

# Draft Habitats Regulations Assessment of the Draft Teignbridge Local Plan 2020- 2040 Part 2

Initial site option screening – May 2021

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## 1. Introduction and Requirement for Habitats Regulations Assessment

Teignbridge District Council has started work on the 2020 – 2040 Local Plan and as a ‘competent authority’ is required to carry out a Habitats Regulations Assessment.

A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the [Conservation of Habitats and Species Regulations 2017 \(as amended\)](#) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a European Site or European Offshore Marine Site before deciding whether to undertake, permit or authorise it.

## 2. European Sites

Reference in this report to ‘European sites’ should be taken to include the following:

- (a) **Special Areas of Conservation** (SACs) for habitats and species designated through the EU Habitats Directive;
- (b) **Special Protection Areas** (SPAs) for the protection of wild birds and their habitats designated through the EU Birds Directive;
- (c) **Ramsar** sites, identified through the Convention on Wetlands of International Importance; and
- (d) Sites that are being considered for designation, referred to as Sites of Community Interest, candidate SACs or proposed SPAs.

All plans and projects (including development plans and planning applications) which are not directly connected with, or necessary for, the conservation management of a European site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration – typically referred to as the ‘Habitats Regulations Assessment screening’ – should take into account the potential effects both of the plan/ project alone and in combination with other plans or projects. Where the potential for likely significant effects cannot be excluded, a ‘competent authority’ must make an appropriate assessment (AA) of the implications of the plan or project for that site, in view of the site’s conservation objectives. The competent authority may agree to the plan or project only after having ruled out adverse effects on the integrity of the European site. Where an adverse effect on the site’s integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured<sup>1</sup>.

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<sup>1</sup> [Appropriate assessment - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

### 3. Outline of the HRA Process

The HRA process followed is largely based on the process set out in The Habitats Regulations Assessment of Local Development Documents, David Tyldesley and Associates for Natural England - final draft (2009), another David Tyldesley paper, Habitats Regulations Assessment of Plans, categorising the potential effects of a plan and guidance from Scottish Natural Heritage, Habitats Regulations Appraisal of Plans (2012).

Two flow charts summarising the steps required for HRA are given in Annex 1. The main steps are:

- a) Gathering the necessary **evidence** on European sites and the potential effects from development;
- b) **Screening** the Plan policies and allocations for likely significant effects on a European site, including in combination with other plans and projects;
- c) Where likely significant effects are identified, undertaking **appropriate assessment** to ascertain the effect on the site's integrity;
- d) Where the plan is identified as having an effect on a European site's integrity, or the effects are uncertain, **mitigation measures and alternative solutions** should be investigated; and
- e) Where it is not possible to conclude that no adverse effects will occur, having considered potential alterations to the plan and investigated alternative solutions, **exceptional circumstances** can be considered as set out in Regulation 62. It would have to be demonstrated that (i) there were no alternative solutions and (ii) there were imperative reasons of overriding public interest.

It should be noted that:

- these steps are sequential and that, if the screening process concludes that the plan will have no likely significant effects on European sites, then it is not necessary to undertake appropriate assessment or the subsequent stages;
- plans should not contain proposals that would be vulnerable to failure under the Habitats Regulations at project assessment stage, as this would be regarded as 'faulty planning'<sup>2</sup>; and
- in this context 'likely' means 'probably', or 'it well might happen'. 'Significant' means not trivial or inconsequential, but an effect that is noteworthy and which could potentially undermine the site's conservation objectives. Deciding if a potential impact is significant or not is dependent on issues such as: magnitude, type, extent, duration, intensity, timing, probability and cumulative effects<sup>3</sup>.

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<sup>2</sup> Scottish Natural Heritage (2012) *Habitats Regulations Appraisal of Plans: Guidance for Plan-making Bodies in Scotland*. Available at: <http://www.snh.gov.uk/docs/B1116296.pdf>

<sup>3</sup> Institute of Ecology and Environmental Management (2006) *Guidelines for Ecological Impacts Assessment in the UK*. Available at: [http://www.cieem.net/data/files/Resource\\_Library/Technical\\_Guidance\\_Series/EcIA\\_Guidelines/TGSEcIA-EcIA\\_Guidelines-Terrestrial\\_Freshwater\\_Coastal.pdf](http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/EcIA_Guidelines/TGSEcIA-EcIA_Guidelines-Terrestrial_Freshwater_Coastal.pdf)

## 4. Evidence and first screening for likely significant effects

**Step A: Collation of evidence:** A list of all European sites (including features for which they are designated and potential vulnerabilities / issues) which could be affected by the Local Plan policies and allocations is provided in Tables 1, 2 and 3 below and illustrated in Figure 1. These sites are within 10km of the Teignbridge Local Plan boundary. This list replicates the sites identified in the 2013-30 Local Plan HRA. It is considered that there are no other sites which could be affected directly or indirectly (pollution pathways, recreational impacts, etc.) by the Local Plan.

This review builds on previous Local Plan HRA work including the recent work undertaken to produce the draft HRA for the Greater Exeter Strategic Plan (Footprint 2019 and 2020).

### Step B: Screening the plan and policies:

**Assessment of policies (Part 1 of the Local Plan)** - A Habitats Regulations Assessment Statement has been produced and can be found at [Local Plan Review 2020 - 2040 - Teignbridge District Council](#)

**Assessment of sites (Part 2 of the Local Plan)** - A headline assessment of proposed sites has been carried out in order to assess the potential for Likely Significant Effects. This assessment is given in Table 4 below. Further detailed assessment of impacts including an Appropriate Assessment will be carried out when the site options are refined following public consultation in summer 2021. Note that this first screening has not yet been discussed with Natural England. This discussion will take place during the summer 2021 consultation.

**Table 1: Potential Impact Pathways (Footprint, 2020)**

Pathway	Explanation
<b>Direct loss of interest feature</b>	Direct, physical loss of European site habitat. Mortality of fauna (e.g. from collision with traffic or wind turbines)
<b>Fragmentation/ Isolation</b>	Development around a European site which causes the site to become more isolated in the landscape.
<b>Loss of supporting habitat</b>	Loss, deterioration or compromise of habitat outside a European site boundary that serves a supporting role for the European site, as reservoirs of mobile species migrating in and out of a European site or providing genetic exchange, as roosting, foraging or breeding sites for species present in a European site, or as stepping stones between European sites and equivalent habitat.
<b>Recreation impacts</b>	Effects on a European site caused by human use of the site for recreational activities, and their consequences including walking, riding, sports, organised activities etc. Effects may include direct disturbance of species by people, dogs or vehicles, trampling, erosion, dog eutrophication, fire, vandalism or fly tipping.
<b>Air Quality</b>	Effects on a European site from altered local air quality.
<b>Water Quality</b>	Effects on a European site from altered local water quality.
<b>Water Availability</b>	Effects on a European site from interruption, reduction or other interference of local hydrology, including groundwater, surface water, standing water or watercourses.
<b>General urbanisation effects</b>	Effects on a European site from nearby development, including light, noise, predation by domestic cats, spread of invasive species, etc. Either adding to existing levels in urban areas or creating new issues in non-urban areas, for example affecting the ability of light sensitive species to navigate the landscape or deterring use of existing habitat/feeding/roosting sites.

