field at Weir Meadow. Policy IDE06 identifies and safeguards five areas for local green space designation, primarily for their recreational value but also one site for its biodiversity value. It seeks to safeguard the sites to uses ancillary to their recreational purpose and avoid the loss, damage or adverse effect on these sites.	N

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<p>I. Infrastructure To ensure sustainably balanced places are created or maintained, providing access to an appropriate mix of services and facilities</p>	<p>IDE01 IDE02 IDE03</p>	<p>The NDP seeks to focus new housing development within or adjacent to the existing settlement boundary as the most sustainable locations where existing infrastructure, services and facilities are already extant. Policy IDE03 supports the provision of new car parking areas to ease on-street parking problems currently experienced in the village.</p>	<p align="center">N</p>
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Appendix 8

Annex I and Annex II of the SEA Directive

Annex I

1. Crude-oil refineries (excluding undertakings manufacturing only lubricants from crude oil) and installations for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale gas per day.
2. Thermal power stations and other combustion installations with a heat output of 300 megawatts or more and nuclear power stations and other nuclear reactors (except research installations for the production and conversion of fissionable and fertile materials, whose maximum powers does not exceed 1 kilowatt continuous thermal load).
3. Installations solely designed for permanent storage or final disposal of radioactive waste.
4. Integrated works for the initial melting of cast iron and steel.
5. Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos: for asbestos-cement products, with annual production of more than 20,000 tonnes of finished products, for friction material, with an annual production of more than 50 tonnes of finished products, and for other uses of asbestos, utilisation of more than 200 tonnes per year.
6. Integrated chemical installations.
7. Construction of motorways, express roads (1) and lines for long distance railway traffic and of airports (2) with a basic runway length of 2,100 metres or more.
8. Trading ports and also inland waterways and ports for inland-waterway traffic which permit the passage of vessels of over 1350 tonnes.
9. Waste-disposal installations for the incineration, chemical treatment or landfill of toxic and dangerous wastes.

(1) For the purposes of this directive, 'express road' means a road which complies with the definition in the European Agreement on main international traffic arteries of 15 November 1975.

(2) For the purposes of this directive, 'airport' means airports which comply with the definition in the 1944 Chicago Convention setting up the International Civil Aviation Organisation (annex 14).

Annex II

1. Agriculture

- a) Projects for the restructuring of rural land holdings.
- b) Projects for the use of uncultivated land use or semi-natural areas for intensive agricultural purposes.
- c) Water-management projects for agriculture.
- d) Initial afforestation where this may lead to adverse ecological changes and land reclamation for the purposes of conversion to another type of land use.
- e) Poultry-rearing installations.
- f) Pig-rearing installations.
- g) Salmon breeding
- h) Reclamation of land from the sea.

2. Extractive Industry

- a) Extraction of peat.
- b) Deep drillings with the exception of drillings for investigating the stability of the soil in particular:
 - Geothermal drilling
 - Drilling for the storage of nuclear waste material
 - Drilling for water supplies
- c) Extraction of minerals other than metalliferous and energy-producing minerals, such as marble, sand, gravel, shale, salt, phosphates and potash.
- d) Extraction of coal and lignite by underground mining
- e) Extraction of coal and lignite by open cast mining
- f) Extraction of petroleum.
- g) Extraction of natural gas
- h) Extraction of ores
- i) Extraction of bituminous shale.
- j) Extraction of minerals other than metalliferous and energy-producing minerals by open cast mining.
- k) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.

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- l) Coke ovens (dry coal distillation).
- m) Installations for the manufacture of cement.

3. Energy Industry

- a) Industrial installations for the production of electricity, steam and hot water (unless included in Annex I)
- b) Industrial installations for carrying gas, steam and hot water; transmission of electrical energy by overhead cables
- c) Surface storage of natural gas
- d) Underground storage of combustible gases
- e) Surface water storage
- f) Industrial briquetting of coal and lignite
- g) Installations for the production or enrichment of nuclear fuels
- h) Installations of collection and processing of radioactive waste (unless included in Annex I)
- i) Installations for hydroelectrical energy production.

