

# Basic Conditions Statement

June 2020



# **Bridestowe and Sourton Neighbourhood Development Plan 2016 - 2034**

## **Basic Conditions Statement**

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## **1. Introduction**

1.1. This statement has been prepared by the Bridestowe and Sourton Neighbourhood Development Planning Group on behalf of Bridestowe and Sourton Parish councils to accompany the joint submission to West Devon Borough Council of the Bridestowe and Sourton Neighbourhood Development Plan under Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012.

<http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

1.2 The Bridestowe and Sourton Neighbourhood Development Plan is submitted by Bridestowe Parish Council, which is the qualifying body and with overall responsibility for the preparation, consultation and submission of the Plan. In the process of producing a neighbourhood plan, there has to be a 'lead' parish but in every sense there is parity when it comes to the creation, implementation and accountability.

1.3 The development of the Plan has been undertaken by a Neighbourhood Development Planning Group comprising of members of the community, and both Bridestowe and Sourton Parish Councillors.

1.4 The application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to West Devon Borough Council and Dartmoor National Park Authority (the two local authorities) on September 30th 2015. A consultation period of six weeks followed. This application and approval notice are reproduced in Appendix 1. at the end of this document.

The approved Neighbourhood Area is shown in Figure 1 on page 3.

### **The Basic Conditions**

1.5 The "Basic Conditions" are a set of conditions set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011) . The Neighbourhood Plan must meet these conditions in order for it to proceed to a referendum.

1.6 The Plan will meet the basic conditions if:

- has regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations;
- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

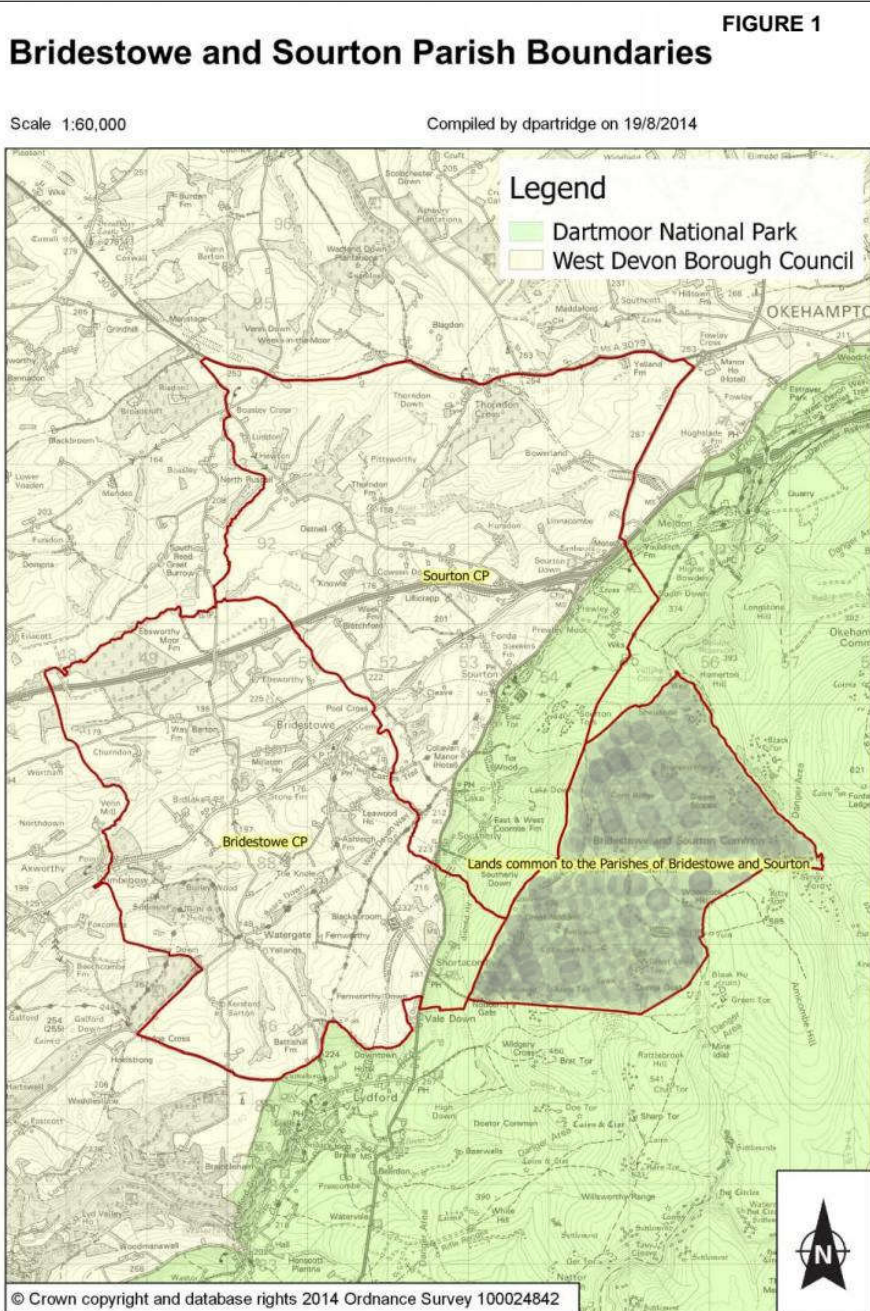
1.7 These requirements (and those for neighbourhood development orders) are formally set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act (as amended by the Localism Act 2011). We believe we have met the conditions of the Basic Condition Statement as set out above.

## 2. Background

2.1 Bridestowe and Sourton are adjoining parishes in the district of West Devon, adjacent to and partly within Dartmoor National Park; both are rural parishes, separate and distinctive, yet sharing common threads (and Common land) and jointly using certain amenities and facilities. Bridestowe has a total of 2,036 hectares and a population of 576 (240 households) whilst Sourton parish has a larger area, 3,396.53 hectares but a smaller population, 413 (180 households). The two parishes both straddle two Local Planning Authority areas - West Devon Borough Council and Dartmoor National Park Authority - and so reference is made to both Local Authorities' strategic policies.

### 2.2 The designated Neighbourhood Plan area.

The area consists of the parishes of Bridestowe and Sourton and the majority lies within West Devon Borough Council. The green area shows the land that falls within Dartmoor National Park and the shaded area highlights an area common to both parishes



2.3 The two parishes face similar challenges including reduction in public transport, rural isolation, oversubscribed local schools and concern about potential inappropriate development. Both parishes also share a desire to have a voice in the local development that will occur in the decades ahead. In 2013 the two parishes decided to develop a joint parish plan.

However, with the development of a new Strategic Plan by West Devon Council, which proposed allocating new housing to Bridestowe, a decision was taken to 'upgrade' to a Neighbourhood Plan. In early 2015, following the formal designation of the area, an extensive period of consultation commenced with local stakeholders, local organisations, businesses, landowners, and residents and continued throughout the process culminating in the Regulation 14 consultation.

2.4 The feedback that came from the community consultation forms the basis for the vision for future development in the area and the clear priorities were to ensure appropriate tailored development that met local need and did not impact negatively on the highly valued landscape. Aims and objectives for the Plan were fashioned to reflect the aspirations and concerns of the communities.

As well as written and email consultations, face-to-face meetings were arranged, and a number of public consultation events were staged. Press, local newsletters and noticeboards, and social media, were all used to publicise the various stages of the process.

2.5 In January 2018 the draft Plan was sent out for pre-submission consultation to the statutory bodies and agencies for the regulatory 6 week period in accordance with Regulation 14 of The Neighbourhood Planning (General ) Regulations 2012. Consultation with local residents was reliant on the monthly newsletter and so the complete consultation period was actually a 10 week period to ensure maximum publicity and input.

2.6 Comments received were considered and responded to and further consultation was carried out in July and August 2018 for comment on these changes.

As the Plan was being prepared for Regulation 16, two new concerns were raised by WDBC's new Neighbourhood Plan officer and revisions were made following further consultation with the communities and approval of both parish councils.

The process of consultation for the Plan is fully recorded in the supporting Consultation Statement.

### 3. Vision and Aims and Objectives

#### 3.1 Vision

The vision grew from an early parish plan questionnaire that asked residents what they wanted for the future of their parishes. This was distilled into the following statement: to secure a strong future for both parishes by supporting sustainable development that meets the needs of current and future residents without detriment to the unique and highly prized landscape and environment.

#### 3.2 Aims and Objectives:

The evidence that was gathered from the general Neighbourhood Plan Questionnaire enabled us to draw up the main themes that covered the communities' concerns and priorities. The next step was to set up small working groups to consider the feedback in greater detail and to draft key aims and objectives. (Table 1 below) These were presented to the communities at the annual community events and through the monthly newsletter. The feedback further refined the aims and objectives as set out in Table 2.

Our aims and objectives have been grouped into the 5 themes that emerged through the consultation process -

- Housing,
- Environment and Heritage,
- Employment and Local Economy,
- Low Carbon Development and
- Community Wellbeing.

**Table 1 Draft key aims and objectives**

Theme	Aim	Objective (what we plan to do)
1. Housing	<p>To support and facilitate provision of suitable housing to meet the current and future housing needs of residents of the parishes</p> <p>New development to be designed to integrate with adjacent buildings, through appropriate design, materials and layout</p> <p>To keep housing development to a small scale and within or adjacent to the core settlement to prevent sprawl.</p>	<p>- Commission an up to date Housing Needs Assessment to identify need</p> <p>- Put in place an affordable housing policy</p> <p>- To set in place policies that should provide a mix of housing types including smaller homes for elderly parishioners wishing to downsize and for single couples and young families.</p> <p>- Put in place an Exception Sites policy</p> <p>- Draw up Design statement</p> <p>- Design and Quality policies</p> <p>- Create and redraw boundary settlements. Seek guidance on whether small scale development achievable.</p>
2. Environment and Heritage	To conserve and enhance the natural and historic environment	<p>- Encourage sensitive development within the Design Statement</p> <p>- Put in place a policy to protect and enhance the villages' open spaces</p> <p>- Policies put in place that protect and enhance the natural and historic environment</p>

Theme	Aim	Objective (what we plan to do)
3. Employment and Local Economy	To promote the local economy through support for traditional types of rural employment and other forms of small-scale independent businesses appropriate to the location	<ul style="list-style-type: none"> <li>- Put in place policies that support local commercial enterprises.</li> <li>-Support small scale expansion of existing businesses</li> <li>- Put policies in place that seek on-going improvement to digital connectivity</li> </ul>
4. Low Carbon Development	To encourage small-scale renewable energy production in new developments on or within the home and in the existing built environment where location and design are sensitive both to the local environment and to residential amenity.	<ul style="list-style-type: none"> <li>- Put in place policies that support microgeneration but with conditions that ensure minimal impact on landscape.</li> <li>-Put in place policies to encourage new developments to incorporate energy conservation measures.</li> </ul>
5. Community Wellbeing	To conserve and enhance educational, social, cultural and recreational facilities in the parishes, including communal open spaces, footpaths and cycle paths.	<ul style="list-style-type: none"> <li>- Put in place policies that protect existing facilities with conditions for change of use.</li> <li>- Put in place policies that encourage the retention and improvement of local facilities</li> <li>- To involve local people in an ongoing basis in the process of plan making, monitoring and delivery of development</li> </ul>

The objectives that were not achievable were:

- restricting the number of houses per plot per 5 year period as this conflicted with planning practice
- identifying sites for business premises
- improvement to digital connectivity; the standards we wanted exceeded Government guidelines

These were either revised or removed.

Table 2 shows the refined aims and objectives.

To help deliver the vision, the following objectives have been agreed and grouped under five themes: Housing, Environment and Heritage, Employment and Local Economy, Low Carbon Development and Community Wellbeing		
Theme	Aims	Objectives
<b>1. Housing</b>	<p>To support and facilitate provision of suitable housing to meet the current and future housing needs of residents of the Parishes.</p> <p>To keep housing development to a small scale to retain the essential character of the villages and within or adjacent to the core settlement to prevent sprawl.</p> <p>To ensure that any new developments are designed to integrate with adjacent buildings; this is achieved by appropriate design, materials and layout.</p> <p>To encourage small-scale renewable energy production in new developments on or within the home.</p>	<p><b>1</b> a) To support a limited amount of new housing to meet assessed local needs including a greater range of affordable housing in small pockets of development within the settlement boundary.</p> <p>b) To provide a mix of housing types including smaller homes for the elderly wishing to downsize and young singles/ couples or families needing first home.</p> <p>c) To encourage sensitive development with reference to a Village Design Statement to reinforce local distinctiveness.</p> <p>d) To ensure that development is located away from flood risk area</p> <p>e) To support energy conservation in design and incorporate energy production within the home.</p>
<b>2.Environment and Heritage</b>	<p>To conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parishes through sensitive design which protects and enriches the landscapes and built setting and identification of key landscapes, views and heritage assets to be protected.</p>	<p><b>2</b> a) To protect and enhance the villages' open spaces.</p> <p>b) To ensure policies minimise negative impact on the high quality of the natural environment with its protected wildlife interests.</p> <p>c) To ensure policies protect and enhance the historic environment and heritage assets</p>
<b>3.Employment and Local Economy</b>	<p>To promote the local economy through support for traditional types of rural employment (such as farming, forestry, and related practical skills) and other forms of small-scale independent businesses (including hospitality and sustainable tourism) appropriate to the location.</p>	<p><b>3</b> a) To ensure policies support local commercial enterprises</p> <p>b) If possible, to identify potential new premises/ sites for existing or new businesses</p> <p>c) To seek on-going improvements to digital connectivity which is beneficial to all enterprises, especially those working from home</p> <p>d) To ensure through policies that development has minimal impact on the landscape</p>
<b>4.Low Carbon Development</b>	<p>To encourage small-scale renewable energy production in new developments on or within the home and in the existing built environment where location and design are sensitive both to the local environment and to residential amenity.</p>	<p><b>4</b> a) To support microgeneration but with conditions that ensure minimal impact on landscape</p> <p>b) To encourage new developments to incorporate energy conservation measures through housing and business policies</p>
<b>5.Community Wellbeing</b>	<p>To conserve and enhance educational, social, cultural and recreational facilities in the Parishes, including communal open spaces, footpaths and cycle paths.</p>	<p><b>5</b> a) To protect existing facilities with conditions for change of use</p> <p>b) To sustain and improve local facilities for existing and new residents</p> <p>c) To encourage the delivery by action groups or PCs of some of the community aspirations that will promote physical and social activity</p>



**Table 3 This table shows how policies relate to the objectives**

Bridestowe and Sourton Policy, title	Bridestowe and Sourton objective(s)
H1 - Sustainable Housing Development	1,2,3,4,5
H2 - Development boundaries and Housing Allocation	1a, b, c
H3 & H3a - b Allocated sites	1 a,b,c, 2b
H4 - Rural Exception Sites	1,2,4
H5 - Design and Quality of New Development	1c, 2a, 2b
H6 - Conversion of Buildings in the countryside	2b, 3a
H7 - Transport and Accessibility	5b
H8 - Flood Risk	1d
EH1 General Landscape	1c, 2b, 3d 4a
EH2 - Farm Diversification	3a
EH3 - Local Green Space Designations	2a
EH4 - Wildlife protection	1c, 2b, 3c
EH5 -Trees and Hedgerows	1c, 2b, 3c
EH6 - Heritage Assets	3d
E1 - General Business Development Guidelines	3a, 3b, 3c
E2 - Small scale expansions	3a, 3b, 3c,
E3 - Protection of employment sites	3a
E4 - Communication Infrastructure	3c
E5 - Tourism Development	1c, 3a, 3b,3c, 5b
LC1 - Microgeneration energy development	2b, 3d, 4b
CW1 - Community assets and facilities	2a, 5a, 5b, 5c
CW2 - Sporting/recreational facilities	2a, 5a, 5b, 5c

## **4. Compliance with Legislation - Summary**

This section sets out how our Neighbourhood Plan and process complies with the requirements set out in the Neighbourhood Plan regulations.