**Table 1: Pathways currently considered relevant to potential impacts from the Teignbridge Local Plan (adapted from Footprint, 2020. See Saunders & Hoskin 2019 for full details and explanation). For further detail see Table 3.**

Site	General urbanisation effects	Direct loss of interest feature	Fragmentation/ Isolation	Loss of supporting habitat	Recreation impacts	Water Quality	Water Availability	Air Quality
Dartmoor SAC					✓	✓		✓
East Devon Pebblebed Heaths SAC					✓			✓
East Devon Heaths SPA					✓			
Dawlish Warren SAC	✓				✓			
Exe Estuary Ramsar	✓	✓	✓	✓	✓	✓	✓	
Exe Estuary SPA	✓	✓	✓	✓	✓	✓	✓	
Lyme Bay & Torbay SAC					✓			
South Dartmoor Woods SAC					✓			✓
South Hams SAC	✓	✓	✓	✓	✓			

**Table 3: European wildlife sites within 10kms of Teignbridge Local Plan boundary: threats, screening and likely mitigation requirements (see Figure 1)**

Table 3 below lists the threats and pressures identified for each European site, as identified in the HRA work done for the Greater Exeter Strategic Plan (Footprint Ecology, 2020). This includes information from Natural England's Site Improvement Plans (SIPs).

Site name	Features for which the site is designated Brief site description (* - Priority habitat or species)	Threats, pressures and impacts pathways	Screening requirements Local European site guidance Other factors (red = further strategic work needed on impacts assessment for AA stage)
Dartmoor SAC	<p><u>Annex I Habitats</u> Northern Atlantic wet heaths with <i>Erica tetralix</i> European dry heaths Blanket bogs Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</p> <p><u>Annex II Species</u> Southern damselfly <i>Coenagrion mercuriale</i> Atlantic salmon <i>Salmo salar</i> Otter <i>Lutra lutra</i></p> <p>Three separate blocks of upland within the Dartmoor National Park containing a diverse range of habitats including large scale mosaics of wet and dry heaths and the most southerly upland peat masses in the UK. These habitats support a range of bird and invertebrate species including Southern damselfly. There are small areas of upland oak woods which support rare bryophyte species.</p>	<p><u><b>Dartmoor SAC Site Improvement Plan:</b></u> 1 Hydrological changes 2 Wildfire/arson 3 Air pollution: impact of atmospheric nitrogen deposition 4 Water pollution impacts 5 Overgrazing 6 Undergrazing 7 &amp; 8 Invasive species 9 Change in land management 10 Disease</p> <p><b>Other possible issues identified through the GESP HRA (2020):</b> <b>Recreational pressure:</b> The Dartmoor Local Plan HRA (2019) concluded that there was some uncertainty regarding the potential for in-combination effects on the Dartmoor, South Dartmoor Woods and South Hams SACs from increased recreational pressure resulting from growth planned outside the National Park boundary.</p> <p><b>Summary of impact pathways relevant to the Teignbridge Local Plan (see Tables 1 and 2):</b> Dartmoor SAC lies outside the Local Plan area and so direct impacts on habitat can be ruled out. Potential pathways are: <b>Recreation impacts</b> <b>Air quality</b> <b>Water quality</b></p>	<p><b>Recreation impacts and associated air quality impacts.</b> This potential issue needs to be addressed strategically by the relevant LPAs, NE and any other relevant partners in order to feed into this HRA</p> <p><b>Water quality / availability.</b> There is potential for downstream impacts on Atlantic salmon and Otter. It is currently understood that Atlantic salmon are included as a qualifying feature due to their presence in the Dart and Tavy. Any potential impacts on water quality on the Dart (in the far west of the TDC area) must be identified. It is considered that any impacts on the Rivers Teign and Bovey in the TDC Local Plan area cannot have a LSE on the Dartmoor SAC. <b>However, this needs to be confirmed with the EA/NE.</b></p>
	<u>Annex I Habitats</u>	<u><b>Exe Estuary SPA and Dawlish Warren SAC SIP</b></u>	

Site name	Features for which the site is designated Brief site description (* - Priority habitat or species)	Threats, pressures and impacts pathways	Screening requirements Local European site guidance Other factors (red = further strategic work needed on impacts assessment for AA stage)
Dawlish Warren SAC	<p>Humid dune slacks Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes') Fixed dunes with herbaceous vegetation ('grey dunes')</p> <p><u>Annex II Species</u> <i>Petalwort Petalophyllum ralfsii</i></p> <p>A geomorphologically important sand spit which protects the mouth of the Exe estuary. Herb-rich neutral grassland hosts the only mainland population of the Warren sand crocus. A mosaic of reed bed, marsh, scrub and open water support several nationally rare plants.</p>	<p>1 Public access/disturbance (affecting birds) 2 Changes in species distributions 3 Coastal squeeze 4 Change in land management 5 Public access/disturbance (visitor pressure at Dawlish Warren) 6 Fisheries: Commercial marine and estuarine</p> <p><b>Other possible issues identified through the GESP HRA, 2020:</b> Urbanisation effects such as light, noise, cat predation, fly tipping, increased fire risk, spread of invasive species and vandalism.</p>	<p><b>Recreation impacts: The South-East Devon European Site Mitigation Strategy</b> A strategic approach relating to mitigation requirements for Dawlish Warren SAC, the Exe Estuary SPA/Ramsar site and the Pebblebeds SAC/SPA was established in 2014 by East Devon, Exeter and Teignbridge LPAs and other relevant organisations. The South-East Devon European Site Mitigation Strategy (2014) set out a 10km zone of influence within which the increased recreational pressure from the population increase resulting from housing development could, in-combination, have a LSE on the SAC/SPAs. To meet HRA requirements developers are required to pay a financial contribution. These payments are used to fund a series of mitigation measures such as wardens, interpretation etc. Suitable Alternative Greenspace (SANGs) are also provided, funded by CIL.</p> <p>The strategy provides an established and accepted mitigation approach and is in-line with similar strategies in other parts of the UK, such as the Solent, the Thames Basin Heaths, the Dorset Heaths, the North Kent coast, the Suffolk Coast and Cannock Chase</p> <p><b>A review and update of the South-east Devon European Site Mitigation Strategy began as part of the GESP HRA work. This review needs to be finalised by the three LPAs, NE and relevant partners in order to inform this HRA.</b></p> <p><b>Urbanisation effects:</b> 400m urban exclusion zones have been established around other European Sites (Thames Basin Heaths, Dorset Heaths and East Devon Pebblebed Heaths) to avoid and reduce impacts. The GESP HRA 2020 states: 'The choice of 400m is based on the literature (summarised in</p>
		<p><b>Summary of impact pathways relevant to the Teignbridge Local Plan (see Tables 1 and 2):</b></p> <p><b>Recreation impacts</b> <b>Urbanisation effects</b></p>	



Site name	Features for which the site is designated Brief site description (* - Priority habitat or species)	Threats, pressures and impacts pathways	<b>Screening requirements</b> <b>Local European site guidance</b> <b>Other factors</b> (red = further strategic work needed on impacts assessment for AA stage)
			<p>Underhill-Day, 2005) and to some extent is a pragmatic choice. For example, 400m reflects distances at which sites will be 'local' and easily accessible from nearby housing and fits with the fire research outlined above. Studies of cat roaming behaviour have shown 400m to be an appropriate buffer width to limit cats in very urban environments (Thomas, Baker, &amp; Fellowes, 2014), however in more rural areas cats can roam considerably further and some studies have suggested ranges over 2km for more rural situations' (Hall et al., 2016; Metsers, Seddon, &amp; van Heezik, 2010).</p> <p>In this document sites have been considered against a 400m buffer. However, further consideration is needed of whether the buffer should be wider, given the urban fringe location of many sites and the rural nature of the SPA/SAC.</p>