4. Processing of metals

- a) Iron and steelworks, including foundries, forges, drawing plants and rolling mills (unless included in Annex I)
- b) Installations for the production, including smelting, refining, drawing and rolling, of nonferrous metals, excluding precious metals.
- c) Pressing, drawing and stamping of large castings.
- d) Surface treatment and coating of metals.
- e) Boilermaking, manufacture of reservoirs, tanks and other sheet-metal containers.
- f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines.
- g) Shipyards
- h) Installations for the construction and repair of aircraft
- i) Manufacture of railway equipment
- j) Swaging by explosives.
- k) Installations for the roasting and sintering of metallic ores.

5. Manufacture of glass

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6. Chemical Industry

- a) Treatment of intermediate products and production chemicals (unless included in Annex I)
- b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides.
- c) Storage facilities for petroleum, petrochemical and chemical products.

7. Food Industry

- a) Manufacture of vegetable and animal oils and fats.
- b) Packing and canning of animal and vegetal products.
- c) Manufacture of dairy products.
- d) Brewing and malting
- e) Confectionery and syrup manufacture.
- f) Installations for the slaughter of animals
- g) Industrial starch manufacturing installations
- h) Fish-meal and fish oil factories
- i) Sugar factories.

8. Textile, leather, wood and paper industries

- a) Wood scoring, degreasing and bleaching factories.
- b) Manufacture of fibre board, particle board and plywood.
- c) Manufacture of pulp, paper and board.
- d) Fibre-dyeing factories
- e) Cellulose-processing and production installations.
- f) Tannery and leather-dressing factories.

9. Rubber Industry

- a) Manufacture and treatment of elastomer-based products

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10. Infrastructure Projects

- a) Industrial-estate development projects
- b) Urban-development projects.
- c) Ski-lifts and cable cars.
- d) Construction of roads, harbours, including fishing harbours, and airfields (projects not listed in Annex I)
- e) Canalisation and flood relief works.
- f) Dams and other installations designed to hold water or store it on a long term basis.
- g) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport.
- h) Oil and gas pipeline installations.
- i) Installations of long distance aqueducts.
- j) Yacht marinas.

11. Other projects

- a) Holiday villages, hotel complexes
- b) Permanent racing and test tracks for cars and motor cycles.
- c) Installations for the disposal of industrial and domestic waste (unless included in Annex I).
- d) Waste water treatment plants.
- e) Sludge-deposition sites.
- f) Storage of scrap metal.
- g) Test benches for engines, turbines or reactors.
- h) Manufacture of artificial mineral fibres.
- i) Manufacture, packing, loading or placing in cartilages of gunpowder and explosives.
- j) Knackers' yard.

12. Modifications to development projects in Annex I undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than one year.



Appendix 9

**Habitat Regulations Assessment
of the
Ide Neighbourhood Development Plan 2016 - 2033
Pre-Submission Version - September 2017**

Assessment undertaken by Teignbridge District Council

August 2017

Habitat Regulations Assessment

European wildlife sites receive special protection under the European Habitats Directive (Council Directive 92/43/EEC) and the Birds Directive (Council Directive 2009/147/EC). These are transposed into British law by the Conservation of Habitats and Species Regulations 2010 (Habitat Regulations). Section 61 of the Habitat Regulations states that:

61.—(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

- (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- (b) is not directly connected with or necessary to the management of that site,

must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

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

The Neighbourhood Planning (General) Regulations 2012 specify that the 'competent authority' for undertaking the appropriate assessment of a Neighbourhood Development Plan is the Local Planning Authority, rather than the Parish Council. This means that Teignbridge District Council must undertake the appropriate assessment of the Ide NDP. It should be noted that Regulation 32 of the Neighbourhood Planning Regulations specifies that NDPs are not permitted to include policies that might negatively impact European wildlife sites.

This HRA Screening document must be used in conjunction with the Habitat Regulations Assessment (HRA) of the Teignbridge Local Plan 2013 – 2033. The Local Plan HRA details the European sites, explores the issues associated with Local Plan policies and allocations, considers in-combination proposals and proposes mitigation where required. Taking into account Local Plan Policy EN10 (European Wildlife Sites) and the Joint Interim Approach to securing mitigation for recreational impacts on European wildlife sites, the Teignbridge Local Plan was found to satisfy the requirements of the Conservation of Habitats and Species Regulations.

This document includes a 'Screening Matrix' that assesses individual Ide NDP policies for likely significant effects on the European wildlife sites in the area. Together, this Screening document and the Local Plan HRA constitute the Habitat Regulations Assessment of the September 2017 Pre-submission version of the Ide Neighbourhood Development Plan.