### ***Qualifying Body***

4.1 A 'Qualifying Body' is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act as "*a Town or Parish Council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...*".

4.2 Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out the qualifying body's entitlement to prepare a Neighbourhood Plan. It states that:

*"(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan."*

We confirm that the Neighbourhood Plan has been prepared by Bridestowe Council as the "qualifying body" for the purposes of Neighbourhood Planning.

### ***4.3 Neighbourhood Area***

The Neighbourhood Area (as shown in Figure 1 on page 2) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7). Both the application and the approval / decision notice are appended to this Statement (Appendices 1 and 2).

### ***4.4 What a Neighbourhood Plan is and the Content of the Neighbourhood Plan***

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 6 sets out the meaning of "neighbourhood development plan". It states that:

4.4.1 *"(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."*

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out what the Plan may include. It states that:

4.4.2 *"(1) A neighbourhood development plan-*

*(a) must specify the period for which it is to have effect,*

*(b) may not include provision about development that is excluded development, and*

*(c) may not relate to more than one neighbourhood area."*

4.4.3 *'Excluded development'* is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act as:

*"(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,*

*(b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,*

*(c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),*

*(d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),*

*(e) prescribed development or development of a prescribed description, and*

*(f) development in a prescribed area or an area of a prescribed description."*

Section 38B(2) states that:

*“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”*

4.4.4 In response to these requirements, we confirm that the Bridestowe and Sourton Neighbourhood Development Plan:

- covers the period up to 2034, aligning with the plan period of the Local Plans
- is the only Neighbourhood Plan for the parished areas of Bridestowe and Sourton
- does not contain policies relating to “excluded development”
- relates only to the designated Neighbourhood Area in figure 1 above
- sets out policies in relation to the development and use of land
- includes community aspirations that have arisen from the consultation but are outside the remit of the Plan and which will link the planning system with important issues which relate to the community.

#### **4.5 Submission Documents**

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

#### **4.6 Basic Conditions**

As referred to earlier in this Statement, we consider that all the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011) have been met, as demonstrated in this Statement.

#### **4.7 Content of Our Neighbourhood Plan Proposal**

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local planning authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Supporting Evidence Base Documents;
- Our Consultation Statement;
- Our Basic Conditions Statement (this document)

## **5. Having regard to National Planning Policy Framework**

5.1 The Neighbourhood plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of February 2019.

5.2 The Plan has regard to the 3 overarching objectives core planning principles contained in paragraph 8 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 and updated in 2019, in relation to the formation of Neighbourhood Plans.

5.3 The table below sets out a summary of how each policy has regard to the revised NPPF ( Feb. 2019). The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

**Table 4: How the NP policies have regard to the NPPF ( Feb. 2019)**

NP Policy Number and Title	NPPF	Comment on Conformity
Policy H1 Sustainable Development	Paragraphs 7-11	Incorporates the key principle of achieving sustainable development and makes clear the positive role to be played by the Neighbourhood Plan
Policy H2 Development Boundary for Sustainable Housing Development	78,79,	This policy is compatible with NPPF objectives to ensure that development reflects local needs and is located where it will enhance/maintain vitality of the communities, avoiding open countryside.
Policy H3 Allocated Sites	62, 63 69	This policy is compatible with NPPF objectives of delivering a wide choice of high quality homes. This is achieved by allowing for or identifying sites to meet the identified housing needs of the Parish (through a robust housing needs survey).
Policy H3a Site Adjacent to the Cemetery	62,63,69	This policy is compatible with NPPF objectives to ensure that development reflects local needs and is located where it will enhance/maintain vitality of the communities, avoiding open countryside
Policy H3b Land at Springfield Residential Home	62,63,69	This policy is compatible with NPPF objectives to ensure that development reflects local needs and is located where it will enhance/maintain vitality of the communities, avoiding open countryside.
Policy H4 - Rural Exception sites	60-64,77-79	This policy is compatible with NPPF objectives of delivering the identified affordable housing needs of the parishes.
Policy H5 Design and Quality of New Development	124 -131	This policy is in conformity with NPPF objective of requiring good design. The policy establishes general design principles for all developments in the Parish to ensure proposals are well designed

NP Policy Number and Title	NPPF Paragraph(s)	Comment on Conformity
Policy H6 - Conversion of Buildings in the Countryside	83	This policy is compatible with the NPPF objectives of promoting sustainable development
Policy H7 -Transport and Accessibility	102,110,127	This policy is in conformity with the NPPF objectives that set out that developments should function well and add to the overall quality of the area.
Policy H8 Flood Risk	155-164	This is in line with both the NPPF objectives to minimise flood risk
Policy E1 - General Landscape	170-177	This policy is in conformity with the NPPF objectives to conserve and enhance the landscape and natural environment
Policy EH2 - Farm Diversification	83, 84, 170	This policy is in conformity with the NPPF objectives to promote appropriate diversification of agricultural and other land-based rural businesses
Policy EH3 - Local Green Space Designations	99, 100	This policy is compatible with the NPPF objectives to promote healthy communities by conserving local green spaces important to communities
Policy EH4 - Wildlife Protection	170-177	This policy is in conformity with the NPPF objectives to conserve and enhance the natural environment.
Policy EH5 - Trees and Hedgerows	170-177	This policy is in conformity with the NPPF objectives to conserve and enhance the natural environment.
Policy EH6 Heritage Assets	184-202	This policy is in conformity with the NPPF objective that local plans should include a positive strategy for the conservation and enjoyment of the historic environment.

NP Policy Number and Title	NPPF Paragraph(s)	Comment on Conformity
Policy E1.General Business Development Guidelines	83	This policy is in line with the NPPF objective to support economic growth in rural areas, promoting economic resilience whilst respecting the character of the countryside.
Policy E2 - Small scale expansion	83, 84	This policy is line with NPPF objective to provide growth and expansion of businesses.
Policy E3 Protection of Employment Sites	8a, 81a	This policy is in line with NPPF objective to help build a strong, responsive and competitive economy
Policy E4 Communications Infrastructure	112-113	This policy is in conformity of the NPPF objectives to support high quality communications but with condition that it does not have a detrimental impact on landscape
Policy E5 Tourism Development	28 83	This policy is in conformity with the NPPF objective to support tourism development in rural areas whilst ensuring that there is no negative impact on the landscape
Policy LC1 Microgeneration energy development	151	This policy is in conformity with the NPPF objectives to mitigate climate change with minimal impact on the landscape
Policy CW1 - Community Facilities	92, 98, 181-183	This is in conformity with the NPPF objectives to promote a strong rural economy and facilitate social interaction
Policy CW2 Sporting/recreational facilities	92,96	This policy is in conformity with the NPPF objectives to promote healthy communities
Policy CW3 - Future sporting facility at Bridestowe Village Hall	92,96	This policy is in conformity with the NPPF objectives to promote healthy communities and facilitate social interaction

## 6. Contribution to the achievement of sustainable development

6.1 The revised February 2019 NPPF guidelines state that sustainable development has three strands:-

- an economic role, contributing to a strong, responsive, competitive economy;
- a social role, supporting vibrant and healthy communities; and
- an environmental role, protecting and enhancing our natural, built and historic environment.

6.2 Table 5 below sets out an assessment of each policy of the plan and how it impacts on each of the three strands of sustainability; economic, social and environmental.

The following symbols are used:

- \*\*\* very positive impact
- \* positive impact
- neutral impact
- x negative impact
- xx very negative i

**Table 5**

NP Policy No and Title	Economic	Social	Environmental
H1- Sustainable Development	***	***	***
H2 - Settlement Boundary for Sustainable Housing Development	***	***	***
H3, 3 a, 3b - Allocated H Sites	***	***	***
H4 - Rural Exception Sites	***	***	*
H5 - Design and Quality of New Development	***	***	***
H6 - Conversion of Buildings in the Countryside	***	***	***
H7 - Transport and Accessibility	*	***	-
H8 - Flood Risk	*	***	***
EH1 - General Landscape	***	***	***

NP Policy No and Title	Economic	Social	Environmental
EH2 - Farm Diversification	**	**	*
EH3 - Local Green Space Designations	—	**	**
EH4 - Wildlife protection	*	*	—
EH5 - Trees and Hedgerows	—	*	*
EH6 - Heritage Assets	**	**	**
E1 - General Business Development Guidelines	**	**	—
E2 - Small Scale Expansions	**	**	—
E3 - Communications Infrastructure	**	**	—
E4 - Tourism Development	**	**	—
LC1 Microgeneration energy development	*	*	—
CW1 - Community Facilities	*	**	—
CW2 - Sporting/recreational facilities	—	**	—
CW3 - Future sporting facility at Bridestowe Village Hall	—	**	—



## **7. General conformity with the strategic policies of the two local authorities**

7.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the two development plans that cover the area, the adopted Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP) and Dartmoor Local Plan 2018-2036.

7.2 The Table 6 sets out how each policy of the Bridestowe and Sourton Neighbourhood Development Plan is in general conformity with:

- ***Plymouth and South West Devon Joint Local Plan 2014 -2034 and***
- ***Dartmoor National Park Authority's Local Plan 2018 - 2036.***

## 8. Compatibility with EU obligations and legislation

**Table 6: Conformity of Neighbourhood Plan policies to relevant Local Plan Policies**

General conformity

<b>NP Policy Number and Title</b>	<b>Relevant Local Plan Policies Plymouth and South West Devon Joint Local Plan 2014 - 2034 Dartmoor National Park Local Plan 2018-2036(DNP)</b>	<b>JLP</b>	<b>DNP</b>
Policy H1- Sustainable Development	<b>JLP</b> - SPT1, S06, TTV2, DEV24 <b>DNP</b> - SP1.2(2), SP2.1-2.6, SP1.3(2)	✓	✓
Policy H2 -Development Boundary for Sustainable Housing development	<b>JLP</b> - TTV31, (p170 and 278 refers) <b>DNP</b> - 7.1(2), SP 3.5(2)	✓	✓
Policy H3 - Allocated sites	<b>JLP</b> - Policies TTV1, TTV2, DEV9, SO8, SO9 <b>DNP</b> - Not applicable	✓	<b>NA</b>
Policy H4 - Rural Exception Sites	<b>JLP</b> - SPT2, TTV31, DEV9 <b>DNP</b> - SP 3.1(2)	✓	✓
Policy H5 - Design and Quality of New Development	<b>JLP</b> - SPT2, DEV10, DEV20 <b>DNP</b> - SP1.6(2)	✓	✓
Policy H6 - Conversion of Buildings in the countryside	<b>JLP</b> - TTV31 <b>DNP</b> - Not applicable	✓	<b>NA</b>
Policy H7 -Transport and Accessibility	<b>JLP</b> - DEV 10, DEV31 <b>DNP</b> - 4.4(2)	✓	✓
Policy H8 - Flood Risk	<b>JLP</b> - DEV 37 <b>DNP</b> - 2.9(2)	✓	✓
Policy EH1 - General Landscape	<b>JLP</b> - SO10,DEV24, DEV27, SPT1, SPT2 <b>DNP</b> - Sp2.1(2)	✓	✓
Policy EH2 - Farm Diversification	<b>JLP</b> -TTV 31 <b>DNP</b> -Not applicable	✓	<b>NA</b>

NP Policy Number and Title	Relevant Local Plan Policies Joint Local Plan (JLP) Dartmoor National Park Local Plan 2018-2036(DNP)	JLP	DNP
Policy EH3 - Local Green Space Designation	<b>JLP</b> - DEV 29 <b>DNP</b> - SP4.2(2)	✓	✓
Policy EH4 - Wildlife Protection	<b>JLP</b> - SPT11, SO10, DEV24 <b>DNP</b> - SP2.2 - 2.4	✓	✓
Policy EH5 - Trees and Hedgerows	<b>JLP</b> - DEV20, DEV24, DEV30 <b>DNP</b> - SP2.2	✓	✓
Policy EH6 - Heritage Assets	<b>JLP</b> -SO6, DEV 20, DEV21, DEV22 <b>DNP</b> -SP2.2(2)	✓	✓
Policy E1 - General Business Development Guidelines	<b>JLP</b> - SPT1, SPT2 <b>DNP</b> - not applicable	✓	<b>NA</b>
Policy E2 - Small Scale Expansions	<b>JLP</b> -TTV2, DEV15 <b>DNP</b> - 5.1(2)	✓	✓
Policy E3 - Communications infrastructure	<b>JLP</b> - Dev 15, SP2, SPT8, SO9 DNP not applicable	✓	<b>NA</b>
Policy E 4 - Tourism Development	<b>JLP</b> -TTV2 <b>DNP</b> -not applicable	✓	<b>NA</b>
Policy LC1 - Microgeneration Energy Development	<b>JLP</b> - SPT2,DEV34 <b>DNP</b> - 6.6(2)	✓	✓
Policy CW1 - Community Facilities	<b>JLP</b> - SPT 2, DEV 32 <b>DNP</b> - SP4.1(2)	✓	✓
Policy CW2 - Sporting/recreational facilities	<b>JLP</b> - SPT 2, DEV3, DEV4 <b>DNP</b> - 4.2(2)	✓	✓
Policy CW3 - Future sporting facility at Bridestowe Village Hall	<b>JLP</b> - SPT2, DEV 3, DEV4, DEV32 <b>DNP not applicable</b>	✓	<b>NA</b>

8.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

8.2 Section 4B paragraph 8(2f) of the Town and Country Planning Act 1990 states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations. This condition has been met through undertaking a Strategic Environmental Assessment (SEA) to support the Neighbourhood Plan.

8.3 Following screening undertaken by West Devon Borough Council it was determined that an SEA was required under Directive 2001/42/EC and accompanying Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). Screening was undertaken in conjunction with the three statutory bodies for SEA (the Environment Agency, Historic England and Natural England), and Dartmoor National Park Authority.

8.4 The Parish Council subsequently commissioned AECOM, via the Locality Neighbourhood Plan Technical Support programme, to undertake the SEA.

8.5 An SEA Scoping Report was then prepared and released for consultation with the three statutory bodies for SEA for a period of 5 weeks. This presented the proposed scope of the SEA process. Following the scoping stage of the SEA process, reasonable alternatives were developed and appraised and assessments of drafts of the Neighbourhood Plan were undertaken.

8.6 An SEA Environmental Report was then prepared which presented the information required by the SEA Regulations. The SEA Environmental Report accompanies the submitted Neighbourhood Plan documents.

8.7 The Habitats Directive (92/43/EEC) and Wild Birds Directive (2009/147/EC) are incorporated into national law by the Conservation of Habitats and Species Regulations 2010. The Directives aim to protect and improve Europe's most important habitats and species. They provide for the designation and protection of European sites. Following screening by West Devon Borough Council in association with Natural England, it was determined that a Habitats Regulations Assessment (HRA) was not required for the Neighbourhood Plan.

8.8 The Neighbourhood Plan therefore does not breach, and is otherwise compatible with, EU obligations. 8.2 It was determined by West Devon Borough Council that a Strategic Environmental Assessment was required. See attached report.

## **9. Conclusion**

9.1 It is considered that the Bridestowe and Sourton's Neighbourhood Development Plan (NDP) meets the legal tests and basic conditions.

9.2 The policies in the Bridestowe and Sourton's NDP have regard to various paragraphs of the NPPF.

9.3 The policies in the Bridestowe and Sourton's Neighbourhood Development Plan (NDP) contribute towards delivering sustainable development.

9.4 The policies in the Bridestowe and Sourton's NDP are in general conformity with the West Devon Borough Council's Plymouth and South West Devon Joint Local Plan 2014 -2034 and Dartmoor Local Plan 2018 - 2036.