Site name	Features for which the site is designated Brief site description (* - Priority habitat or species)	Threats, pressures and impacts pathways	Screening requirements Local European site guidance Other factors (red = further strategic work needed on impacts assessment for AA stage)
<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Pebblebeds SPA</p>	<p><u>Annex I Habitats</u> Northern Atlantic wet heaths with <i>Erica tetralix</i>; European dry heaths</p> <p><u>Annex II Species</u> Southern damselfly <i>Coenagrion mercurial</i></p> <p><u>Article 4.1</u> European nightjar <i>Caprimulgus europaeus</i> Dartford warbler <i>Sylvia undata</i></p> <p><u>Article 4.2</u> -</p> <p>The largest block of lowland heath in Devon, and it is internationally important for its Northern Atlantic wet heaths and extensive areas of lowland European dry heaths.</p>	<p><u>East Devon Pebblebed Heaths SAC/SPA</u></p> <ol style="list-style-type: none"> <li>1 Inappropriate scrub control</li> <li>2 Undergrazing</li> <li>3 Change in land management</li> <li>4 Public access/disturbance</li> <li>5 Air pollution: impact of atmospheric nitrogen deposition</li> <li>6 Water pollution</li> <li>7 Hydrological changes</li> </ol> <p><b>Recreational impacts were screened out through the work involved in developing the SE Devon European Site Mitigation Strategy</b> – this decision may need to be reviewed following the review and update to this Strategy (see Dawlish above)</p> <p><b>Summary of impact pathways relevant to the Teignbridge Local Plan (see Tables 1 and 2):</b></p> <p>None.</p>	<p>Reconsider the decision to screen out the Pebblebeds following the review of the SE Devon European Site Mitigation Strategy and update this screening and HRA process.</p>
<p>Exe Estuary SPA</p>	<p><u>Article 4.1</u> Slavonian grebe <i>Podiceps auritus</i> Pied Avocet <i>Recurvirostra avosetta</i></p> <p><u>Article 4.2</u> Regularly supports at least 20,000 overwintering waterfowl – including key species: Oystercatcher <i>Haematopus ostralegus</i>, grey plover <i>Pluvialis squatarola</i>, black-tailed godwit <i>Limosa limosa islandica</i>, dunlin</p>	<p><u>Exe Estuary SPA and Dawlish Warren SAC SIP</u></p> <ol style="list-style-type: none"> <li>1 Public access/disturbance (affecting birds)</li> <li>2 Changes in species distributions</li> <li>3 Coastal squeeze</li> <li>4 Change in land management</li> <li>5 Public access/disturbance (visitor pressure at Dawlish Warren)</li> <li>6 Fisheries: Commercial marine and estuarine</li> </ol> <p><b>Other possible issues identified through the GESp HRA, 2020:</b></p>	<p><b>Recreation impacts:</b> See Dawlish SAC above.</p> <p><b>Urbanisation</b> – see Dawlish Warren above</p> <p><b>Water quality</b> - GESp HRA advises discussion with SWW and the EA.</p> <p><b>Loss of supporting habitat.</b> Sites have largely been surveyed: Water Bird Survey, Green Ecology, 2019.</p> <p>Note that air quality is not listed as an issue for the Exe in the SIP but that this needs confirming with NE in terms of Nitrogen levels.</p>

Site name	Features for which the site is designated Brief site description (* - Priority habitat or species)	Threats, pressures and impacts pathways	Screening requirements Local European site guidance Other factors (red = further strategic work needed on impacts assessment for AA stage)
	<p><i>Calidris alpina</i> , dark-bellied brent goose <i>Branta bernicla bernicla</i>, wigeon <i>Anas Penelope</i>. Ringed plover <i>Charadrius hiaticula</i> and greenshank, <i>Tringa nebularia</i></p> <p>The Exe estuary is of international importance for wintering and migratory wetland birds. It is also of national importance for its marine life especially that associated with intertidal sand and mud flats.</p>	<p><b>Water quality.</b> GESP HRA advises discussion with SWW and the EA as water quality has potential to influence algae and prey availability.</p> <p><b>Urbanisation effects.</b></p> <p><b>Loss of supporting habitat</b> – land outside the SPA may support high tide roosts for waterbirds or provide foraging sites for waterfowl such as dark-bellied brent geese.</p> <p><b>Summary of impact pathways relevant to the Teignbridge Local Plan (see Table 1):</b> Relevant pathways are: <b>Recreation impacts</b> <b>Urbanisation</b> <b>Water quality</b> <b>Loss of supporting habitat</b></p>	
Exe Estuary Ramsar	<p>Waterfowl assemblage of international importance (under criterion 5)</p> <p>Species/populations occurring at levels of international importance (under criterion 6):</p> <p><i>Branta bernicla bernicla</i>: Dark-bellied brent goose</p>	As above	As above
Lyme Bay and Torbay SAC	<p><u>Annex I Habitats</u></p> <p>Reefs</p> <p>Submerged or partially submerged sea caves</p> <p>The two sections of the Lyme Bay and Torbay SAC support a greater diversity of habitats than found in other existing SACs in the Western English Channel and Celtic Sea. Species include pink sea fan and the nationally rare southern cup coral, sponges, pink</p>	<p><u><a href="#">Lyme Bay &amp; Torbay SAC</a></u></p> <p>1 &amp; 2 Fisheries: commercial marine and estuarine</p> <p>3 Public access/disturbance</p> <p><b>Other possible issues identified through the GESP HRA, 2020:</b></p> <p><b>Summary of impact pathways relevant to the Teignbridge Local Plan (see Tables 1 and 2):</b></p>	<p><b>Recreation impacts.</b> This potential issue needs to be addressed strategically by the relevant LPAs, NE and any other relevant partners in order to feed into this HRA. It is likely that the majority of sites can be screened out due to distance from the SAC but this needs to be confirmed.</p>