Ide and European Wildlife Sites

Ide Parish is within 10km of the:

- Exe Estuary Special Protection Area (SPA), Ramsar site and European Marine site.

Other European wildlife sites, further from Ide, but within Teignbridge or neighbouring Districts are:

- South Hams Special Area of Conservation (SAC), designated for its greater horseshoe bat population.
- Dawlish Warren Special Area of Conservation (SAC);
- East Devon Pebblebed Heaths SPA and SAC;
- Dartmoor SAC;
- South Dartmoor Woods SAC; and
- Lyme Bay to Torbay candidate SAC.

Potential impacts of the Ide NDP on all of these European wildlife sites has been assessed for the purposes of this document.

Links to key documents:

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

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

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

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

Ide Neighbourhood Plan Policies

Housing Development

Policy IDE01 Residential Development in Ide

Development proposals for small residential developments on infill and redevelopment sites within Ide village will be supported subject to proposals being well designed and meeting all relevant requirements of the Local Plan, and where such development:

- i. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings;
- ii. will not involve the outward extension of the settlement boundary of the village;
- iii. is not considered to require unsuitable access, reduce the privacy of adjoining properties or is inconsistent with the character of the locality; and
- iv. provides, where feasible, for at least one small dwelling, with two or fewer bedrooms, for every one larger dwelling with three or more bedrooms.

Policy IDE02 Pynes Farm

Redevelopment of buildings and land at Pynes Farm to provide approximately 10 dwellings (see map 3) will be supported provided the scheme:

- i. retains the stone/brick buildings of solid construction or, where demolition in part or full is proposed, robust justification is provided to demonstrate why these buildings cannot be retained within the scheme;
- ii. takes into account the proximity to the Conservation Area;
- iii. ensures the scheme complements and enhances the local area;
- iv. incorporates materials where practical that have been reclaimed, salvaged or recycled as a result of any demolition on site;
- v. protects the privacy and amenity of nearby residents;
- vi. provides, within the site, a minimum of 2 parking spaces for each dwelling with up to 3 bedrooms and 3 parking spaces for each 4 or 5 bedroomed dwelling – a garage, no matter what size, will count as one parking space only;
- vii. includes adequate recycling and storage areas on site as an integrated part of the design and layout of the scheme so as not to harm visual amenity;
- viii. incorporates measures to minimise water consumption; and
- ix. incorporates a sustainable drainage scheme, if practicable.

Car Parking Areas

Policy IDE03 New Car Parking Areas

Proposals for new car parking areas for residents of Ide or bona fide visitors, within or adjoining Ide village, will be supported in their entirety or as part of new developments on suitable sites where:

- i. there is appropriate vehicular and pedestrian accessibility; and
- ii. appropriate hard and soft landscaping is provided to ensure the design and layout are sensitive to the setting of the conservation area and nearby historic buildings.

Sport and Recreation Facilities

Policy IDE04 Sports and Recreational Facilities

The following sports and recreation facilities and pitches (shown on map 4) will be safeguarded for their existing use:

- A. Ide Cricket Pitch
- B. Ide School Field
- C. The Children's Play Area

Proposals which result in a loss of these recreation and sports facilities and pitches and/or their capacity and/or community accessibility (availability for community use) will only be supported where:

- i. an assessment has been undertaken which clearly shows that facilities are surplus to local and strategic need and demand; or
- ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location and demonstrate community benefit; or
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Proposals which replace existing facilities and pitches should demonstrate that they benefit the community or that there is secured community access.

Policy IDE05 Weir Meadow

Proposals to develop land at Weir Meadow, as shown on map 4, to provide outdoor sports and recreation facilities together with a pavilion, including changing rooms, and a car parking area to serve the sports facilities will be supported where it is demonstrated the proposal:

- i. has regard to landscape character and seeks to integrate development with its surroundings through landform and appropriate landscaping;
- ii. identifies and mitigates against potential adverse impacts on biodiversity;
- iii. prevents unnecessary light pollution in the interests of maintaining the rural character of the site;
- iv. avoids impacting the setting of the nearby Conservation Area;
- v. has regard to highway safety with adverse impacts satisfactorily mitigated;
- vi. would not result in unacceptable impacts on residential amenity or the productive use of nearby agricultural uses;
- vii. has been subject to a flood risk assessment and will have satisfactory arrangements put in place for flood control, including flood plain enhancement when practicable; and
- viii. includes arrangements to ensure the facilities will be properly maintained.