9.5 The Bridestowe and Sourton's NDP is fully compatible with EU Obligations.

## **APPENDICES**

- 1. Letters confirming application and approval of designation of Neighbourhood Plan area**
- 2. Strategic Environmental Assessment report**

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**West Devon  
Borough  
Council**

Our ref: WD/NP/MA/BS/B  
06 November 2014

Dear Consultee,

**Re: Neighbourhood Plan – Area Designations**

Please note that following consultation on proposed area designations, applications to designate the following Neighbourhood Plan Areas have now been considered and approved by West Devon Borough Council:

- Milton Abbot and Kelly (the MACK plan)
- Bridestowe and Sourton
- Buckland

Full details of their applications are available on the Council's website at <http://www.westdevon.gov.uk/wdneighbourhoodplans>

Many thanks to all of you who have provided comments in relation to these applications.

The neighbourhood planning groups for each area will now begin the process of preparing their plans and draft versions will be made available for consultation in due course. We will notify you when this is available for comment.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michelle'.

**Michelle Luscombe**  
Strategic Planning Officer



[www.westdevon.gov.uk](http://www.westdevon.gov.uk)

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INVESTOR IN PEOPLE



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Mr PJ Daniels  
Clerk, Bridestowe Parish Council  
4 Trescote Way  
Bridestowe  
Okehampton  
EX20 4QB

Your ref:

**Please quote: JR/25/10**

Direct line: 01626 831017

09 December 2014

Dear Mr Daniels

**Designation of Bridestowe and Sourton Neighbourhood Plan Area**

I am pleased to advise that the Dartmoor National Park Authority has approved Bridestowe and Sourton Parish Councils' joint proposal to designate a Neighbourhood Area, for the purposes of preparing a Neighbourhood Development Plan. As the proposal covers two local planning authority areas, West Devon Borough Council will also write to confirm its approval of the designation of the part of the Bridestowe and Sourton's Neighbourhood Area that falls outside the boundary of the National Park.

Both local planning authorities will work jointly to support the Parish Councils' preparation of the Neighbourhood Plan and officers will be happy to meet with as you develop your plan. Officers will be able to offer advice on the legal requirements the plan must adhere to, consultation and engagement processes and on the national and local planning and other policies and regulations that your Neighbourhood Development Plan must conform with.

Several organisations offer useful neighbourhood planning advice and web links to guidance from some of these can be found at the end of this letter.

Yours sincerely

Mr S Belli  
**Director of Planning**  
Email: [sbelli@dartmoor.gov.uk](mailto:sbelli@dartmoor.gov.uk)

**Weblinks**

**Planning Aid:** <http://www.ourneighbourhoodplanning.org.uk/>

**Locality:** <http://locality.org.uk/projects/building-community/>

**Town & Country Planning Assoc:** [http://www.tcpa.org.uk/data/files/your\\_place\\_your\\_plan.pdf](http://www.tcpa.org.uk/data/files/your_place_your_plan.pdf)

**Devon CommunitiesTogether** <http://www.devoncommunities.org.uk/neighbourhood-planning-catalyst>

Peter Harper Chairman Kevin Bishop PhD Chief Executive (National Park Officer)

The purposes of the Dartmoor National Park Authority are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and to promote opportunities for the understanding and enjoyment of the area's special qualities. In pursuing these purposes the Authority has a duty to seek to foster the economic and social well-being of the local community.

A member of the Association of National Park Authorities

# Strategic Environmental Assessment for the Bridestowe and Sourton Neighbourhood Development Plan

Environmental Report to accompany the submission  
version of the Neighbourhood Plan

Bridestowe and Sourton Joint Neighbourhood  
Development Plan Steering Group

June 2020



## Quality information

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## Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1.0	6 <sup>th</sup> December 2019	Draft for Neighbourhood Plan Steering Group comment	9 <sup>th</sup> December 2019	Nick Chisholm-Batten	Associate Director
V2.0	5 <sup>th</sup> March 2020	Updated draft for consultation	5 <sup>th</sup> March 2020	Nick Chisholm-Batten	Associate Director
V3.0	2 <sup>nd</sup> June 2020	Submission version following consultation	June 2020	Nick Chisholm-Batten	Associate Director

### Prepared for:

Bridestowe and Sourton Joint Neighbourhood Development Plan Steering Group

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## Non-Technical Summary

### What is Strategic Environmental Assessment (SEA)?

A strategic environmental assessment (SEA) has been undertaken to inform the Bridestowe and Sourton Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

### What is the Bridestowe and Sourton Neighbourhood Plan?

The Bridestowe and Sourton Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Plymouth and South West Devon Joint Local Plan and the Dartmoor National Park Local Plan.

The Neighbourhood Plan was submitted to West Devon Borough Council and Dartmoor National Park Authority in mid-2020.

### Purpose of this Environmental Report

This Environmental Report, which accompanies the submission version of the Neighbourhood Plan, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (October 2019), which includes information about the Neighbourhood Plan area's environment and community.

The purpose of this Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the Bridestowe and Sourton Neighbourhood Plan and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the Bridestowe and Sourton Neighbourhood Plan and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the Bridestowe and Sourton Neighbourhood Plan has been assessed;
- The appraisal of alternative approaches for the Bridestowe and Sourton Neighbourhood Plan;
- The likely significant environmental effects of the Bridestowe and Sourton Neighbourhood Plan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Bridestowe and Sourton Neighbourhood Plan; and
- The next steps for the Bridestowe and Sourton Neighbourhood Plan and accompanying SEA process.

# Assessment of alternative approaches for the Bridestowe and Sourton Neighbourhood Plan

## Housing numbers to deliver through the Neighbourhood Plan

The Bridestowe and Sourton Neighbourhood Plan has been prepared in the context of the Plymouth and South West Devon Joint Local Plan which was adopted in May 2019.

Although the Joint Local Plan does not specifically allocate sites for developments, it provides some guidance for the level of housing that might be appropriate for each village in West Devon. In the case of Bridestowe, it has been identified as a village which is able to accommodate around 30 dwellings.

The Neighbourhood Plan area is partly within Dartmoor National Park. The current Dartmoor Local Plan is being reviewed, with a variety of evidence documents being produced which will inform the updated plan. A final draft version of the Dartmoor Local Plan was published in 2019.<sup>1</sup> This identifies Sourton as a small village where limited development to meet identified needs of the settlement and its parish will be acceptable in principle.

Community consultation undertaken on the Neighbourhood Plan to date has highlighted that there is a strong desire to deliver sustainable development which will support the vitality of the Neighbourhood Plan area. This includes through facilitating the delivery of affordable housing of a type and tenure for local needs and providing a degree of certainty as to the type and location of development which comes forward in the parishes during the plan period. There is also a recognition that this development should take place in the vicinity of Bridestowe village rather than elsewhere in the two parishes, given the broader range of facilities available in the village.

In light of this, the current version of the Neighbourhood Plan seeks to take forward in the region of 60 dwellings during the plan period in the vicinity of Bridestowe village. This is with a view to supporting the community vitality of Bridestowe village and promoting growth which meets local housing needs. This figure is deemed to be appropriate to achieve these aims, whilst ensuring that the sensitive environment of the parishes can be protected and enhanced.

## Assessment of potential sites for housing allocations

To further support the development of a spatial strategy to deliver this growth through the Neighbourhood Plan, the Neighbourhood Plan Steering Group has considered alternative locations for delivering housing in Bridestowe.

Following a Neighbourhood Plan Call for Sites process undertaken in 2015, five sites were identified as being potentially available in the village for residential development.

To support the choice of sites to allocate through the Neighbourhood Plan, a site assessment was undertaken by the Neighbourhood Plan Steering Group on these five sites. However, following the Neighbourhood Plan site assessment, two of the five sites gained planning permission for development, leaving three sites available. These sites are as follows:

- Land to west of Pool Hill, Bridestowe;
- Land adjacent to the Cemetery, Bridestowe; and
- Land at Springfield Residential Home, Bridestowe.

To support the consideration of the suitability of these remaining sites for potential allocation in the Neighbourhood Plan, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of development at these locations. This SEA site assessment was undertaken separately to a site assessment undertaken by the Bridestowe and Sourton Neighbourhood Plan Steering Group.

The locations of the three sites appraised through the SEA process are presented in Figure 4.1 in the main body of the SA Report. Tables 4.1 to 4.3 subsequently present the findings of the appraisal.

---

<sup>1</sup> Dartmoor National Park Authority (2019): 'Dartmoor Local Plan 2018-2036', [online] available at: [https://www.dartmoor.gov.uk/data/assets/pdf\\_file/0010/1708579/Local-plan-reg19-for-web-CC2019.pdf](https://www.dartmoor.gov.uk/data/assets/pdf_file/0010/1708579/Local-plan-reg19-for-web-CC2019.pdf) [accessed 26/09/19]

A summary of the site appraisal findings is presented below.

**Table NTS1: Summary of SEA site appraisal findings**

Site	Biodiversity	Climate Change	Landscape	Historic Environment	Population and Community	Health and Wellbeing	Transport
Site A	Yellow	Yellow	Red	Red	Green	Green	Green
Site B	Yellow	Blue	Red	Yellow	Green	Green	Green
Site C	Yellow	Yellow	Blue	Yellow	Green	Green	Blue

Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/no effect	Uncertain effects

### Preferred site allocation for the Neighbourhood Plan

The findings of the site assessments undertaken for the Neighbourhood Plan were presented at Neighbourhood Plan consultation events which took place in 2018 and 2019.

These consultation events highlighted that the preferred site for allocating through the Neighbourhood Plan was the Land adjacent to the Cemetery site. In addition, community consultation on the Neighbourhood Plan highlighted a significant requirement for a new residential facility for the elderly in the Neighbourhood Plan area.

In response to this, the latest version of the Neighbourhood Plan allocates the following for housing:

- Land Adjacent to the Cemetery: to provide some 44 new homes of an appropriate range, mix and type to meet local needs; and
- Land at Springfield Residential Home: to provide some 20 sheltered houses for older people. These buildings will form an extension to the existing Springfield Residential Home.

## Assessment of the submission version of the Bridestowe and Sourton Neighbourhood Plan

The assessment has concluded that the current version of the Bridestowe and Sourton Neighbourhood Plan is likely to lead to significant long-term positive effects in relation to the 'Population and Community' and 'Health and Wellbeing' SEA themes. These benefits largely relate to the Neighbourhood Plan's focus on providing new housing to meet local needs in accessible locations, the protection and provision of new community infrastructure in Bridestowe, the protection and enhancement of open space and sports and recreational facilities in the area, and the protection and enhancement of the quality of the public realm and neighbourhood distinctiveness.

In relation to the 'Climate Change' theme, some flood risk issues exist on the allocated site at the Land Adjacent to the Cemetery. However, this covers a limited part of the site, and potential issues are recognised by the allocation policy. In addition, the policies of the Neighbourhood Plan have a focus on addressing fluvial and surface water flood risk issues which provide an additional level of protection in relation to flood risk over and above the provisions of national and local policy. As such, potential negative effects resulting from the Neighbourhood Plan in relation to flood risk are likely to be appropriately avoided and mitigated.

Potential impacts on landscape character from the Land Adjacent to the Cemetery allocation are also recognised by the provisions of the Neighbourhood Plan policy relating to the site. This will be further

supported by the other policies of the Neighbourhood Plan, which have a strong focus on protecting landscape character and local distinctiveness.

The allocations taken forward through the Neighbourhood Plan are not in locations sensitive for the historic environment or biodiversity. However, the Neighbourhood Plan policies have a focus on conserving and enhancing the fabric and setting of the historic environment and on protecting and enhancing habitats and ecological networks in the two parishes.

The Bridestowe and Sourton Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'Transportation' SEA theme. These are not though considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

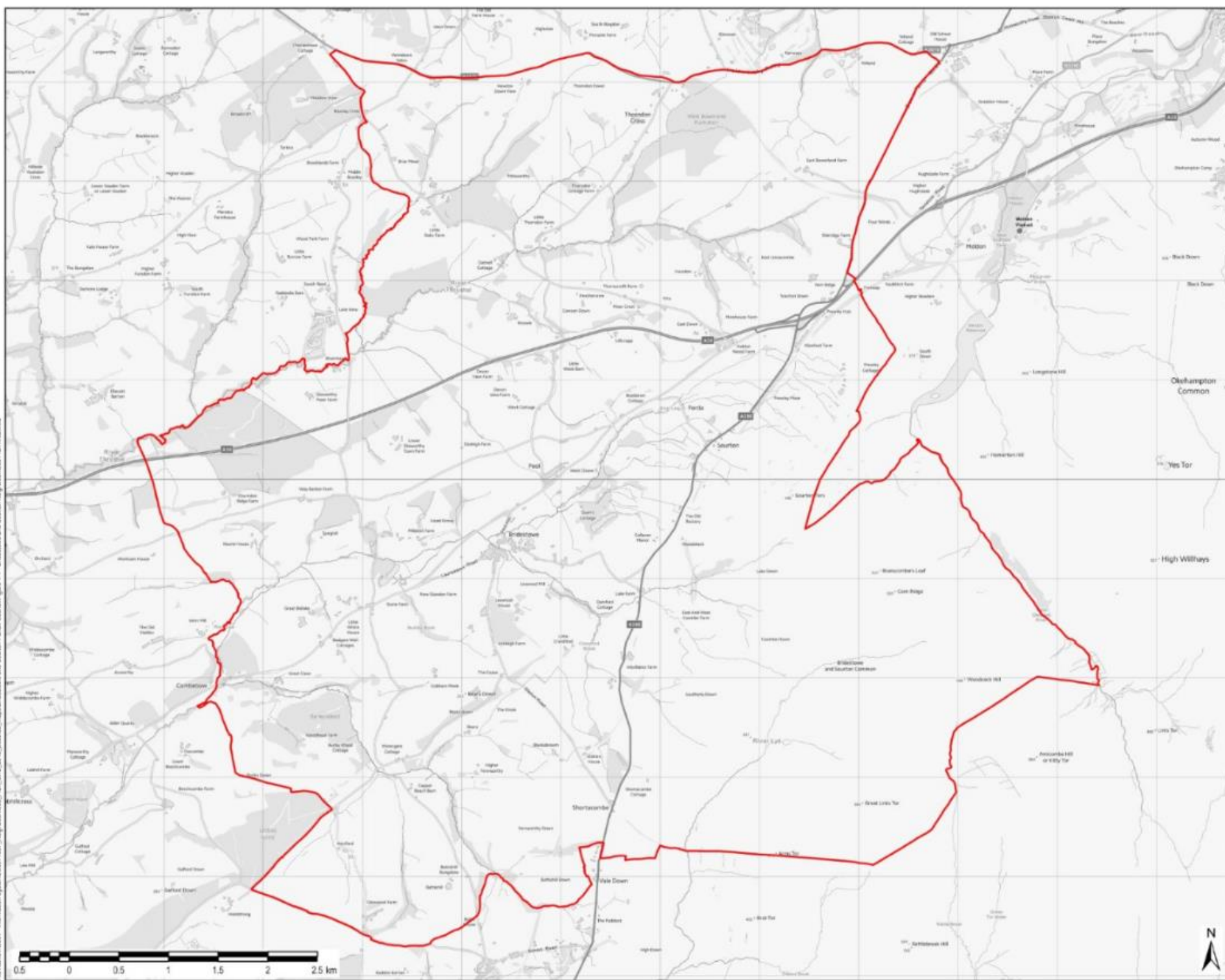
## Next steps

This Environmental Report accompanies the Bridestowe and Sourton Neighbourhood Plan for submission to the Local Planning Authorities, West Devon Borough Council and Dartmoor National Park Authority, for subsequent Independent Examination.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Plymouth and South West Devon Joint Local Plan and the Dartmoor Local Plan.

If Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by West Devon Borough Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Bridestowe and Sourton Neighbourhood Plan will become part of the development plan for the parishes of Bridestowe and Sourton.