Site name	Features for which the site is designated Brief site description (* - Priority habitat or species)	Threats, pressures and impacts pathways	Screening requirements Local European site guidance Other factors (red = further strategic work needed on impacts assessment for AA stage)
	sea fingers and burrowing anemones	Lyme Bay and Torbay SAC lies outside the Local Plan area and so direct impacts on habitat can be ruled out. Relevant pathways are: <b>Recreation impacts</b>	
South Dartmoor Woods SAC	<u>Annex I Habitats</u> Old sessile oak woods with Ilex and <i>Blechnum</i> in the British Isles European dry heaths  <u>Annex II Species</u>  The SAC consists of fine examples of old sessile oak woods, some of the best remaining in South Devon. The SAC forms a complex mosaic of woodland, grassland and heathland, with rare lichen species and nationally rare species of Pearl Bordered Fritillary and High Brown Fritillary.	<u>South Dartmoor Woods SAC</u> 1 Air pollution: impact of atmospheric nitrogen deposition  <b>Other possible issues identified through the GESP HRA (2020):</b> Recreational pressure: Dartmoor Local Plan HRA (2019) concluded that there was some uncertainty regarding the potential for in-combination effects on the Dartmoor, South Dartmoor Woods and South Hams SACs from increased recreational pressure resulting from growth planned outside the National Park boundary. <b>Due to the implications for this HRA this needs further discussion with the relevant LPAs and Natural England.</b>  <b>Summary of impact pathways relevant to the Teignbridge Local Plan (see Tables 1 and 2):</b> South Dartmoor Woods SAC lies outside the Local Plan area and so direct impacts on habitat can be ruled out. Potential impacts are: <b>Recreation impacts</b> <b>Air quality</b>	<b>Recreation impacts and associated air quality impacts.</b> This potential issue needs to be addressed strategically by the relevant LPAs, NE and any other relevant partners in order to feed into this HRA
South Hams SAC	<u>Annex I Habitats</u> European dry heaths Semi-natural dry grasslands and scrubland faces: on calcareous substrates ( <i>Festuco-Brometalia</i> ) Vegetated sea cliffs of the Atlantic and Baltic coasts Caves not open to the public	<u>South Hams SAC</u> 1 Change in land management 2 Planning permission: general 3 Physical modification 4 Inappropriate vegetation management 5 & 7 Public access/disturbance 6 Forestry and woodland management 8 Inappropriate scrub control 9 Air pollution: impact of atmospheric nitrogen deposition	<b>All relevant impact Pathways:</b> The 2019 South Hams SAC Guidance for Greater Horseshoe Bats identifies the SAC GHB Consultation Zone which includes: Sustenance Zones, Pinch Points, Landscape Connectivity Zone and Pinch Points.

Site name	Features for which the site is designated Brief site description (* - Priority habitat or species)	Threats, pressures and impacts pathways	Screening requirements Local European site guidance Other factors (red = further strategic work needed on impacts assessment for AA stage)
	<p>*Tilio-Acerion forests of slopes, screes and ravines</p> <p><u>Annex II Species</u> Greater horseshoe bat <i>Rhinolophus ferrumequinum</i></p> <p>The South Hams SAC is comprised of several, separate component SSSIs. The SAC is thought to hold the largest population of Greater horseshoe bat in the UK. It contains the largest known maternity roost in the UK and possibly Europe. The SAC contains both maternity and hibernation sites.</p>	<p>The Annex I habitats are located at Berry Head, Torbay. Impacts on these habitats can be screened out due to distance. Note that the zone of influence for which recreational payments are required is 5 km driving distance from the Annex I grassland at Berry Head.</p> <p><b>Summary of impact pathways relevant to the Teignbridge Local Plan (see Tables 1 and 2):</b> Potential pathways relating to Greater Horseshoe Bats are:  <b>Recreation impacts</b>  <b>Urbanisation effects</b>  <b>Direct loss of interest feature</b>  <b>Loss of supporting habitat</b>  <b>Fragmentation/isolation</b></p>	

**Table 4: Likely Significant Effects – headline screening matrix for proposed sites**

Key to colour coding of impacts:

<b>Green</b>	Screened out / no Likely Significant Effect (LSE)
<b>Blue</b>	Work needed to identify whether recreational impacts resulting from increased housing could, in-combination, have a Likely Significant Effect on Dartmoor, South Dartmoor Woods and Lyme Bay SACs and the size of any zone of influence required. Appropriate Assessment (AA) may be required for these sites further to this work.
<b>Yellow</b>	Appropriate Assessment needed, but mitigation should be possible through existing strategic approach to recreational impacts (or new strategic approach for Dartmoor/Lyme Bay)
<b>Amber</b>	Appropriate Assessment needed to identify whether, with mitigation, it is possible to avoid adverse effects and meet HRA requirements.

Note that water quality impacts on Dartmoor SAC have currently been screened out – however, this needs to be discussed with NE / EA.

#### a) Towns / Edge of City

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> GF = Greenfield houses BF = Brownfield houses
<b>Newton Abbot and environs</b>							<b>A382 corridor; A383 western extension; south of NA3 (Wolborough) and A381 corridor; Canada Hill; town centre. GF up to 3,200, BF – 782</b>
Berry Knowles/A382 Corridor							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB mitigation measures and road crossing points already identified as needed for this site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Forches Cross							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB use and road crossing mitigation points already identified for this site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  Red = particular known issues highlighted GF = Greenfield houses BF = Brownfield houses
West Of Houghton Barton							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA1. GHB roosts possibly on site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Milber							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Chercombe Bridge Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA6.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Priory Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA3.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Conitor Copse							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Assessment of importance of/impact on Conitor Caves GHB roost needed. Adjacent to NA3 Mitigation Measures.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
South of NA3							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA3.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Howton Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Possibly within/near Mitigation Measures for NA1.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
Canada Hill							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within Ogwell Pinch Point. Adjacent to Mitigation Measure (GHB roost building).</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Ogwell Central							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within Ogwell Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
South of Aller							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within the Newton Abbot / Kingskersell Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Caravan storage area at Linden Lea							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB use and road crossing point mitigation measures already identified as needed here.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Edge of Exeter</b>							<b>Western extension to SWE1 development (Peamore; Markham's Farm); North western extension (Attwell's Farm)</b> <b>GF up to 1900, BF 0</b>
Peamore							AA needed: within the Exe Zone of Recreation Influence. Part of the southernmost field is within the South Hams SAC Landscape Connectivity Zone. <b>GH Bat roost at Peamore House.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Warren Zone of Recreation Influence. Most of site is outside the South Hams SAC Consultation Zone.
Markham's Farm							AA needed: within the Exe Zone of Recreation Influence. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone.



<b>Site Location</b> Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dartmoor Woods	South Hams	<b>Detail</b> Red = particular known issues highlighted GF = Greenfield houses BF = Brownfield houses
Attwell's Farm							AA needed: within the Exe Zone of Recreation Influence. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone
<b>Kingsteignton</b>							<b>Various small sites within and surrounding the town</b> <b>GF up to 100, BF– 432</b>
Land at Strap Lane							Screening for LSE needed: Within the South Hams SAC Landscape Connectivity Zone, but within built/lit up area with no known GH bat features. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land east of Rydon							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay
Land off Hackney Lane							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within the Newton Abbot / Kingsteignton Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Greenhill Industrial Units							Screening for LSE needed: Within the South Hams SAC Landscape Connectivity Zone, but within built/lit up area with no known GH bat features. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Greenhill Way / Hackney Lane							Screening for LSE needed: Within the South Hams SAC Landscape Connectivity Zone, but within built/lit up area with no known GH bat features. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
NW of Orchid Vale							Screening for LSE needed: Within the South Hams SAC Landscape Connectivity Zone, but within built/lit up area with no known GH bat features. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

<b>Site Location</b> Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dartmoor Woods	South Hams	<b>Detail</b> Red = particular known issues highlighted GF = Greenfield houses BF = Brownfield houses
North of Broadway Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Kingskerswell</b>							<b>Torbay fringe; Zig Zag Quarry; historic part of town</b> <b>GF up to 200, BF up to 8</b>
Land west of Greenhill road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Zig Zag quarry							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within the Newton Abbot/ Kingskerswell Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land at the Barn Owl Site not found on map							AA needed: <b>within the South Hams SAC Landscape Connectivity Zone and the Newton Abbot / Kingskerswell Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
West of Brook Haven Close							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Torbay Fringe (including Fluder Farm and Vinegrove Road)							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within the Kingskerswell / Torbay Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Dawlish</b>							<b>A379 northern corridor; Langdon Hospital; Warren Farm; Teignmouth Road</b> <b>GF up to 1,000, BF – 40</b>