Local Green Spaces**Policy IDE06 Local Green Spaces**

The areas listed below and identified on Map 5 are designated as Local Green Spaces and will be protected from development due to their local significance and community value:

- D. The Village Green
- E. The Hams
- F. Coronation Gardens
- G. Victorian Orchard
- H. Round Field

Proposals for development on this land that is not ancillary to the use of the land for community or recreational purposes will be resisted.

Development proposals which lead to the loss of, damage to or adverse impact on these local green spaces will not be supported.

Policy IDE07 ‘Ide Gateway Enhancement Area’

Proposals for development within the Ide Gateway Enhancement Area (as identified on Map 6) should seek to preserve and where possible enhance the countryside. Development proposals will only be supported if they do not have an adverse impact on the rural character of the Village entrance or its approaches along the C50 (Ide Village Road).

Hedgerows, trees and ditches within the Ide Gateway Enhancement Area are regarded as important features. Development proposals that would result in their loss, damage or deterioration will be resisted.

Screening Matrix to Identify the Likelihood of Significant Effects

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

Screening Matrix for Policies and Allocations									
Policy No.	Description (Policy Topic) (Principle/Action)	Initial LSE Screening	Likely Significant Effect on SACs and SPAs					Outcome of the Initial Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
			South Hams	Dawlish Warren	Exe Estuary	Pebble-beds	Dartmoor SACs		
Policies									
IDE01	Residential Development In Ide	8						Additional residents will increase recreation pressures on EE/DW/(PH)	Not necessary. The Joint Approach will ensure that likely adverse effects on EE/DW/(PH) are avoided and/or mitigated. The JA will be applied through the Teignbridge District planning process
IDE02	Pynes Farm	8						Additional residents will increase recreation pressures on EE/DW/(PH)	Not necessary. The Joint Approach will ensure that likely adverse effects on EE/DW/(PH) are avoided and/or mitigated. The JA will be applied through the Teignbridge District planning process
IDE03	New Car Parking Areas	4						No LSE anticipated	N/A
IDE04	Sports and Recreational Facilities	7						No LSE anticipated	N/A
IDE05	Weir Meadow	8						Possibly Exe SPA birds use the site and may be displaced by the development	Not necessary. The policy already includes provision for protection of biodiversity
IDE06	Local Green Spaces	7						No LSE anticipated	N/A
IDE07	Ide Gateway Enhancement Area	6						No LSE anticipated	N/A

Conclusion

This Habitat Regulations Assessment has found that the September 2017 Pre-Submission Version Ide NDP has the potential for an in-combination effect on the Exe Estuary and Dawlish Warren (and possibly the Pebblebed Heaths) European wildlife sites, through Housing Policies IDE01 and IDE02 introducing additional residents who are likely to recreate on the European sites; and through Sport and Recreation Policy IDE05 possibly reducing the potential for Exe SPA birds to use supporting habitat.

However, the wording of Policy IDE01 specifies the need for Ide housing developments to meet all relevant requirements of the Local Plan. Teignbridge Local Plan Policy EN10 requires mitigation for impacts on the Exe, Warren (and Pebblebed Heaths) to be secured via the Joint Approach or other appropriate means (administered by Teignbridge District Council). Thus the wording of IDE01 already addresses these potential concerns.

Although not specifically stated in Policy IDE02, the requirement to comply with Local Plan Policy EN10 does apply and the Joint Approach provides an easy method for compliance.

Policy IDE05 already requires that any sports development of Weir Meadow “identifies and mitigates against potential adverse impacts on biodiversity”. This will include any use made of the site by Exe Estuary SPA birds.

The conclusion of this Habitat Regulations Assessment is therefore that the September 2017 Pre-Submission Version Ide NDP will have **No Likely Significant Effect** on European wildlife sites.

However, any future changes to the emerging Ide NDP will require their own Habitat Regulations Assessment.

Although outside the scope of the HRA, which addresses only impacts on European wildlife sites, other protected or priority habitats or species may be present on site allocations or otherwise affected by the Plan. It is recommended that avoidance, mitigation, compensation and enhancement measures are considered throughout the plan process. For instance, it is important to ensure that the most up to date information on designated wildlife sites is mapped. Devon Biodiversity Records Centre can provide this.

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