File Name: I:\0204 - Information Systems\10071907\_Neighbourhood\_Plan\_CDEI\_2018\_202202\_Maps\Bridestowe and Sourton Parish Council\Sign 1.1\_Bridestowe and Sourton Neighbourhood Plan Area.mxd



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- Bridestowe and Sourton Neighbourhood Plan Area

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Project Title: **BRIDESTOWE AND SOURTON NEIGHBOURHOOD PLAN**

Drawing Title: **BRIDESTOWE AND SOURTON NEIGHBOURHOOD PLAN AREA**

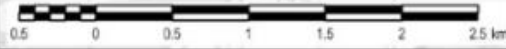
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Page: **01**





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# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of Bridestowe and Sourton's emerging Neighbourhood Plan.
- 1.2 The Bridestowe and Sourton Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Plymouth and South West Devon Joint Local Plan.
- 1.3 It is currently anticipated that the Bridestowe and Sourton Neighbourhood Plan will be submitted to West Devon Borough Council and Dartmoor National Park Authority later in 2020 and undergo a referendum in 2021.
- 1.4 Key information relating to the Bridestowe and Sourton Neighbourhood Plan is presented in **Table 1.1**.

**Table 1.1: Key facts relating to the Bridestowe and Sourton Neighbourhood Plan**

Name of Responsible Authority	Bridestowe Parish Council and Sourton Parish Council
Title of Plan	Bridestowe and Sourton Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	<p>The Bridestowe and Sourton Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Plymouth and South West Joint Local Plan and the Dartmoor Local Plan.</p> <p>The Bridestowe and Sourton Neighbourhood Plan will be used to guide and shape development within the Neighbourhood Plan area.</p>
Timescale	To 2034
Area covered by the plan	The Bridestowe and Sourton Neighbourhood Plan area covers the parishes of Bridestowe and Sourton in West Devon ( <b>Figure 1.1</b> ).
Summary of content	The Bridestowe and Sourton Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	<p>Alison Young, Bridestowe and Sourton Joint Neighbourhood Plan Steering Group</p> <p>Email: <a href="mailto:ali.young53@btinternet.com">ali.young53@btinternet.com</a></p>

## SEA explained

- 1.5 Strategic Environmental Assessment (SEA) is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SEA for the Bridestowe and Sourton Neighbourhood Plan seeks to maximise the developing plan's contribution to sustainable development.
- 1.6 SEA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive<sup>2</sup>. It also widens the scope of the assessment from focussing on environmental issues to further consider social and economic issues.
- 1.7 The Bridestowe and Sourton Neighbourhood Plan has been screened in by West Devon Borough Council as requiring an SEA. To meet this requirement, the Neighbourhood Plan is undergoing an SEA process which incorporates the requirements of the SEA Directive.
- 1.8 The SEA will be undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.9 Two key procedural requirements of the SEA Regulations are that:
  1. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
  2. A report (the 'Environmental Report') is published for alongside the Draft Plan (i.e. the proposed submission version of the Bridestowe and Sourton Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

---

<sup>2</sup> Directive 2001/42/EC

## Structure of this SEA Environmental Report

1.10 This document is the SEA Environmental Report for the Bridestowe and Sourton Neighbourhood Plan and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

**Table 1.2: Questions that must be answered by the SEA Environmental Report in order to meet the regulatory<sup>3</sup> requirements**

<b>Environmental Report question</b>	<b>In line with the SEA Regulations, the report must include...<sup>4</sup></b>
What is the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes.</li> </ul>
What is the sustainability 'context'?	<ul style="list-style-type: none"> <li>The relevant environmental protection objectives, established at international or national level.</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
<b>What's the scope of the SEA?</b>  What is the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.</li> <li>The environmental characteristics of areas likely to be significantly affected.</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
What are the key issues & objectives?	<ul style="list-style-type: none"> <li>Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment.</li> </ul>
<b>What has plan-making/SEA involved up to this point?</b>	<ul style="list-style-type: none"> <li>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach).</li> <li>The likely significant effects associated with alternatives.</li> <li>Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.</li> </ul>
<b>What are the assessment findings at this stage?</b>	<ul style="list-style-type: none"> <li>The likely significant effects associated with the submission version of the plan.</li> <li>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the submission version of the plan.</li> </ul>
<b>What happens next?</b>	<ul style="list-style-type: none"> <li>The next steps for plan making / SEA process.</li> </ul>

<sup>3</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>4</sup> NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

## 2. Local Plan context and vision for the Bridestowe and Sourton Neighbourhood Plan

### Local Plan context for the Neighbourhood Plan

- 2.1 The Bridestowe and Sourton Neighbourhood Plan is being prepared in the context of the Plymouth and South West Devon Joint Local Plan which was adopted on 17<sup>th</sup> May 2019 and covers the time period up until the year 2034. The Joint Local Plan sets out the overarching strategy for the area, setting out where development will take place, what areas should be protected and how the area will change. It brings together previous work that has already been carried out by the three councils on South Hams 'Our Plan', West Devon's 'Our Plan' and the Plymouth Plan<sup>5</sup>.
- 2.2 The Joint Local Plan outlines a spatial strategy for Plymouth and South West Devon through setting out provisions for the Plymouth Policy Area and the Thriving Towns and Villages Policy Area. The Neighbourhood Plan area is located within the 'Thriving Towns and Villages' Policy Area. In this context Bridestowe and Sourton is considered by the Joint Local Plan as a 'Sustainable Village'.
- 2.3 Policy TTV25 'Development in the Sustainable Villages' within the JLP outlines provisions for 550 homes to be sought from the sustainable villages. Although the JLP does not specifically allocate sites for development, it provides some guidance for the level of housing that might be appropriate for each village. In the case of Bridestowe, it has been identified as a village which is able to accommodate around 30 dwellings.
- 2.4 The JLP does not consider the housing need for Sourton since the settlement is not viewed as a 'Sustainable Village'. Sourton is also located partially within the boundary of Dartmoor National Park. The current Dartmoor Local Plan is being reviewed, with a variety of evidence documents being produced which will inform the updated plan. A final draft version of the Dartmoor Local Plan was published in 2019.<sup>6</sup> This identifies Sourton as a small village where limited development to meet identified needs of the settlement and its parish will be acceptable in principle. In these settlements, the priorities are:
- To give opportunities to meet identified local housing needs;
  - To maintain and improve existing employment sites where appropriate opportunities exist; and;
  - To sustain a range of services and facilities which serve the settlement.
- 2.5 Neighbourhood plans will form part of the development plan for Local Plans but not as a replacement. The Joint Local Plan and Dartmoor Local Plan seek to give communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans, can be brought forward. Neighbourhood plans are required to be in general conformity with the strategic policies of the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plans to provide a clear overall strategic direction for development in West Devon Borough and Dartmoor National Park, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

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<sup>5</sup> West Devon Borough Council, South Hams District Council and Plymouth City Council (2019): 'Plymouth & South West Devon Joint Local Plan 2014-2034', [online] available to access via: <  
<https://www.plymouth.gov.uk/sites/default/files/JLPAadoptedVersion.pdf> > [accessed 24/10/19]

<sup>6</sup> Dartmoor National Park Authority (2019): 'Dartmoor Local Plan 2018-2036', [online] available at:  
<[https://www.dartmoor.gov.uk/data/assets/pdf\\_file/0010/1708579/Local-plan-reg19-for-web-CC2019.pdf](https://www.dartmoor.gov.uk/data/assets/pdf_file/0010/1708579/Local-plan-reg19-for-web-CC2019.pdf)> [accessed 24/10/19]

## Vision and aims for the Neighbourhood Plan

2.6 The vision statement for the Bridestowe and Sourton Neighbourhood Plan, which was developed during the earlier stages of plan development, is as follows:

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### *Our vision for Bridestowe and Sourton.*

*In consultation with the community, the established vision for Bridestowe and Sourton is to secure a strong future for both parishes by supporting sustainable development that meets the needs of current and future residents without detriment to the unique and highly prized landscape and environment and without jeopardizing the strong community feeling that exists and the feeling of safety and security that residents value.*

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### **Vision statement for the Bridestowe and Sourton Neighbourhood Plan**



2.7 The aims of the Neighbourhood Plan are as follows:

1. **Housing development.** To support and facilitate provision of suitable housing to meet the current and future housing needs of residents of the Parishes.
2. **Scale and location.** To keep housing development to a small scale to retain the essential character of the villages and within or adjacent to the core settlement to prevent sprawl.
3. **Good Design.** To ensure that any new developments are designed to integrate with adjacent buildings; this is achieved by appropriate design, materials and layout.
4. **Conserving and Enhancing.** To conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parishes through: • sensitive design which protects and enriches the landscape and built setting in new developments and • identification of key landscapes, views and heritage assets to be protected.
5. **Promotion of Small Businesses.** To promote the local economy through support for traditional types of rural employment (such as farming, forestry, and related practical skills) and other forms of small-scale independent businesses (including hospitality and sustainable tourism) appropriate to the location.
6. **Renewable Energy.** To encourage small-scale renewable energy production in new developments on or within the home and in the existing built environment where location and design are sensitive both to the local environment and to residential amenity.
7. **Wellbeing.** To conserve and enhance educational, social, cultural and recreational facilities in the Parishes, including communal open spaces, footpaths and cycle paths.

## 3. What is the scope of the SEA?

### SEA Scoping Report

- 3.1 The SEA Regulations require that: “*When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.<sup>7</sup> These authorities were consulted on the scope of the Bridestowe and Sourton Neighbourhood Plan SEA in October 2019.
- 3.2 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
  - Baseline data against which the Neighbourhood Plan can be assessed;
  - The key sustainability issues for the Neighbourhood Plan; and
  - An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.
- 3.3 Responses received on the Scoping Report, and how they were addressed, have been summarised below.

**Table 3.1: Consultation responses received on the SEA Scoping Report**

Consultation response	How the response was considered and addressed
<b>Natural England</b>	
<i>Victoria Kirkham, Consultations Team (email response received on 13<sup>th</sup> November 2019)</i>	
Natural England has no specific comments to make on this neighbourhood plan SEA scoping.	Comment noted.
<b>Historic England</b>	
<i>David Stuart, Historic Places Adviser (email response received on 19<sup>th</sup> November 2019)</i>	
We would take this opportunity to reiterate the helpfulness of providing a summary in the introduction of the Report to set out the basis upon which the Screening exercise determined that an SEA is necessary. This would have been particularly useful in this instance as the Plan appears to have evolved to include sites for development which weren’t previously included in the Regulation 14 version of the Plan nor that upon which an earlier SEA Screening exercise (which concluded SEA was not required) was based.	Comment noted. Scoping Reports prepared in the future will include an overview of the screening opinion.

<sup>7</sup> In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because ‘*by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme*’.

## Consultation response

## How the response was considered and addressed

Otherwise, we are pleased to note the reference to our various guidance. The only observation on this point is to highlight the desirability of also referencing our guidance on Site Allocations, and that new guidance on Statements of Significance has just been issued which it might also be useful to reference:

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>

Comment noted. The recommended guidance has provided an essential reference point during the SEA process. The context review section for the historic environment baseline information (presented in Appendix A) has been updated to reference the guidance.

## Environment Agency

*Fiona Anderson, Customers & Engagement Officer (email response received on 21<sup>st</sup> October 2019)*

In general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. Otherwise we consider that any potential for environmental effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.

Comments noted.

Please note, this is a standard response. If you consider the plan will result in significant environmental effects please reconsult us.

- 3.4 Baseline information (including the context review and baseline data) is presented in Appendix A. The key sustainability issues and SEA Framework are presented below.

## Key Sustainability Issues

### Air Quality

- No air quality issues have been identified in the Neighbourhood Plan area, and future issues are not anticipated.
- Due to the absence of any significant air quality issues within the Neighbourhood Plan area, **the air quality theme has been scoped out for the purposes of the SEA process.**

### Biodiversity and Geodiversity

- The Dartmoor SAC is located within the eastern part of the Neighbourhood Plan area.
- The North Dartmoor SSSI is also located within the eastern part of the Neighbourhood Plan area.
- Parts of the Neighbourhood Plan area which are adjacent to the North Dartmoor SSSI overlap with SSSI IRZ thresholds for residential, rural residential, and rural non-residential development types. However, development taken forward through the Neighbourhood Plan is unlikely to take place in these locations.
- There are several CWS located within and within proximity to the Neighbourhood Plan area which support habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC).



- There are several BAP priority habitats located within and within proximity to the Neighbourhood Plan area, including areas of purple moor grass and rush pastures, grass moorland, deciduous woodland and upland heathland.

## Climate Change

- Any increases in the built footprint of the Bridestowe and Sourton Neighbourhood Plan area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions in the parishes.
- The total CO<sub>2</sub> emissions per capita within West Devon are higher than regional and national totals and the overall percentage reduction of emissions within the Neighbourhood Plan area between 2005 and 2016 are lower than regional and national trends.
- There are areas of land adjacent to the River Thrushel, the River Lew and Crandford Brook which are located within Flood Risk Zone 3, and as such, have a >1% chance of annually flooding.
- As stated within the SFRA, surface water flooding has been an issue for some properties in Bridestowe.
- The Bridestowe and Sourton Neighbourhood Plan should seek to increase the resilience of the Neighbourhood Plan area to the effects of climate change by supporting and encouraging adaptation strategies.

## Landscape

- The eastern area of the Neighbourhood Plan lies within Dartmoor National Park.
- The Neighbourhood Plan area lies within NCAs: 149 The Culm and 150 Dartmoor; which are described as landscapes of rolling ridges and plateaux and extensive unsettled moorland.
- The Neighbourhood Plan area is within the 'High Dartmoor north', 'Tavistock Dartmoor fringes' and 'Upper Tamar Tributary Valleys' character areas and the 'Wooded ridges and hilltops', 'Moorland Edge', 'Unsettled High Upland Moorland' and 'Upland Moorland with Tors' landscape character types, as defined within the Devon Landscape Character Assessment.
- The potential effects of development proposed through the Bridestowe and Sourton Neighbourhood Plan may have implications for the overall character and appearance of Bridestowe and Sourton in the future.

## Historic Environment

- The Neighbourhood Plan area contains four Grade II\* and 65 Grade II nationally designated listed buildings which are protected through the Listed Buildings and Conservation Areas Act 1990.
- There are 34 scheduled monuments within or within proximity to the Neighbourhood Plan area which are protected by the Ancient Monuments and Archaeological Areas Act 1979.
- Two of the scheduled monuments are identified as 'at risk' on Historic England's Heritage at Risk Register.
- A Conservation Area is present within the Neighbourhood Plan area, which covers the built-up area of Bridestowe; however, a conservation appraisal has not yet been prepared.
- The HER for Devon and Dartmoor contains 270 records within Bridestowe Parish and 252 within Sourton Parish including a variety of structures and archaeological finds which positively contribute to the historic character of the Neighbourhood Plan area.

## Land, Soil and Water Resources

- The Provisional Agricultural Land Quality dataset shows that the Neighbourhood Plan area is predominantly covered by Grade 3 and 4 agricultural land. However, based on the results of the 'Predictive BMV Land Assessment'<sup>8</sup>, most of the undeveloped areas surrounding Bridestowe and Sourton have a low likelihood (less than or equal to 20%) of containing BMV land.

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<sup>8</sup> Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic scale map for the South West' [online] available at: <<http://publications.naturalengland.org.uk/category/5208993007403008>> [accessed 02/10/19]

- The main watercourses flowing through the Neighbourhood Plan area are the River Thrushel, the River Lew and Crandford Brook. There are two ordinary watercourses which flow through the Neighbourhood Plan area, namely: Thrushel and Lew (Tamar).
- Based on the most recently completed water quality assessments undertaken in 2016, the Environment Agency's Catchment Data Explorer classifies Thrushel and Lew as having a 'good' overall water quality status.
- Due to the absence of any significant land, soil and water resource issues within the Neighbourhood Plan area, **the land, soil and water resources theme has been scoped out for the purposes of the SEA process.**

## Population and Community

- The population of Bridestowe and Sourton increased at a lower rate between 2001 and 2011 than West Devon, the South West of England and England averages.
- Generally, there is a higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (36.3%) in comparison to the regional and national trends.
- Bridestowe village has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the parish's sense of identity.
- In terms of deprivation, the Neighbourhood Plan area is within the West Devon 004A LSOA, which is amongst the top 40% most deprived LSOAs in England.