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  Red = particular known issues highlighted GF = Greenfield houses BF = Brownfield houses
Dawlish North							AA needed: Within the Exe/Warren Zone of Recreation Influence. Part of site has been found not to be functionally-linked land, but <b>parts were not surveyed for functional linkage</b> . Partially within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Langdon Hospital							AA needed: Within the Exe/Warren Zone of Recreation Influence. <b>Not surveyed for functional-linkage</b> . Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Warren Farm							AA needed: <b>Within 400m of Exe SPA</b> . Within the Exe/Warren Zone of Recreation Influence. Found not to be functionally-linked land. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Teignmouth Road							AA needed: Within the Exe/Warren Zone of Recreation Influence. Too distant from SPA to be functionally-linked. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Redundant listed buildings at 13 Weech Rd							AA needed: Within the Exe/Warren Zone of Recreation Influence. Not suitable for SPA birds. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Daw Vale Nursing Home 56 Westcliffe road							AA needed: Within the Exe/Warren Zone of Recreation Influence. Not suitable for SPA birds. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Parking/grassed area east of 1-50 Lanherne							AA needed: Within the Exe/Warren Zone of Recreation Influence. Not suitable for SPA birds. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Greenspace and Commercial Buildings							AA needed: Within the Exe/Warren Zone of Recreation Influence. Not suitable for SPA birds. Outside the South Hams SAC Consultation Zone.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  Red = particular known issues highlighted GF = Greenfield houses BF = Brownfield houses
south of Haldon Terrace, Hospital Hill							Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Residential Garden rear of Badlake Hill and Weech Close							AA needed: Within the Exe/Warren Zone of Recreation Influence. Not suitable for SPA birds. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Garden of Lyme Acre, Old Teignmouth Road							AA needed: Within the Exe/Warren Zone of Recreation Influence. Not suitable for SPA birds. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
<b>Teignmouth</b>							<b>Small areas in town</b> <b>GF up to 100, BF – 35</b>
Part of land at Buddleford Farm							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Higher Holcombe Farm							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Parking & Storage area Alexandra Terrace							AA needed: Within the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Small car park at corner of Myrtle Hill & Dawlish Street							AA needed: Within the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Telephone Exchange, Car Parking and adjacent land, Parson Street							AA needed: Within the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Land to Rear of Zion Chapel, Landscore Road							AA needed: Within the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Landscape Connectivity Zone.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
							Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
<b>Bovey Tracey</b>							<b>Golf course (north) Bradley Bends (east)</b> <b>GF up to 400, BF – 79</b>
Bovey Tracey Golf course							AA needed: <b>Half within the South Hams SAC Sustenance Zone (Haytor and Smallacombe Roost).</b> Remainder within Landscape Connectivity Zone. <b>GH bat roost adjacent to site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Bradley Bends							AA needed: <b>Within the South Hams SAC Sustenance Zone (Chudleigh Roost).</b> <b>Radio-tracked bat foraging area very close to site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Fields between A382 and Avenue Road							AA needed: <b>within a South Hams SAC Sustenance Zone (Haytor and Smallacombe Roost).</b> <b>Near to mitigation measures for BT3.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence
Depot south of Pottery road							AA needed: <b>Half within a South Hams SAC Sustenance Zone (Haytor and Smallacombe Roost).</b> <b>GH bat roost close to site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence
Old Hospital site, Moretonhampstead Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Old employment sites to rear of Sparkworld and residential area on Cannon Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land off Moretonhampstead Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
Former Moor View Primary School							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Chudleigh</b>							<b>NE of town (B3344 Exeter road) GF up to 400, BF – 0</b>
Eastern extension							AA needed: <b>Within the South Hams SAC Sustenance Zone for the Chudleigh roost.</b> Within the Exe Estuary Zone of Recreation Influence. Outside the Warren Zone of Recreation Influence. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
<b>Ashburton</b>							<b>South of A38</b> <b>GF up to 400, BF – 0</b>
Dolbeare Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

## b) Newton Abbot School Sites

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dartmoor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
West of Kingskerswell Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/ near Mitigation Measures for NA3.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
East of Kingskerswell Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA3.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Howton Road and Perry Lane							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA1.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
West of Newton Abbot GESP Extension							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA1.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Bradley Barton							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/near Mitigation Measures for NA1.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Newton Abbot Leisure Centre							Screening for LSE needed: Within the South Hams SAC Landscape Connectivity Zone, but within built/lit up area with no currently known GH bat features. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.



### c) Villages

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
<b>Abbotskerswell</b>							<b>Up to 50 homes</b>
Land at Conitor							AA needed: <b>Assessment of importance of/impact on Conitor Caves GHB roost needed. Adjacent to NA3 Mitigation Measures.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land at Manor Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Near Mitigation Measures for NA3.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Orchard Lane							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Plum Tree Cottage							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
The Butchers Arms							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Bishopsteignton</b>							<b>up to 150 homes</b>
Land South of Forder Lane							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. <b>Small GHB roost nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.



Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
Bishops Combe							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. <b>Small GHB roost nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Bakers Yard							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. <b>Small GHB roost nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
High Elms							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
<b>Broadhempston</b>							<b>12 homes</b>
Land north of Ashwick Court							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB roosts recorded nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
SW of Stoop Cross							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB roosts recorded nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land west of Ashwick Court							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB roosts recorded nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