## Health and Wellbeing

- 4.7% of residents in the Neighbourhood Plan area consider themselves to have 'bad health' or 'very bad health'.
- 76.7% of residents in the Neighbourhood Plan area confirm that their activities are 'not limited'. This is lower than the totals for West Devon (80.0%), the South West of England (81.6%) and England (82.4%).
- The main challenges which have been identified in the JSNA for Devon are linked to population, equality and diversity, economy, community and environment, deprivation, starting well, living well and ageing well.
- Published in June 2018, the JSNA district profile for West Devon indicates that 31.0% of residents have a BMI over 30, with 23.5% of residents completing low levels of physical activity.

## Transportation

- The Neighbourhood Plan area has poor access to the rail network.
- Bus services are limited in the Neighbourhood Plan area, and do not directly serve Bridestowe village.
- 5.7% of residents in the Neighbourhood Plan area either catch a train, bus, minibus, coach or walk to work. This is lower than the percentage for West Devon (11.1%), the South West of England (13.2%) and England (15.0%).
- The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van.
- 92.8% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for West Devon (87.1%), the South West of England (81.1%) and England (74.2%).

## SEA Framework

- 3.5 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the submission version of the Bridestowe and Sourton Neighbourhood Plan will be assessed consistently using the framework.

<b>SEA Objective</b>	<b>Assessment questions</b>
<b>Biodiversity and Geodiversity</b>	
Protect and enhance all biodiversity and geodiversity	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support the integrity of Dartmoor SAC located within the Neighbourhood Plan area?</li> <li>• Support the status of the nationally and locally designated sites within and within proximity to the Neighbourhood Plan area?</li> <li>• Protect and enhance priority habitats and species?</li> <li>• Achieve a net gain in biodiversity?</li> <li>• Support enhancements to multifunctional green infrastructure networks?</li> <li>• Support access to, interpretation and understanding of biodiversity and geodiversity?</li> </ul>
<b>Climate change</b>	
Reduce the contribution to climate change made by activities within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Reduce the number of journeys made?</li> <li>• Reduce the need to travel?</li> <li>• Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> <li>• Increase the number of new developments meeting or exceeding sustainable design criteria?</li> <li>• Generate energy from low or zero carbon sources?</li> <li>• Reduce energy consumption from non-renewable resources?</li> </ul>
Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Ensure that inappropriate development does not take place in areas at higher risk of flooding, taking into account the likely future effects of climate change?</li> <li>• Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?</li> <li>• Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)?</li> <li>• Ensure the potential risks associated with climate change are considered through new development in the Neighbourhood Plan area?</li> <li>• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?</li> </ul>
<b>Landscape</b>	
Protect and enhance the character and quality of landscapes and villagescapes.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Conserve the special qualities of Dartmoor National Park?</li> <li>• Conserve and enhance locally important landscape and villagescapes features within the Neighbourhood Plan area?</li> <li>• Conserve and enhance local diversity and character?</li> </ul>

SEA Objective	Assessment questions
<b>Historic Environment</b>	
Protect, conserve and enhance heritage assets within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting?</li> <li>• Conserve and enhance the special interest, character and appearance of locally important features and their settings?</li> <li>• Support the integrity of the historic setting of key buildings of cultural heritage interest as listed on the HER?</li> <li>• Support access to, interpretation and understanding of the historic evolution and character of the environment?</li> <li>• Conserve and enhance archaeological remains, including historic landscapes?</li> <li>• Support the undertaking of archaeological investigations and, where appropriate, recommend mitigation strategies?</li> </ul>
<b>Population and Community</b>	
Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Encourage and promote social cohesion and encourage active involvement of local people in community activities?</li> <li>• Minimise fuel poverty?</li> <li>• Maintain or enhance the quality of life of existing local residents?</li> <li>• Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people?</li> </ul>
Reduce deprivation and promote a more inclusive and self-contained community.	<ul style="list-style-type: none"> <li>• Support the provision of land for allotments and cemeteries?</li> </ul>
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support the provision of a range of house types and sizes?</li> <li>• Support enhancements to the current housing stock?</li> <li>• Meet the needs of all sectors of the community?</li> <li>• Provide quality and flexible homes that meet people's needs?</li> <li>• Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</li> <li>• Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> </ul>

<b>SEA Objective</b>	<b>Assessment questions</b>
<b>Health and Wellbeing</b>	
<p>Improve the health and wellbeing residents within the Neighbourhood Plan area.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Promote accessibility to a range of leisure, health and community facilities, for all age groups?</li> <li>• Address the key challenges identified in the JSNA for Devon?</li> <li>• Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?</li> <li>• Promote the use of healthier modes of travel?</li> <li>• Improve access to the countryside for recreational use?</li> <li>• Avoiding any negative impacts to the quality and extent of existing recreational assets, such as formal or informal footpaths?</li> </ul>
<b>Transportation</b>	
<p>Promote sustainable transport use and reduce the need to travel.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Encourage modal shift to more sustainable forms of travel?</li> <li>• Facilitate working from home and remote working?</li> <li>• Improve road safety?</li> <li>• Reduce the impact on residents from the road network?</li> </ul>

## 4. What has plan making / SEA involved up to this point?

### Introduction

- 4.1 In accordance with the SEA Regulations the Environmental Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
  - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. This section explains how preparation of the current version of the Bridestowe and Sourton Neighbourhood Plan has been informed by an assessment of alternative locations for non-strategic scale development in the Neighbourhood Plan area.
- 4.3 The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for development. Specifically, this chapter explains how the Bridestowe and Sourton Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

### Housing numbers to deliver through the Neighbourhood Plan

- 4.4 As highlighted in Section 2.1, the Bridestowe and Sourton Neighbourhood Plan has been prepared in the context of the Plymouth and South West Devon Joint Local Plan which was adopted in May 2019. The Joint Local Plan sets out the overarching strategy for the area, setting out where development will take place, what areas should be protected and how the area will change.
- 4.5 The Joint Local Plan outlines a spatial strategy for Plymouth and South West Devon through setting out provisions for the Plymouth Policy Area and the Thriving Towns and Villages Policy Area. Bridestowe is located within the Thriving Towns and Villages Policy Area and has been identified as a 'sustainable village'.
- 4.6 Strategic Objective SO9 within the Joint Local Plan aims to enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified in the area and the village networks they serve. Policy TTV25 supports SO9, which states that 'provision in the order of 550 homes will be sought from the sustainable villages as part of the overall housing supply for the TTV Policy Area'. The Joint Local Plan does not however identify sites for development within the villages defined as a 'sustainable village' but takes an approach which aims to enable development to come forward in these villages which reflects their sustainability, and which will respond to local needs. In these locations, the Local Plan states that it is important to strike a balance so that development maintains or improves the viability of the villages whilst also being of an appropriate scale and meeting the needs of local people. It is also seen to be important that any development in the Sustainable Villages also respects the character of the villages, and particularly of any landscape designations such as the AONBs. Although the JLP does not specifically allocate sites for developments, it provides some guidance for the level of housing that might be appropriate for each village. In the case of Bridestowe, it has been identified as a village which is able to accommodate around 30 dwellings.
- 4.7 The Neighbourhood Plan area is partly within Dartmoor National Park. The current Dartmoor Local Plan is being reviewed, with a variety of evidence documents being produced which will inform the updated plan. A final draft version of the Dartmoor Local Plan was published in

2019.<sup>9</sup> This identifies Sourton as a small village where limited development to meet identified needs of the settlement and its parish will be acceptable in principle. In these settlements, the priorities are:

- To give opportunities to meet identified local housing needs;
- To maintain and improve existing employment sites where appropriate opportunities exist; and;
- To sustain a range of services and facilities which serve the settlement.

4.8 Community consultation undertaken on the Neighbourhood Plan to date has highlighted that there is a strong desire to deliver sustainable development which will support the vitality of the Neighbourhood Plan area. This includes through facilitating the delivery of affordable housing of a type and tenure for local needs and providing a degree of certainty as to the type and location of development which comes forward in the parishes during the plan period. There is also a recognition that this development should take place in the vicinity of Bridestowe village rather than elsewhere in the two parishes, given the broader range of facilities available in the village and the provisions of the two Local Plans covering the Neighbourhood Plan area.

4.9 In light of this, the current version of the Neighbourhood Plan seeks to take forward in the region of 60 dwellings during the plan period in the vicinity of Bridestowe village. This is with a view to supporting the community vitality of Bridestowe village and promoting growth which meets local housing needs. This figure is deemed to be appropriate to achieve these aims, whilst ensuring that the sensitive environment of the parishes can be protected and enhanced.

## Assessment of reasonable alternatives for site allocations

4.10 As discussed above, the Neighbourhood Plan Steering Group has sought to respond to consultation undertaken during earlier stages of the Neighbourhood Plan. This indicated a community desire for sustainable growth to take place which would support the community vitality of the Neighbourhood Plan area. It was agreed that, given the provisions of the two Local Plans covering the Neighbourhood Plan area and the services and facilities available in the village, new residential provision should take place in Bridestowe rather than Sourton.

4.11 To further support the development of a spatial strategy to deliver this growth through the Neighbourhood Plan, the Neighbourhood Plan Steering Group has considered alternative locations for delivering housing in the vicinity of Bridestowe village.

4.12 Following a Neighbourhood Plan Call for Sites process undertaken in 2015, five sites were identified as being potentially available in Bridestowe for residential development.

4.13 To support the choice of sites to allocate through the Neighbourhood Plan, a site assessment was undertaken by the Neighbourhood Plan Steering Group on these five sites. However, following the Neighbourhood Plan site assessment, two of the five sites gained planning permission for development, leaving three sites available. These sites are as follows:

- Land to west of Pool Hill, Bridestowe;
- Land adjacent to the Cemetery, Bridestowe; and
- Land at Springfield Residential Home, Bridestowe.

4.14 The locations of the three sites assessed through the SEA process are presented in Figure 4.1 below.

4.15 To support the consideration of the suitability of the sites in the Neighbourhood Plan, the SEA process has undertaken a separate appraisal of the key environmental constraints present at each of the three sites. This has considered the potential effects that may arise as a result of a housing development at these locations

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<sup>9</sup> Dartmoor National Park Authority (2019): 'Dartmoor Local Plan 2018-2036', [online] available at: [https://www.dartmoor.gov.uk/data/assets/pdf\\_file/0010/1708579/Local-plan-reg19-for-web-CC2019.pdf](https://www.dartmoor.gov.uk/data/assets/pdf_file/0010/1708579/Local-plan-reg19-for-web-CC2019.pdf) [accessed 26/09/19]

- 4.16 In this context the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping (Chapter 3) and the baseline information. This SEA site assessment was undertaken separately to the site assessment undertaken by the Bridestowe and Sourton Neighbourhood Plan Steering Group.
- 4.17 The tables which follow present a summary of this assessment and provide an indication of each site's sustainability performance in relation to the eight SEA themes.



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**LEGEND**  
 Site Option

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Purpose of Issue  
**FINAL**

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Client  
**BRIDESTOWE AND SOURTON PARISH COUNCILS**

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Project Title  
**SEA FOR THE BRIDESTOWE AND SOURTON NEIGHBOURHOOD PLAN**

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Drawing Title  
**SITES ASSESSED AS REASONABLE ALTERNATIVES FOR THE SEA**

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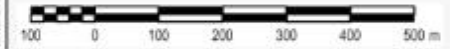
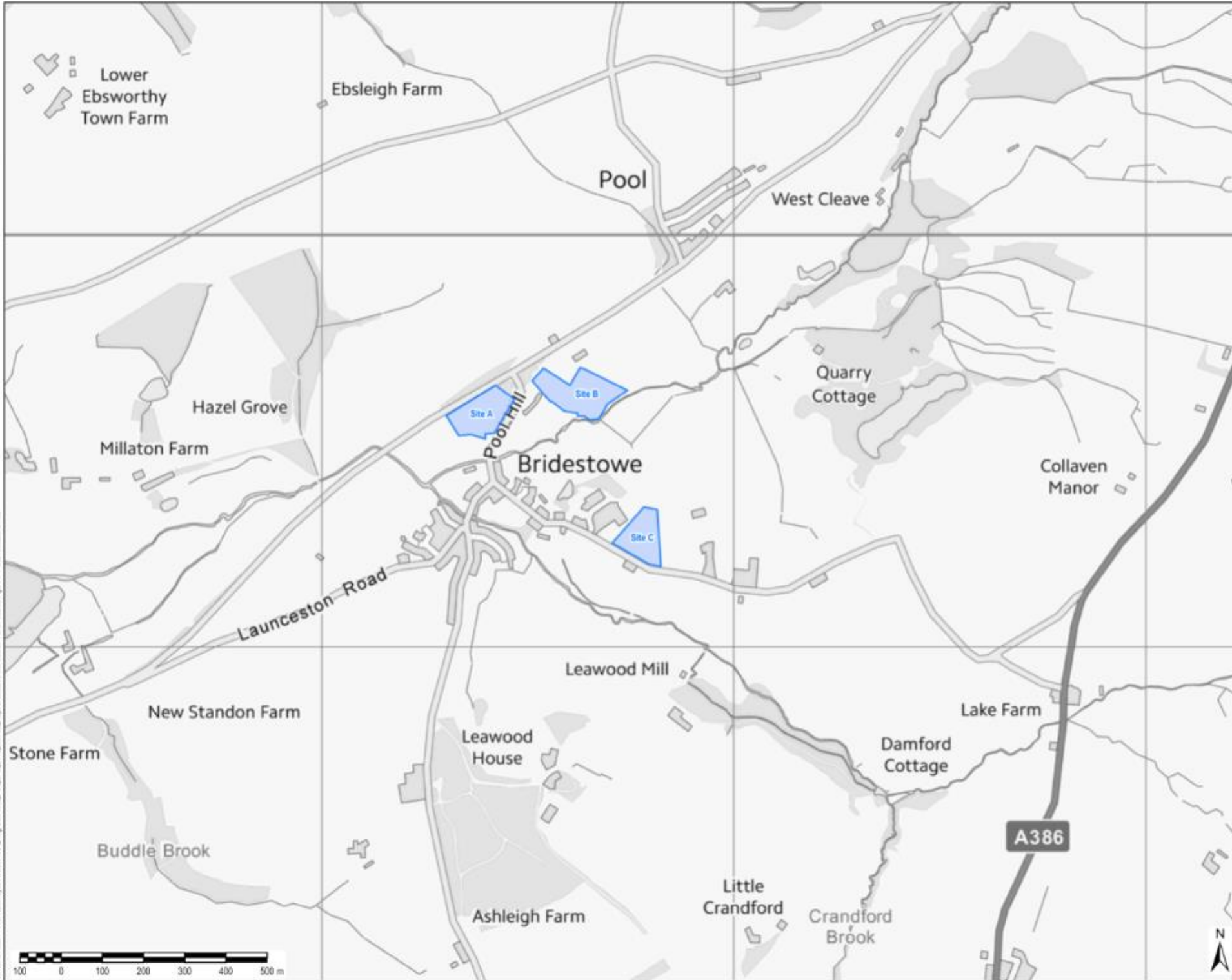
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## SEA site appraisal findings

**Table 4.1: Site A, Bridestowe Land to west of Pool Hill, Bridestowe**

SEA theme	Commentary, Site A: Land to west of Pool Hill, Bridestowe	
Biodiversity and Geodiversity	<p>The site does not contain significant biodiversity constraints.</p> <p>There are no European or nationally designated biodiversity or geodiversity sites within or adjacent or close to the boundary of the site. The Dartmoor Special Area of Conservation (SAC) is located approximately 2km east of the site, but no impact pathways have the potential to lead to likely significant effects on the SAC from development at this location.</p> <p>The site is not within a SSSI Impact Risk Zone for the type of development proposed.</p> <p>There are no BAP Priority Habitats on or in the vicinity of the site, or County Wildlife Sites or Local Nature Reserves.</p> <p>Whilst the site itself does not have significant biodiversity constraints, the site is bounded by mature field boundaries incorporating trees and hedgerows which form important components of local ecological networks. However, it is likely that the majority of these features can be kept in situ.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant given the size of the site and the scale of likely development.</p> <p>The site is in relative proximity to the services and facilities in the village centre (c.190m), helping to limit the need to travel to local amenities (and associated greenhouse gas emissions).</p> <p>In relation to adapting to the effects of climate change, the southern part of the site borders an area of 'low' flood risk zone for fluvial flooding and 'low' and 'medium' flood risk zones for surface water flooding. These are not significant constraints to development.</p>	
Landscape	<p>The site is considered to have sensitivity within Bridestowe's villagescape. The site is on land which is raised above the village and will therefore be visible and impact the local character. Additionally, there will be some long views in from open countryside south eastwards from the site.</p>	
Historic Environment	<p>The site is adjacent and overlooks the Bridestowe Conservation Area.</p> <p>No nationally listed buildings are present on the site. However, given the raised and elevated nature of the site, development which takes place on the site would be visible to and from key historic environment features in the village centre. Of particular significance, the site has the potential to impact on the historic setting of the Grade II* listed Church of St Bridget, which is located approximately 85m to the south west of the site.</p> <p>There are no features listed on the Historic Environment Record present on the site. Pool Road, which runs to the south of the site is listed on the HER as 'Conjectural route of the Roman road westwards from Okehampton towards the Tamar'; however, this route is unlikely to be affected by development on the site.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located in good proximity to services and facilities in Bridestowe centre (c.190m) which will limit the need for residents to travel for the amenities provided here.</p>	
Health and Wellbeing	<p>Development of this site is not likely to directly impact the health and wellbeing of residents. The site is within walking distance to the village centre and is accessible to the village's public right of way network. This will support active lifestyles.</p>	

SEA theme	Commentary, Site A: Land to west of Pool Hill, Bridestowe	
Transportation	<p>The site is located in good proximity to services and facilities in Bridestowe centre (c.190m).</p> <p>The site is also located approximately 120m to the nearest bus stop, with services to Launceston and Okehampton.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

**Table 4.2: Site B, Land adjacent to the Cemetery, Bridestowe**

SEA theme	Commentary, Site B: Land adjacent to the Cemetery, Bridestowe	
Biodiversity and Geodiversity	<p>The site does not contain significant biodiversity constraints.</p> <p>There are no European or nationally designated biodiversity or geodiversity sites within or adjacent or close to the boundary of the site. The Dartmoor Special Area of Conservation (SAC) is approximately 1.75km east of the site, but no impact pathways have the potential to lead to likely significant effects on the SAC from development at this location.</p> <p>The site is not within a SSSI Impact Risk Zone for the type of development proposed.</p> <p>There are no BAP Priority Habitats on or in the vicinity of the site, or County Wildlife Sites or Local Nature Reserves.</p> <p>Whilst the site itself does not have significant biodiversity constraints, the site is bounded by mature field boundaries incorporating trees and hedgerows which form important components of local ecological networks. However, it is likely that the majority of these features can be kept in situ.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant given the size of the site and the scale of likely development.</p> <p>The site is in relatively good proximity to the services and facilities in the village centre (c.370m), helping to limit the need to travel to local amenities (and associated greenhouse gas emissions).</p> <p>In relation to adapting to the effects of climate change, the south eastern boundary of the site is located within a 'low' flood risk zone with patches of 'medium' flood risk zones for fluvial and surface water flooding. These flood risk areas are associated with the River Lew. This will be a constraint to development on these parts of the site.</p>	
Landscape	<p>The site slopes down to the south east and as a result there are some long views in from the open countryside from the south east, including from Dartmoor National Park. There are also views in to the site from properties at Princess Elizabeth Terrace and Hunter's Moon.</p>	
Historic Environment	<p>The site is not within the setting of the Bridestowe Conservation Area.</p> <p>No nationally listed buildings are present on the site and the site is not within the setting of any listed buildings.</p> <p>There are no features or areas listed on the Historic Environment Record present on the site. Pool Road, which runs to the north of the site, is listed on the HER as 'Conjectural route of the Roman road westwards from Okehampton towards the Tamar'; however, this route is unlikely to be affected by development on the site.</p>	

SEA theme	Commentary, Site B: Land adjacent to the Cemetery, Bridestowe	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. The site is located in relative proximity to services and facilities in Bridestowe centre (c.370m) which will limit the need for residents to travel for the services and facilities provided here.	
Health and Wellbeing	Development of this site is not likely to directly impact the health and wellbeing of residents. The site is within walking distance to the village centre and is accessible to the village's public right of way network which will support active lifestyles.	
Transportation	The site is located at relative proximity to services and facilities in Bridestowe centre (c.370m). The site is also located approximately 40m to the nearest bus stop, with services to Launceston and Okehampton.	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

**Table 4.3: Site C, Land at Springfield Residential Home, Bridestowe**

SEA theme	Commentary, Site C: Land at Springfield Residential Home, Bridestowe	
Biodiversity and Geodiversity	The site does not contain significant biodiversity constraints. There are no European or nationally designated biodiversity or geodiversity sites within or adjacent or close to the boundary of the site. The Dartmoor Special Area of Conservation (SAC) is approximately 1.6km east of the site. The site is not within a SSSI impact risk zone for the type of development proposed. There are no BAP Priority Habitats on or in the vicinity of the site, or County Wildlife Sites or Local Nature Reserves.	
Climate Change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant given the size of the site and the scale of likely development. The site is in good proximity to the services and facilities in the village centre (c.300m), helping to limit the need to travel to local amenities (and associated greenhouse gas emissions). In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding.	
Landscape	Development lies to the east and west of the site and would therefore contribute to a linear pattern of development. The site will be screened by trees and vegetation, and from the caravan park which lies to the east of the site. Whilst significant impacts on landscape character are not anticipated, the site is open in part to the open countryside to the north. However, its visibility to and from the Dartmoor National Park (located c.1km to the east) is limited by existing screening provided by trees and vegetation and the presence of the caravan park. Development at this location would therefore have negligible impacts on views to and from the National Park, and would be unlikely to affect its special qualities.	

SEA theme	Commentary, Site C: Land at Springfield Residential Home, Bridestowe	
Historic Environment	The site is not within the setting of the Bridestowe Conservation Area. No nationally listed buildings are present on the site and the site is not within the setting of any listed buildings. There are no features or areas listed on the Historic Environment Record present on or adjacent to the site.	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs. The site is located in good proximity to services and facilities in Bridestowe centre (c.300m) which will limit the need for residents to travel for the amenities provided here.	
Health and Wellbeing	Development of this site is not likely to directly impact the health and wellbeing of residents. The site is within walking distance to the village centre and is accessible to the village's public right of way network. This will support active lifestyles.	
Transportation	The site is located at relative proximity to services and facilities in Bridestowe centre (c.300m). The site is also located approximately 455m to the nearest bus stop, with services to Launceston and Okehampton.	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

## Summary of SEA site appraisal findings

4.18 The following table presents a summary of the findings of the site appraisal undertaken through the SEA process.

**Table 4.4: Summary of SEA site appraisal findings**

Site	Biodiversity	Climate Change	Landscape	Historic Environment	Population and Community	Health and Wellbeing	Transport
Site A							
Site B							
Site C							
<b>Key</b>							
Likely adverse effect (without mitigation measures)			Likely positive effect				
Neutral/no effect			Uncertain effects				

## Preferred approach in the Neighbourhood Plan in light of appraisal findings

### Choice of site allocations taken forward through the Neighbourhood Plan

- 4.19 The findings of the site assessments undertaken for the Neighbourhood Plan were presented at Neighbourhood Plan consultation events which took place in 2018 and 2019.
- 4.20 These consultation events highlighted that the preferred site for allocating through the Neighbourhood Plan was the Land Adjacent to the Cemetery site. In addition, community consultation on the Neighbourhood Plan highlighted a significant requirement for a new residential facility for the elderly in the Neighbourhood Plan area.
- 4.21 In response to this, the latest version of the Neighbourhood Plan allocates the following for housing:
- Land Adjacent to the Cemetery: to provide some 44 new homes of an appropriate range, mix and type to meet local needs
  - Land at Springfield Residential Home: to provide some 20 sheltered houses for older people. These buildings will form an extension to the existing Springfield Residential Home.

### Neighbourhood Plan policies

- 4.22 To support the implementation of the vision for the Neighbourhood Plan discussed in Section 2.6, the submission version of the Bridestowe and Sourton Neighbourhood Plan puts forward 25 policies to guide development in the Neighbourhood Plan area. These were developed following extensive community consultation and evidence gathering.
- 4.23 The policies presented in the submission version of the Neighbourhood Plan are as follows:

**Table 4.5: Bridestowe and Sourton Neighbourhood Plan policies**

#### Policies

Policy H1	Sustainable housing development
Policy H2	Development Boundary for Sustainable Housing development
Policy H3	Allocated Sites
Policy H3a	Land Adjacent to the Cemetery
Policy H3b	Land at Springfield Residential Home, Bridestowe
Policy H4	Rural Exception Sites for Local Allocation
Policy H5	Design and Quality of New Development
Policy H6	Conversion of Buildings in the Countryside
Policy H7	Transport and Accessibility
Policy H8	Flood risk
Policy EH1	General Landscape
Policy EH2	Farm Diversification

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Policy EH3	Local Green Space Designations
Policy EH4	Wildlife Protection
Policy EH5	Trees and Hedgerows
Policy EH6	Heritage Assets
Policy E1	General Business Development Guidelines
Policy E2	Small scale expansions
Policy E3	Protection of employment sites
Policy E4	Communications Infrastructure
Policy E5	Tourism Development
Policy LC1	Microgeneration energy development
Policy CW1	Community assets and facilities
Policy CW2	Sporting/recreational facilities
Policy CW3	Future sporting facility at Bridestowe Village Hall

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4.24 The next chapter presents the findings of the assessment of these policies.

## 5. What are the appraisal findings at this current stage?

### Introduction

- 5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the current submission version of the Bridestowe and Sourton Neighbourhood Plan. This chapter presents:
- An appraisal of the submission version of the Neighbourhood Plan under the seven SEA theme headings; and
  - The overall conclusions at this current stage.

### Approach to this appraisal

- 5.2 The appraisal is structured under the seven SEA themes taken forward for the purposes of the SEA.
- 5.3 For each theme, ‘significant effects’ of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect ‘characteristics’ are described within the assessment as appropriate.
- 5.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

### Biodiversity and Geodiversity

- 5.5 In terms of the allocations proposed through the Neighbourhood Plan, none of the allocated sites are in locations with significant sensitivity for biodiversity, and the development at the locations proposed will not lead to the loss of key habitats or impacts on ecological networks.
- 5.6 The key Neighbourhood Plan policy which seeks to support the integrity of biodiversity assets in Bridestowe and Sourton is Policy EH4 (Wildlife Protection). This seeks to avoid significant direct or indirect harm to any sites designated for their wildlife value, and protect and restore and create wildlife features. Additionally, Policy EH5 (Trees and Hedgerows) seeks to protect existing trees and hedgerows and facilitate the additional planting of native trees and hedges. These policies will therefore support the parishes’ ecological networks through enhancing linkages for biodiversity and supporting improvements to habitats. This will also support the resilience of the Neighbourhood Plan area’s biodiversity in relation to the likely impacts of climate change on key habitats and species.
- 5.7 A number of further policies will also have indirect positive effects for biodiversity networks. For example, Policy EH3 (Local Green Space Designations) supports the protection and enhancement of key areas of open space, including through designating them as Local Green Spaces and Policy H5 (Design and Quality of New Development) promotes development schemes which enhance biodiversity.
- 5.8 As such, the Neighbourhood Plan effectively supports national and Local Plan policy provisions with regards to biodiversity through seeking to protect and enhance habitats, species and ecological networks in the two parishes.



## Climate Change

- 5.9 The Bridestowe and Sourton Neighbourhood Plan contains a number of policies which have direct relevance to climate change considerations. The assessment of the Neighbourhood Plan's performance with regard to climate change is outlined below, with discussions relating to climate change mitigation and climate change adaptation.

### Climate change mitigation

- 5.10 In terms of climate change contribution, per capita greenhouse gas emissions generated in the Neighbourhood Plan area may continue to decrease with the wider adoption of energy efficiency measures, renewable energy production and new technologies. Transport emissions may also be limited by take up of electric cars. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of greenhouse gas emissions.
- 5.11 Whilst the delivery of homes through the Neighbourhood Plan will increase greenhouse gas emissions either directly through construction, or indirectly through an increase in population, the built footprint of the area and associated travel and consumption behaviours, this level of housing would likely be mirrored by the approval of planning applications. As such the level of development proposed through the Neighbourhood Plan will be unlikely to lead to increases in greenhouse gas emissions over and above that would be seen otherwise.
- 5.12 The Neighbourhood Plan will help limit per capita greenhouse gas emissions through seeking to focus new development in close proximity to Bridestowe village centre. These locations are accessible to key facilities in the village, including the post office, village shop, primary school and pre-school. This will help reduce the need for residents to travel for some day-to-day facilities and reduce car dependency, helping to limit emissions from road transport. This will be supported by a number of the policies seeking to explicitly encourage walking and cycling through enhanced pedestrian and cycle provision. This is discussed in more detail under the 'Transportation' SEA theme below.
- 5.13 The Neighbourhood Plan does not seek to apply energy efficiency standards within new development. In this context the Code for Sustainable Homes was formally withdrawn in a Ministerial Statement published on 25th March 2015, which outlined the Government's new national planning policy on the setting of technical standards for new dwellings and Local Plan making. In addition to this, the Deregulation Act also brought in a clause which amended the Planning and Energy Act 2008 to prevent local authorities from requiring higher levels of energy efficiency than existing Building Regulations. On this basis, it would not be appropriate for the Neighbourhood Plan to set specific targets for energy efficiency as part of a design policy. However, Policy H5 (Design and Quality of New Development) seeks to incorporate sustainable construction techniques and energy conservation measures and small scale energy production. Policy LC1 (Microgeneration Energy Development) supports microgeneration renewable energy infrastructure (outside Dartmoor National Park) that is compatible with the landscape sensitivity of the parishes and does not, either individually or cumulatively, have an adverse impact on the special qualities of the landscape within the plan area or the setting of Dartmoor National Park. In addition, Policy HG (Conversion of Buildings in the Countryside) will support proposals where the design process has clearly considered the existing context and its response to climate change and changing social conditions including need for adaptability.