<b>Site Location</b> Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	<b>Detail</b> Red = particular known issues highlighted GF = Greenfield houses BF = Brownfield houses
<b>Chudleigh Knighton</b>							<b>45 homes</b>
Land to rear of Apple Tree Close							AA needed: Within the South Hams SAC <b>Sustenance Zone</b> (Chudleigh Roost). <b>Radio-tracked bat route through site. Current application likely to identify mitigation measures.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Tollgate Farm							AA needed: Within the South Hams SAC Sustenance Zone (Chudleigh Roost). <b>Radio-tracked bat routes close to site. Mitigation measures have already been identified as needed for a current application here.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Cockwood</b>							<b>10 homes</b>
The Beeches							AA needed: <b>Within 400m of Exe SPA.</b> Within the Exe/Dawlish zone of recreation influence. Not suitable for SPA birds. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the South Hams SAC Consultation Zone.
Rock Cottage							AA needed: <b>Within 400m of Exe SPA.</b> Within the Exe/Dawlish zone of recreation influence. Not suitable for SPA birds. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the South Hams SAC Consultation Zone.
<b>Denbury</b>							<b>15 homes</b>
Denbury Glebe							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB roosts recorded nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
Land East of East Street							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB roosts recorded nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land south of the Union Inn							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB roosts recorded nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land at Denbury Down Lane							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB roosts recorded nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Doddiscombsleigh</b>							<b>10 homes</b>
Land at Springfield							AA needed: Within the Exe Zone of Recreation Influence. Out-side the Warren Zone of Recreation influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
<b>Exminster</b>							<b>120 homes</b>
Milbury Barton							AA needed: <b>Eastern tip of site within 400m of Exe Estuary SPA.</b> Within the Exe/Warren Zone of Recreation Influence. <b>Not yet surveyed for functional linkage.</b> <b>Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.</b> Outside the South Hams SAC Consultation Zone.
Exminster West							AA needed: Within the Exe/Warren Zone of Recreation Influence. Most of land is NOT being Functionally Linked to the SPA. <b>One field not yet surveyed for functional linkage.</b> <b>Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.</b> Outside the South Hams SAC Consultation Zone.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
Sentry's Farm							AA needed: Within the Exe/Warren Zone of Recreation Influence. <b>Not yet surveyed for functional linkage.</b> Just over 400m from Exe SPA. <b>Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.</b> Outside the South Hams SAC Consultation Zone.
Sannerville Chase							AA needed: Within the Exe/Warren Zone of Recreation Influence. <b>Not yet surveyed for functional linkage.</b> <b>Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.</b> Outside the South Hams SAC Consultation Zone.
Land to SE Exminster House							AA needed: Within the Exe/Warren Zone of Recreation Influence. <b>Not yet surveyed for functional linkage.</b> <b>Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.</b> Outside the South Hams SAC Consultation Zone.
<b>Ide</b>							<b>25 homes</b>
Markhams Farm (Edge of Exeter)							AA needed: within the Exe Zone of Recreation Influence. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone
<b>Ipplepen</b>							<b>120 homes</b>
Blackstone Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Park Hill Lodge							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  <b>Red = particular known issues highlighted</b> <b>GF = Greenfield houses</b> <b>BF = Brownfield houses</b>
Blackberry Hill							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Field off Dornafeld Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Field off Moor Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Kennford</b>							<b>20 homes</b>
Kennford South							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Lamacroft Farm							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. <b>GH Bat roosts on site/nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Land at Kennford (east High Street)							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Land at Gissons Hotel							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
St Andrew's Close							AA needed: Within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	Detail  Red = particular known issues highlighted  GF = Greenfield houses  BF = Brownfield houses
Kenton							40 homes
Mamhead road							AA needed: Within the Exe/Warren Zone of Recreation Influence. Identified as NOT functionally linked to the Exe SPA. Western end of site within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Land at South Town							AA needed: Eastern tip of site within 400m of SPA. Within the Exe/Warren Zone of Recreation Influence. Identified as NOT functionally linked to the Exe SPA. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Witcombe Lane							AA needed: Within the Exe/Warren Zone of Recreation Influence. Identified as NOT functionally linked to the Exe SPA. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
East Town Farm							AA needed: Within the Exe/Warren Zone of Recreation Influence. Identified as NOT functionally linked to the Exe SPA. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Liverton							50 homes
Land West of Benedicts Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Land on North side of Old Liverton Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

<b>Site Location</b> Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart-moor Woods	South Hams	<b>Detail</b> Red = particular known issues highlighted GF = Greenfield houses BF = Brownfield houses
<b>Ogwell (East)</b>							<b>10 homes</b>
Mill Lane							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Ogwell Central (also listed under Newton Abbot)							AA needed: <b>Within the Ogwell Pinch Point.</b> Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Canada Hill (also listed under Newton Abbot)							AA needed: <b>Within the Ogwell Pinch Point.</b> Within the South Hams SAC Landscape Connectivity Zone. <b>Adjacent to mitigation measures (GHB roost building).</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
<b>Shaldon</b>							<b>40 homes</b>
No sites currently identified							AA needed: within the Exe/Warren Zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay
<b>Starcross</b>							<b>50 homes</b>
Staplake Road							AA needed: <b>Within 400m of Exe SPA.</b> Within the Exe/Warren Zone of Recreation Influence. Identified as NOT functionally linked to the Exe SPA. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Land at Brickyard Lane							AA needed: <b>Eastern tip just within 400m of Exe SPA. Some of this site has been identified as being of some value to SPA birds. The functional importance must be checked.</b> Within the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.

Stokeinteignhead							10 homes
No sites currently identified							AA needed: within the Exe/Warren zone of Recreation Influence. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Tedburn							40 homes
Land at Lower Uppacott							Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone.
Land at Great Uppaton Farm							Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone.
Land to North of Westwater Hill							Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone.
Land east of Cheriton Cross							Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence. Outside the South Hams SAC Consultation Zone.

#### d) Urban Renewal Sites

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart- moor Woods	South Hams	Detail Red = particular known issues highlighted
Brunel Industrial Estate							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Alongside the Aller Brook / Railway GH possible Bat Pinch Point route and abutting the Teign Estuary Strategic Flyway.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme. Outside the Exe/Warren Zone of Recreation Influence.



Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart- moor Woods	South Hams	Detail <b>Red = particular known issues highlighted</b>
Cattlemarket							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Alongside the River Lemon possible GH Bat Pinch Point route.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Cricketfield Area							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Alongside the River Lemon possible GH Bat Pinch Point route.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Highweek Way							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>One end abuts the River Lemon possible GH Bat Pinch Point route.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Jetty Marsh and Wharf Rd							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within the Newton Abbot / Kingsteignton Pinch Point and partially within the Sandford Orleigh House Pinch Point route.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Kingsteignton Retail Park							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Abuts the Newton Abbot / Kingsteignton Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Leisure Centre							Screening for LSE needed: Within the South Hams SAC Landscape Connectivity Zone, but within built/lit up area with no known GH bat features. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Newfoundland Way							Screening for LSE needed: Within the South Hams SAC Landscape Connectivity Zone, but within built/lit up area with no known GH bat features. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart- moor Woods	South Hams	Detail Red = particular known issues highlighted
Osbourne Street							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Alongside the Railway possible GH Bat Pinch Point route.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme. Outside the Exe/Warren Zone of Recreation Influence.
Wolborough Way							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Alongside the River Lemon possible GH Bat Pinch Point route.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.

#### e) Employment Sites

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart- moor Woods	South Hams	Detail Red = particular known issues highlighted
BCT Heathfield							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
Ilford Park, Drumbridges							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Existing GHB mitigation measures on site. Greater horseshoe bat roosts on site and nearby.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.

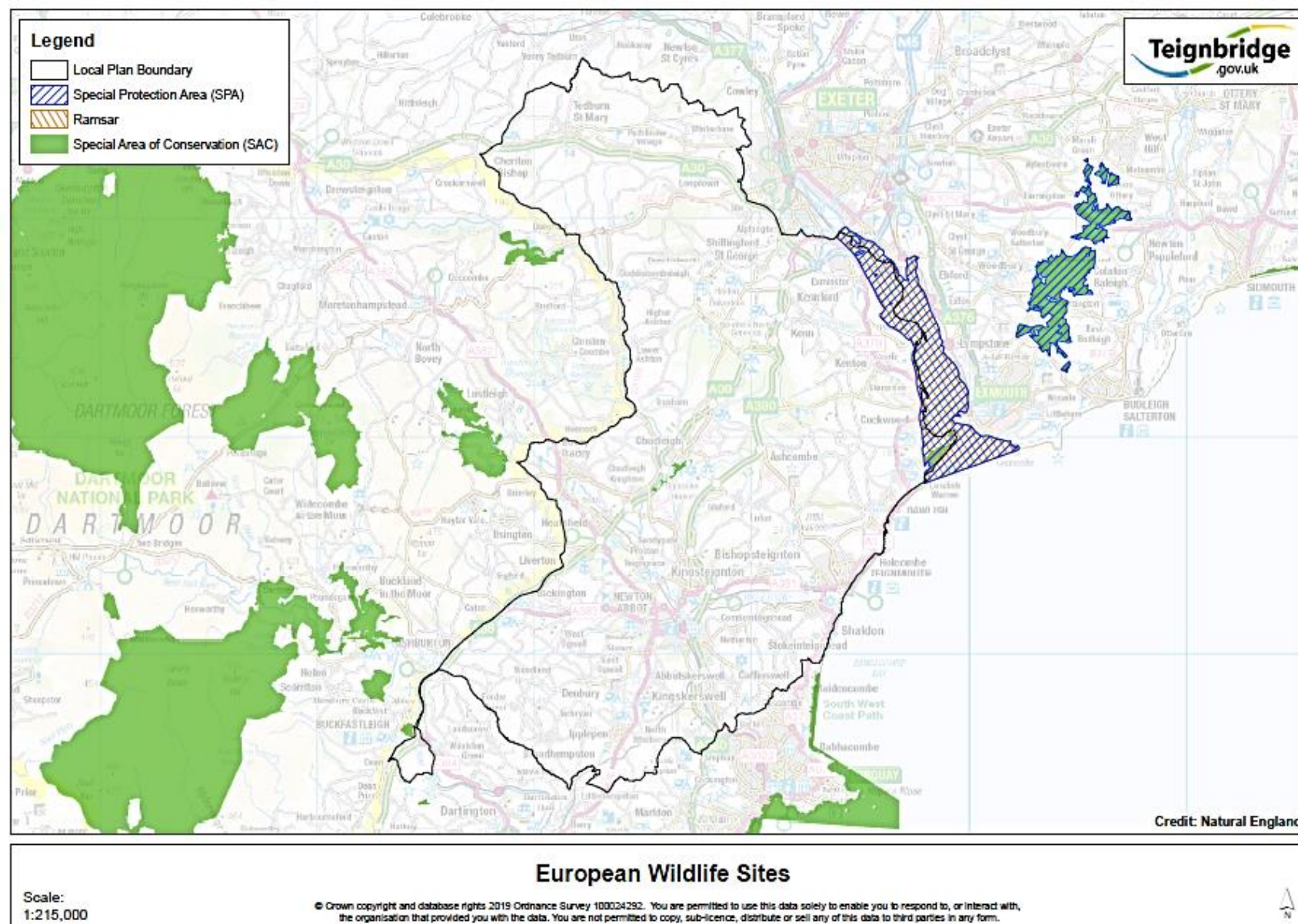
Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart- moor Woods	South Hams	Detail <b>Red = particular known issues highlighted</b>
North East of Forches Cross							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB use and road crossing mitigation points already identified for this site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
Blatchford Farm, Teigngrace							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>GHB mitigation measures and road crossing points already identified as needed for this site.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
East of Little Liverton Business Park							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Need for onsite mitigation measures identified through previous planning application.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
SW Chudleigh Knighton							AA needed: <b>Within a South Hams SAC Sustenance Zone (Chudleigh Roost).</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
Ruby Farm, Two Mile Oak							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Outside the Exe/Warren Zone of Recreation Influence.
East of Old Newton Road, Kingskerswell							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Close to Mitigation Measures, which need to continue along the railway and road.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart- moor Woods	South Hams	Detail Red = particular known issues highlighted
East of Kingskerswell Road							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within/ near Mitigation Measures for NA3.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
Zigzag Quarry, Kingskerswell							AA needed: Within the South Hams SAC Landscape Connectivity Zone. <b>Within the Newton Abbot / Kingskerswell Pinch Point.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
Buttlands Industrial Estate, Ipplepen							AA needed: Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
West Exe, Peamore							AA needed: All within the Exe Zone of Recreation Influence, part within the Warren Zone of Recreation Influence. This would only be an issue if the 'employment' use included holiday accommodation, e.g. a hotel. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the South Hams SAC Consultation Zone.
Browns Farm, Splatford							AA needed: Within the Exe/Warren Zone of Recreation Influence. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.

Site Location Infill colour reflects highest level of HRA concern	Dartmoor	Dawlish Warren	Exe Estuary	Lyme Bay	South Dart- moor Woods	South Hams	Detail Red = particular known issues highlighted
Opposite Exeter Court, Kennford							AA needed: Within the Exe/Warren Zone of Recreation Influence. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Dolbeare, Ashburton							AA needed: Within the South Hams SAC Landscape Connectivity Zone and <b>adjacent to a site with mitigation measures area</b> . Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.
Harcombe Farm, north of Chudleigh							AA needed: Within the Exe/Warren zone of Recreation Influence. Relevant if the 'employment' use includes holiday accommodation, e.g. a hotel. <b>Within a South Hams SAC Sustenance Zone (Chudleigh) and adjacent to mitigation measures.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Shutterton (Langdon), Dawlish							AA needed: Within the Exe/Warren zone of Recreation Influence. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. <b>Not surveyed for functional-linkage.</b> Within the South Hams SAC Landscape Connectivity Zone. Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay.
Horse mills Field, Kingsteigton							AA needed: <b>Within a South Hams SAC Sustenance Zone (Chudleigh). Need for onsite mitigation measures identified through previous planning application.</b> Work needed to assess possible in-combination recreational impacts on Dartmoor, South Dartmoor Woods and Lyme Bay. Relevant if the 'employment' use included holiday accommodation, e.g. a hotel. Outside the Exe/Warren Zone of Recreation Influence.