### Climate change adaptation

- 5.14 In relation to the sites allocated through the Neighbourhood Plan, the Land adjacent to the Cemetery site is constrained in part by flood risk issues. In this respect, the River Lew flows adjacent to the boundary of the site, and areas of land located towards the south eastern site boundary are located within fluvial Flood Zone 3. These areas also have a 'medium' risk of surface water flooding.
- 5.15 These flood risk issues are recognised by Policy H8 (Flood risk) which states that development should be located away from areas at risk of flooding, and flood measures are included in the development to ensure that flood risk in surrounding areas is not increased in accordance with existing policies. Additionally, Sustainable Drainage Systems are one of the requirements for

- H5 (Design and Quality of New Development) which will further reduce the impact on development from surface water flooding. It is also recognised that the provisions of the NPPF and national policy (including relating to the sequential and exception test) will help guide development away from flood risk areas and ensure that appropriate mitigation measures are implemented.
- 5.16 As highlighted by the NPPF, well planned green infrastructure can help an area adapt to, and manage the risks of climate change (including flood risk). Enabling and providing for green infrastructure within the Neighbourhood Plan area is therefore a key way in which the Neighbourhood Plan can help to promote climate change adaptation measures. Responding to this, Policy EH3 (Local Green Space Designations) designates four areas within the Neighbourhood Plan area as Local Green Space. Alongside, Policy EH1 (General Landscape) seeks to conserve and enhance landscape features which will help support the resilience of the Neighbourhood Plan area to the effects of climate change including extreme weather events. Key landscape features in this regard include hedgerows, trees and woodland.
- 5.17 As such, the Neighbourhood Plan sets out a range of provisions which will support positive gains with regard to climate change adaptation measures within the Neighbourhood Plan area.

## Landscape

- 5.18 Dartmoor National Park overlaps with the section of the Neighbourhood Plan area that lies east of the A386. However, none of the proposed Neighbourhood Plan allocations are within the National Park and are located within Bridestowe's redrawn settlement boundary. This will limit the amount of development in the open countryside and contribute to the protection of landscape features.
- 5.19 In terms of potential effects on views to and from the National Park relating to the Land Adjacent to the Cemetery site allocation, Policy H3a explicitly seeks to ensure that a Landscape Visual Assessment is undertaken prior to development at this location "*with landscape proposals that reflect the importance of ensuring this development does not detract from the special qualities of the Dartmoor National Park*". This provides an appropriate basis for ensuring that Dartmoor's special qualities (which underpin the landscape character of the National Park) are appropriately considered and addressed through the design and layout development which takes place at this location.
- 5.20 More broadly, there are numerous policies within the Neighbourhood Plan which seek to protect and enhance the local landscape. The key Neighbourhood Plan policy which seeks to support the landscape character in Bridestowe and Sourton is Policy EH1 (General Landscape). This seeks to ensure that the siting, scale, form, layout, design, materials and landscaping of any development proposal within the areas of Bridestowe and Sourton should respect, conserve and enhance, wherever possible, the rural nature and existing visual landscape quality of the area, its wildlife and the heritage value of the parishes. It also states that development should respect the important contribution the open countryside makes to the setting and visual quality of Bridestowe and Sourton. It also seeks to ensure that new development wherever possible maintains existing hedgerows, trees and woodland as well as providing for the planting of new trees and hedgerows.
- 5.21 Furthermore, Policies H3a (Land Adjacent to the Cemetery) and H3b (Land at Springfield Residential Home) consist of different design elements which will contribute to conserving the distinct character of Bridestowe and Sourton. These include ensuring that visual screening of existing trees is maintained, that the height of development is limited so that it is not prominent in the landscape and that the height of existing hedgerows is maintained to provide adequate screening.
- 5.22 Policy H5 (Design and Quality of New Development) also states that applications for new development will be supported if it demonstrates high quality design through the use of appropriate scale, density, layout, height and mass, materials and detailing. This should reflect local character and distinctiveness and respect and work with the existing landscape and natural and historic environment. These design elements will therefore conserve and enhance

- local character and distinctiveness, which will also help enhance the wider character of the villagescape.
- 5.23 Policy EH3 (Local Green Space Designations) focuses on designating Local Green Spaces across the village. The provision of green space will support enhancements to the public realm, support a limitation of effects on the open countryside and safeguard these areas from inappropriate development. Protecting open space will also protect key features which contribute to the distinctiveness of the landscape character. Additionally, policy EH5 (Trees and Hedgerows) states that proposals for new housing or business development should include measures for the protection during the course of development of existing trees/hedgerows of significant landscape, amenity, historic or conservation value. Where appropriate, such proposals should include provision for additional planting of native trees and hedges to enhance the landscape character of the wider area within the two parishes.
- 5.24 Applications for new small-scale business development and uses will also be supported if landscaping and green screening is utilised, where necessary, to reduce visual impact (Policy E1 General Business Development Guidelines). Additionally, tourism development will be supported providing it does not have a significant adverse impact on the landscape and are mitigated by extensive landscaping and visual screening.
- 5.25 Overall, the Neighbourhood Plan has a strong focus on protecting and enhancing landscape character, the quality of the public realm and local distinctiveness. This includes through appropriately mitigating the potential effects of new development at the Land Adjacent to the Cemetery site on views to and from the National Park, and potential impacts on the National Park's special qualities.
- 5.26 The policies for the Neighbourhood Plan therefore provide a robust basis for the protection and enhancement of landscape and villagescape character in the Neighbourhood Plan area.

## Historic Environment

- 5.27 The Neighbourhood Plan area has a rich historic environment resource, with much of the village of Bridestowe being covered by a conservation area. However, both of the sites which have been allocated for development are located outside of the conservation area, and are not visible from the conservation area or other locations of sensitivity for the historic environment (including listed buildings). No features listed on the Historic Environment Record are also located on or are likely to be affected by development on the allocated sites. Nonetheless, policies within the Neighbourhood Plan have a strong focus on conserving and enhancing the significance of historic environment assets.
- 5.28 In this respect Policy EH6 (Heritage Assets) states the potential impact of the development proposal on a heritage asset and its setting should be fully assessed and that the relevant Historic Environment Record should have been consulted as a minimum requirement. Policy H4 (Rural Exception Sites for Local Allocation) states that development in rural areas will be supported if it relates well to the physical form of the settlement and is appropriate in scale and character and appearance. Policy H6 (Conversion of Buildings in the Countryside) seeks to respect the original character of buildings which are converted as well as their surroundings.
- 5.29 Design principles that relate to conserving the distinct character of Bridestowe and Sourton have been discussed under the Landscape SEA theme above. These policies will also help conserve and enhance the setting of features and areas of historic environment interest, and help promote a high quality and distinctive public realm which utilises the historic environment as a key basis for delivering local distinctiveness.
- 5.30 In light of the elements discussed above, the policies of the Neighbourhood Plan therefore are anticipated to bring a range of benefits in relation to the fabric and setting of the historic environment in Bridestowe and Sourton.

## Population and Community

- 5.31 The Bridestowe and Sourton Neighbourhood Plan sets out a range of provisions which will support the quality of life of the parishes' residents.

- 5.32 Site 4 (Land Adjacent to the Cemetery) is intended to provide some 44 new homes of an appropriate range, mix and type to meet local needs. Site 5 (Land at Springfields Residential Home) is intended to provide some 20 sheltered houses for older people. As this exceeds the number of houses suggested in Bridestowe and Sourton by the Plymouth and South West Devon Joint Local Plan and Dartmoor Local Plan, it is considered that these site allocations will deliver an appropriate level of housing which meets the housing needs of the local community.
- 5.33 The Neighbourhood Plan area has an ageing population and there is currently a limited availability of properties for which elderly people can downsize to. Additionally, people with low or restricted incomes find it difficult to afford property prices in the area. Therefore, maintaining and enhancing the diversity of local community infrastructure is essential for the vitality of settlements, encouraging growth and meeting the needs of residents. In this context Policy H1 (Sustainable Housing Development) states that proposals for new housing will support the continued sustainability and viability of communities in the Neighbourhood Plan area by providing new homes, including but not limited to affordable and local needs housing to meet the objectively assessed local housing needs of the Plan area. Additionally, Policy H4 (Rural Exception Sites for Local Allocation) states that development proposals on sites outside but adjacent or near to the development boundaries of Bridestowe and Sourton, whose primary purpose is to provide affordable housing to meet local needs in perpetuity and to enhance or maintain the vitality of the communities, will be supported as long as they meet a number of requirements (including are clearly affordable led).
- 5.34 Policy CW1 (Community Assets and Facilities) seeks to protect community assets and facilities that are valued by the community including three primary schools, three community buildings, three churches and sport and leisure facilities. Additionally, Policy CW2 (Sporting/Recreational Facilities) supports proposals that provide for additional public open space, sports facilities or access to shared facilities which meet the needs of schools and the wider community. Policy CW3 also supports the proposal to provide additional sporting facilities at the village hall site.
- 5.35 Accessibility to services and facilities is a key influence on the quality of life of residents and community cohesion. In relation to the proposed allocations taken forward through the Neighbourhood Plan, both of the sites are accessible to the key services and facilities present in the village centre. However, the 6A bus service, which passes through the Neighbourhood Plan area stops on the former A30, which is outside of the village, and accessible only via a long steep hill that many with impaired mobility find extremely difficult or impossible to access.
- 5.36 Recognising this constraint, accessibility to services and facilities are supported by Policy H7 (Transport and Accessibility) which states that all new development should provide an appropriate level of off street parking i.e. two parking spaces for two bedroom houses and three for larger houses, subject to viability and, where possible, include additional off road visitor parking spaces. It also seeks to ensure new development demonstrates safe and suitable access to the site for other road users and does not cause a significantly adverse impact on the local road network that cannot be managed or mitigated.
- 5.37 The Neighbourhood Plan takes an approach which seeks to deliver sustainable development which is sensitive to the environmental constraints and which is intended to meet specific housing requirements or other community objectives. For example, the provisions of policy H3a, H3b and H5b all draw on specific design principles regarding building height, style of buildings and site layout to ensure that any new development fits in with Bridestowe and Sourton's local character whilst also ensuring the local community will benefit. Policy E1 (General Business Development Guidelines) also seeks to deliver sustainable development as it supports applications for new small-scale business development and uses subject to being in an accessible and sustainable locating, not having significant adverse impacts on the amenities of adjoining businesses and householders and ensuring that any increase in traffic resulting from the proposal can be safely accommodated on the local road network. This will support the economic vitality of the Neighbourhood Plan area.
- 5.38 The Neighbourhood Plan also recognises the value of the digital economy in the parishes and flexible working practices, with a higher percentage of residents choosing to work from home in comparison to regional and national trends. Policy E4 'Communications Infrastructure' outlines support for developments which seek the expansion of telecommunication facilities, electronics

communication networks and high-speed broadband along with improvements to connectivity. This will help to remove any associations of inaccessibility and poor connectivity within the parishes and help facilitate working from home and running a business from home.

- 5.39 Overall, it is considered that the Neighbourhood Plan is likely to lead to long term significant positive effects for the quality of life of residents and community vitality.

## Health and Wellbeing

- 5.40 Supporting health and wellbeing, there is a strong focus on delivering suitable housing for the different age groups and housing needs represented in the Neighbourhood Plan area. Recognising the trend of an ageing population within the Neighbourhood Plan area, the quality and availability of housing for older people is an important contributor. Regarding this, Policy H3 (Allocated Sites) highlights that housing allocation on the Land at Springfield Residential Home site has been proposed for housing for the elderly.
- 5.41 In relation to the quality of life and the wellbeing of local residents, Policy H5 (Design and Quality of New Development) aims to improve safety through design and layout, minimising opportunities for crime, fear of crime and antisocial behaviour. Policy H7 (Transport and Accessibility) states that development should demonstrate a safe and suitable access to the site for all people and not cause a significantly adverse impact on the local road network that cannot be managed or mitigated. Policy CW1 (Community Assets and Facilities) also states that any alternative sites for community assets and facilities if necessary, should be accessible by public transport, walking and cycling. These policies are particularly important from a health wellbeing perspective, in terms of enabling local residents to safely access local services and amenities and supporting road safety.
- 5.42 There is now robust evidence that access to the natural environment improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. The benefits to emotional wellbeing and mental health resulting from close contact with the natural environment are well-documented. As such there is a strong drive to maintain and improve access to open spaces through the Neighbourhood Plan. In this context, Policy EH3 (Local Green Space Designations) designates four green spaces as Local Green Spaces which will be safeguarded from development. This will promote recreational opportunities, with benefits for health and wellbeing.
- 5.43 Policy CW2 (Sporting/Recreational Facilities) supports proposals that provide for additional public open space, sports facilities, or access to shared facilities which meet the needs of schools and the wider community. Similarly, Policy CW3 (Future sporting facility at Bridestowe Village Hall) proposes to provide additional sporting facilities at the village hall site. The provision of new sporting facilities will therefore encourage people to be more active.
- 5.44 Overall, the Neighbourhood Plan sets out a range of provisions which will enhance health and wellbeing within the Neighbourhood Plan area.

## Transportation

- 5.45 In terms of the proposed allocations taken forward through the Neighbourhood Plan, both of the sites are accessible to the services and facilities present in Bridestowe village centre. This will promote accessibility to these amenities by non-car modes such as walking and cycling. As previously highlighted, access to public transport is difficult for a number of groups in the village. This is given the 6A bus service which passes through the Neighbourhood Plan area stops on the former A30, which is outside of the centre of the village, and accessible only via a long steep hill that many with impaired mobility find difficult or impossible to access. However, the Land adjacent to the Cemetery site is located only 40m from the bus stop. This will support accessibility to these bus services.
- 5.46 The designation of local green spaces (Policy EH3) and enhancements to green infrastructure networks will encourage walking and cycling as alternative modes of transport to the private car. Additionally, Policy CW1 (Community Assets and Facilities) states that community assets and facilities will be protected and changes of use resulting in the loss of these assets will not

- be supported unless the proposal includes alternative provision. This will support accessibility to services and facilities in the village, and encourage the use of alternative modes of transport to the private car to access these amenities.
- 5.47 Supporting road safety for vulnerable road users such as walkers and cyclists, the Neighbourhood Plan includes policies which seek to reduce the impact on residents from the road network and improve road safety. For example, Policy H7 (Transport and Accessibility) states that all new development should demonstrate a safe and suitable access to the site for all and not cause a significantly adverse impact on the local road network that cannot be managed or mitigated. Similarly, Policy E1 (General Business Development Guidelines) states that new small-scale business development will be supported as long as any increase in traffic resulting from the proposal can be safely accommodated on the local road network and that provision is made for parking appropriate to the needs of development. Additionally, Policy E5 (Tourism Development) states that proposals for the development and expansion of tourism will be supported providing that traffic, access and highway issues are satisfactorily addressed.
- 5.48 Within Bridestowe, there is concern about the lack of on-road parking in residential areas. A number of policies within the Neighbourhood Plan therefore seek to support appropriate parking provision. In this respect Policy H7 (Transport and Accessibility) states that all new development should provide an appropriate level of off-street parking i.e. two parking spaces for two bedroom houses and three for larger houses, subject to viability and, where possible, include additional off road visitor parking spaces. It also seeks to discourage on-street parking where feasible. Policy E1 (General Business Development Guidelines) and Policy E2 (Small scale expansions) also outline support for new small-scale business development and expansions if provision is made for parking appropriate to the needs of the development. As acknowledged through Policy H3a and Policy H3b, any transport issues at the two proposed allocation sites and measures to deal with the impacts should be considered in more detail through Transport Assessments which will be required to support development at the sites

## Conclusions at this current stage

- 5.49 The assessment has concluded that the current version of the Bridestowe and Sourton Neighbourhood Plan is likely to lead to significant long-term positive effects in relation to the 'Population and Community' and 'Health and Wellbeing' SEA themes. These benefits largely relate to the Neighbourhood Plan's focus on providing new housing to meet local needs in accessible locations, the protection and provision of new community infrastructure in Bridestowe, the protection and enhancement of open space and sports and recreational facilities in the area, and the protection and enhancement of the quality of the public realm and neighbourhood distinctiveness.
- 5.50 In relation to the 'Climate Change' theme, some flood risk issues exist on the allocated site at the Land Adjacent to the Cemetery. However, this covers a limited part of the site, and potential issues are recognised by the allocation policy. In addition, the policies of the Neighbourhood Plan have a focus on addressing fluvial and surface water flood risk issues which provide an additional level of protection in relation to flood risk over and above the provisions of national and local policy. As such, potential negative effects resulting from the Neighbourhood Plan in relation to flood risk are likely to be appropriately avoided and mitigated.
- 5.51 Potential impacts on landscape character from the Land Adjacent to the Cemetery allocation are also recognised by the provisions of the Neighbourhood Plan policy relating to the site. This will be further supported by the other policies of the Neighbourhood Plan, which have a strong focus on protecting landscape character and local distinctiveness.
- 5.52 The allocations taken forward through the Neighbourhood Plan are not in locations sensitive for the historic environment or biodiversity. However, the Neighbourhood Plan policies have a focus on conserving and enhancing the fabric and setting of the historic environment and on protecting and enhancing habitats and ecological networks in the two parishes.
- 5.53 The Bridestowe and Sourton Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'Transportation' SEA theme. These are not though considered to be

significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

## 6. What are the next steps?

- 6.1 This Environmental Report accompanies the Bridestowe and Sourton Neighbourhood Plan for submission to the Local Planning Authorities, West Devon Borough Council and Dartmoor National Park Authority, for subsequent Independent Examination.
- 6.2 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Plymouth and South West Devon Joint Local Plan and the Dartmoor Local Plan.
- 6.3 If Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by West Devon Borough Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Bridestowe and Sourton Neighbourhood Plan will become part of the development plan for the parishes of Bridestowe and Sourton.