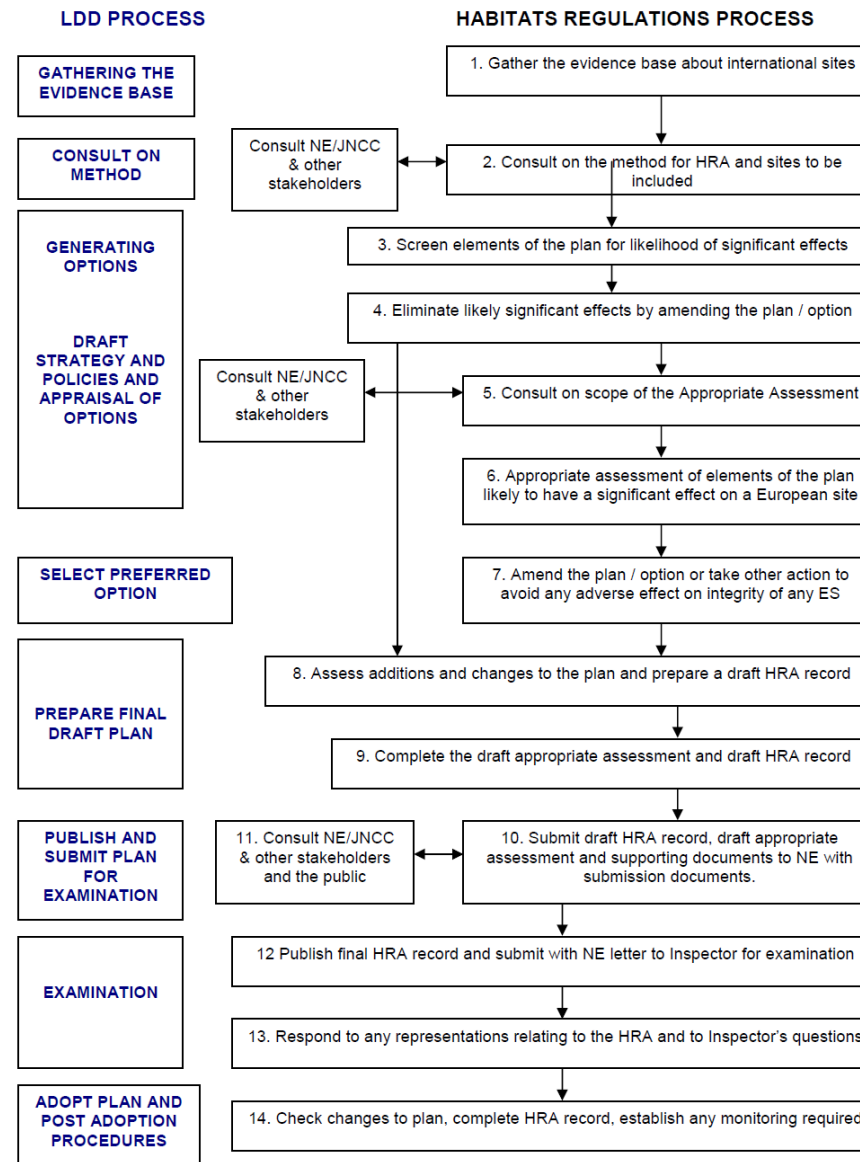


Figure 1 – European sites within 10 kms of the Teignbridge boundary

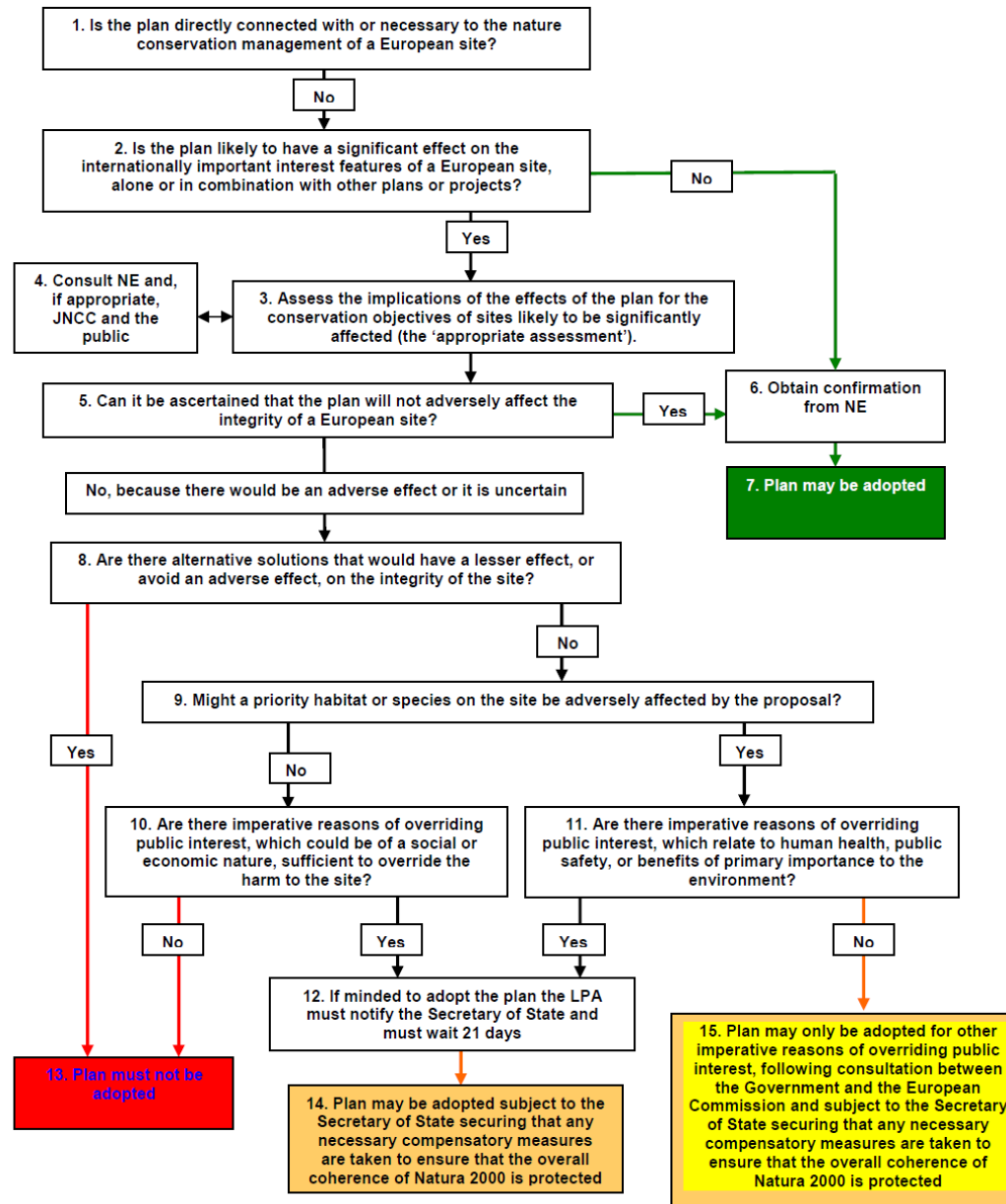


## ANNEX 1: Flow charts outlining the HRA process

### OUTLINE OF THE HABITATS REGULATIONS ASSESSMENT PROCESS FOR LDD REGULATIONS 85A & 85B WHERE 'APPROPRIATE ASSESSMENT' IS REQUIRED



# **OUTLINE OF THE PROCEDURE OF REGULATIONS 85A – 85E INCORPORATING ADVICE ABOUT ADDITIONAL CONSULTATION**





## References and Links

- a) Devon County Council Environment Viewer (shows South Hams SAC Consultation Zone for Greater Horseshoe Bats) - [Devon County Council Environment Viewer](#)
- b) Draft Habitats Regulations Assessment of the Greater Exeter Strategic Plan - Draft Policies and Site Options Consultation. Footprint Ecology. 2020
- c) Habitats Regulations and the Implications of Possible Development Scenarios up to 2045 in the Exeter Housing Market Area, Footprint, Aug, 2016.
- d) Habitats Regulations Assessment and Mitigation Strategy for the Greater Exeter Strategic Plan – [European Site Sensitivity Analysis](#). Footprint Ecology. 2019
- e) Natural England Site Improvement Plans – SW England - <http://publications.naturalengland.org.uk/category/5755515191689216>
- f) Plymouth and South Hams JLP HRA 2014 – 2034 - [Plymouth and South West Devon Joint Local Plan | PLYMOUTH.GOV.UK](#)
- g) South East Devon European Site Mitigation Strategy, Footprint Ecology, 2014 - [SEDESMS-June-2014.pdf \(southeastdevonwildlife.org.uk\)](#)
- h) South Hams SAC Guidance for GHBs, 2019 (showing consultation zones) - [Wildlife and geology planning guidance - Environment \(devon.gov.uk\)](#).
- i) TDC - Map showing the 10km buffer for the Exe Estuary SPA and Dawlish Warren SAC sites - [10km-buffers-for-exe-and-warren-ja-sept-14.pdf \(teignbridge.gov.uk\)](#)
- j) TDC – Exe Estuary / Dawlish Warren Habitat Mitigation - [Exe Estuary/Dawlish Warren Habitat Mitigation - Teignbridge District Council](#)
- k) Teignbridge Local Plan 2013 – 2033 HRA, Kestrel Wildlife Ltd and Footprint Ecology, 2013 - [Archive - Environment and Habitat archive - Teignbridge District Council](#)
- l) Exe Estuary Water Bird Survey, Green Ecology, 2019