# Appendix A Context Review and Baseline

## A1 – Air Quality

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- *‘Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.’*
- *‘Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.’*
- *New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.*

Published in January 2018 by the UK Government, ‘A Green Future: Our 25 Year Plan to Improve the Environment’<sup>10</sup> sets out several goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 ‘Clean Air’ and the policies contained within ‘Chapter 4: Increasing resource efficiency and reducing pollution and waste’ within the 25 year plan directly relate to the air quality SEA theme.

In terms of the local context, West Devon Borough Council is required to monitor air quality across the county under Section 82 of the Environment Act (1995), report regularly to Defra and take action where nationally set levels are likely to be exceeded. Monitoring is undertaken to assess levels of nitrogen dioxide (NO<sub>2</sub>), sulphur dioxide, ozone, benzene and particulates. Where exceedances exist, areas are declared as Air Quality Management Areas (AQMAs) and local authorities are required to produce an Air Quality Action Plan (AQAP) to improve air quality in the area. In April 2018, South Hams District Council and West Devon Borough Council commenced a consultation on its emerging ‘Clean Air Strategy for South Hams and West Devon’<sup>11</sup> which includes a AQAP for each of the three AQMAs which are in South Hams and West Devon.

At the local level, Policy DEV2: ‘Air, Water, Soil Noise, Land and Light’ within the Plymouth and South West Devon JLP directly relates to the air quality SEA theme.

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<sup>10</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 26/09/19]

<sup>11</sup> South Hams District Council, West Devon Borough Council (2018): ‘A Clean Air Strategy for South Hams and West Devon: Incorporating the Air Quality Action Plans’, [online] available to access via: <<https://www.southhams.gov.uk/article/3902/Air-Quality>> [accessed 26/09/19]



## Summary of Current Baseline

Air quality in the Neighbourhood Plan area (and more widely in West Devon) is generally excellent. West Devon Borough Council monitors air quality in key locations across the borough and has not determined any locations as exceeding air quality objectives for key pollutants.

Given the lack of issues in the area, West Devon Borough Council is not currently monitoring air quality within the Neighbourhood Plan area.

## Summary of Future Baseline

Whilst no significant air quality issues currently exist within the Neighbourhood Plan area, the provision of new housing and/or employment land within the Neighbourhood Plan area has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO<sub>2</sub>. However the baseline for air pollutants is low, and no longer term issues are anticipated.

Implementation of the aims and objectives contained within the Air Quality Action Plan, along with the policies in the Local Transport Plan (discussed in Chapter 10), present opportunities to continue to improve air quality within both the Neighbourhood Plan area and the wider district.

Additionally, South Hams and West Devon are currently in the process of preparing a 'Clean Air Strategy' for the area covered by these two local authorities. Once completed, the strategy will further contribute to improving air quality at both the local and regional level.

## A2 – Biodiversity and Geodiversity

### Context Review

At the European level, the EU Biodiversity Strategy<sup>12</sup> was adopted in May 2011 in order to deliver an established new Europe-wide target to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.

Key messages from the National Planning Policy Framework (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to *'contribute to protecting and enhancing our natural, built and historic environment' including by 'helping to improve biodiversity.'*
- *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value[...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*
- *'Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.'*
- *'To protect and enhance biodiversity and geodiversity, plans should:*
  - a) *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
  - b) *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*

The Natural Environment White Paper (NEWP)<sup>13</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being.

<sup>12</sup> European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <[http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP\\_resolution\\_april2012.pdf](http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf)> [accessed 26/09/19]

<sup>13</sup> Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at:

It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' aims to 'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'<sup>14</sup>.

The recently published 25 Year Environment Plan<sup>15</sup> sets out the Government's environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:

- Using and managing land sustainably;
- Recovering nature and enhancing the beauty of landscapes;
- Connecting people with the environment to improve health and wellbeing;
- Increasing resource efficiency, and reducing pollution and waste;
- Securing clean, productive and biologically diverse seas and oceans; and
- Protecting and improving the global environment.

In this context, Goal 3 'Thriving plants and wildlife' and the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Chapter 5 'Securing clean, productive and biologically diverse seas and oceans' directly relate to the Biodiversity and Geodiversity SEA theme.

At the local level, Policy DEV26 'Protecting and Enhancing Biodiversity and Geological Conservation' and Policy DEV28 'Trees, Woodlands and Hedgerows' within the Plymouth and South West Devon JLP directly relate to the biodiversity and geodiversity SEA theme. Additionally, Strategic Policies 2.2 'Conserving and enhancing Dartmoor's biodiversity and geodiversity', 2.3 'Biodiversity Net Gain' and '2.4 Conserving and enhancing Dartmoor's moorland, heathland and woodland from the Draft Dartmoor Local Plan also relate to the biodiversity and geodiversity SEA theme.

In 1998 The Nature of Devon-Biodiversity Action Plan was published, identifying 29 key wildlife habitats and 251 key species as a priority for conservation action. Action Plans were produced for the 17 habitats and 20 species identified as requiring a county wide approach to their conservation.

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<<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>> [accessed 26/09/19]

<sup>14</sup> DEFRA (2011): 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services', [online] available at: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>> [accessed 26/09/19]

<sup>15</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 26/09/19]

Devon's Biodiversity Action Plan was updated to include Geodiversity in 2009. The Devon Biodiversity and Geodiversity Action Plan<sup>16</sup> is presented in eight volumes:

- Introduction to the revised edition;
- Section A: Summary;
- Section B: A vision for variety;
- Section C: Planning for biodiversity and geodiversity conservation in Devon;
- Section D: A review of Devon's wildlife and geological heritage;
- Section E: Setting out priorities;
- Section F: Turning plans into action; and
- Appendix i: 'Priority Species' & 'Species of Conservation Concern' in Devon.

## Summary of Current Baseline

### *European and Nationally designated sites*

The north eastern part of the Neighbourhood Plan area lies within Dartmoor Special Area of Conservation (SAC). Annex I habitats that are a primary reason for selection of this site include Northern Atlantic wet heaths with *Erica tetralix*, European dry heaths, Blanket bogs and Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles. The general site character of Dartmoor SAC comprises of<sup>17</sup>:

- Inland water bodies (Standing water, Running water) (1%);
- Bogs, Marshes, Water fringed vegetation, Fens (42%);
- Heath, Scrub, Maquis and Garrigue, Phygrana (40%);
- Humid grassland, Mesophile grassland (12%);
- Improved grassland (2%);
- Broad-leaved deciduous woodland (1%); and
- Inland rocks, Scree, Sands, Permanent Snow and ice (2%).

### *Nationally designated sites*

#### *Sites of Special Scientific Interest*

The same north eastern part of the Neighbourhood Plan area lies within North Dartmoor Site of Special Scientific Interest (SSSI). Designated in January 1989 and covering an area of approximately 13559 ha, the North Dartmoor SSSI citation states<sup>18</sup>:

'North Dartmoor contains one of the largest areas of upland semi-natural habitat in southern Britain. It is particularly important for western blanket bog and mixed valley mire communities, but also supports a diverse upland breeding bird community. Within the site lies Black Tor Copse, of national importance for lichens, and also Black Ridge Brook, of national geological importance.

The site is located on the northern part of the Dartmoor granite. It comprises a plateau lying between 300 and 600m, cut by many valleys and the headwaters of many of the major rivers of Devon are found here. The highest areas are capped by tors and rocky buttresses, often flanked by granite clitter. The area receives a high rainfall of 150--230 cm per year and experiences strong prevailing southwesterly winds. The soils are very acidic. Higher areas are covered with raw peat deposits, several metres thick in places, while on the lower slopes thinner gleyed soils and podzols with much organic matter occur.

<sup>16</sup>Devon County Council (2009) Biodiversity and Geodiversity Action Plan [online] available at: <<https://new.devon.gov.uk/environment/wildlife>> [accessed 26/09/19]

<sup>17</sup> JNCC (2019): 'Dartmoor Designated Special Area of Conservation', [online] available at: <<https://sac.jncc.gov.uk/site/UK0012929>> [accessed 26/09/19]

<sup>18</sup> Natural England (no date): 'Erme Estuary SSSI', [online] available to access via: <<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1004385>> last accessed [19/09/19]

Western blanket bog occupies parts of the highest ground, characterised by abundant bog-mosses, principally *Sphagnum capillifolium*, *S. papillosum* and *S. auriculatum*. Typical associated plants are Purple Moor Grass *Molinia caerulea*, Hare's-tail Cottongrass *Eriophorum vaginatum*, Common Cottongrass *E. angustifolium*, Deergrass *Trichophorum cespitosum*, Cross-leaved Heath *Erica tetralix*, Heather *Calluna vulgaris*, Round-leaved Sundew *Drosera rotundifolia* and Bog Asphodel *Narthecium ossifragum*. Many pools containing *Sphagnum cuspidatum* and *S. auriculatum* occur within this blanket bog, while on the drier banks and rocks and moss *Racomitrium lanuginosum* is abundant.

The valley mires within the site are of two types. Where water movement is restricted, a plant community similar to that of the blanket bog occurs, although with *Sphagnum pulchrum* often a major constituent. Where water movement is greater, the mires have abundant *S. recurvum*, *S. auriculatum* and *Polytrichum commune*, along with Soft Rush *Juncus effusus*, Sharp-flowered Rush *J. acutiflorus*, Bottle Sedge *Carex rostrata*, Star Sedge *C. echinata*, White-beak Sedge *Rhynchospora alba* and Bogbean *Menyanthes trifoliata*.

Large areas of both wet and dry heathland are also found within the SSSI, dominated by Heather, Purple Moor Grass and Cross-leaved Heath, together with Western Gorse *Ulex gallii* and Bilberry *Vaccinium myrtillus*. In amongst this heathland patches of acidic grassland are frequent, the main components of which are Bristle Bent *Agrostis curtisii*, Sheep's Fescue *Festuca ovina*, Mat-grass *Nardus stricta*, Heath Rush *Juncus squarrosus* and Green-ribbed Sedge *Carex binervis*. Both these heathland and grassland communities are restricted to South-west Britain. Occasionally Bilberry alone is the dominant shrub and here mosses such as *Pleurozium schreberi*, *Rhytidiadelphus loreus*, *Racomitrium lanuginosum*, *Hylocomium splendens*, *Thuidium tamariscinum* and *Hypnum jutlandicum* are abundant, while lichen-rich patches with *Cladonia arbuscula*, *C. uncialis* and *C. impexa* also occur.

Among the more unusual species recorded on site are Cranberry *Vaccinium oxycoccus* on the open moor, Fir Clubmoss *perzia selago*, Lemon-scented Fern *Oreopteris limbosperma*, Tunbridge Filmy-fern *Hymenophyllum tunbrigense* and Wilson's Filmy-fern *H. wilsonii* in wet shaded crevices in scree slopes, Bog Orchid *Hammarbya paludosa* in a few mires, and the liverwort *Anastrepta orcadensis* on the highest tors.

The bird community includes the only regular breeding populations of Golden Plover *Pluvialis apricaria* and Dunlin *Calidris alpina* in southern Britain. Also present are breeding populations of Whinchat *Saxicola rubetra*, Wheatear *Oenanthe* and Ring Ouzel *Turdus torquatus*, a species which breeds here in greater numbers than anywhere else in Southern England.

Black Tor Copse is one of three high altitude stunted Pedunculate Oak *Quercus robur* woodlands on Dartmoor. It has developed on thin humic and podzolic soils with extensive granite clitter on a south-west facing slope above the West Okement River. The vascular plant community is limited to strict acid-loving species such as Bilberry, but the moss and lichen floras are rich. Many of the granite boulders are covered with a carpet of mosses, with species such as *Rhytidiadelphus loreus*, *Thuidium tamariscinum* and *Plagiothecium undulatum* being abundant. The Copse is nationally important for the lichens which clothe the trees, mosses and rocks, with exceptionally well-developed *Parmelietum laevigatae* and *Usneion* communities. Many species present are rarely found outside the uplands of Scotland and Wales, including *Mycoblastis affinis*, *Usnea filipendula*, *Sphaerophorus melanocarpus*, *Arthonia stellaris*, *Micaria botyroides*, *M. cinerea*, *M. violacea* and *Gyalideopsis muscicola*, and also *Alectoria smithii* known from only two other sites in Britain. Notable species growing on rocks in the vicinity include *Massalongia carnosa*, *Ochrolechia tartarea*, *Pilophorus strumaticus* and *Parmelia discordans*.

Black Ridge Brook provides an important palynological record of the Flandrian vegetation history and environmental change on north Dartmoor. The pollen sequence covers the whole period from the late Devensian/Flandrian boundary almost to the present day and is supported by radiocarbon dating. In addition to the relatively long record, the site provides pollen evidence for local tree cover and relatively early burning.'

### SSSI Impact Risk Zones

SSSI Impact Risk Zones (IRZ) are a GIS tool/dataset which maps zones around each SSSI according to the sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location, including residential, rural-residential and rural non-residential. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

In this context, the eastern areas of the Neighbourhood Plan area which surround the North Dartmoor SSSI overlaps with SSSI IRZ thresholds for residential, rural residential, and rural non-residential development types. However, it is useful to acknowledge that development which is taken forward through the Neighbourhood Plan is instead likely to take place in the west of the Neighbourhood Plan area in the vicinity of Bridestowe village; these locations are not within SSSI IRZs for the type of development likely to come forward through the Neighbourhood Plan.

### Locally important sites

#### County Wildlife Sites

County Wildlife Sites (CWS) are the most significant areas of semi-natural habitat in Devon outside of statutory European and nationally protected sites. They are designated through a strict criteria and data regarding the sites is collected by the Biodiversity Monitoring Framework<sup>19</sup>. CWS range from small copses and linear features like river valleys, to ancient woodlands, large moors and wetlands. There are several CWS located within and within proximity to the Neighbourhood Plan area, shown in Figure 3.0 (overleaf).

#### BAP Priority Habitats

There are a variety of BAP priority habitats located within and within proximity to the Neighbourhood Plan area, including areas of purple moor grass and rush pastures, grass moorland, deciduous woodland and upland heathland. Most of the BAP priority habitats are associated with the North Dartmoor SSSI and SAC.

Figure 3.1 (overleaf) shows the designated wildlife sites and BAP priority habitats located within and adjacent to the Neighbourhood Plan area.



Figure 3.0: CWS within and within proximity to Bridestowe and Sourton (taken from DCC's Environmental Viewer)<sup>20</sup>

<sup>19</sup> Devon Biodiversity Records Centre (no date) County Wildlife Sites [online] <<http://www.dbr.org.uk/county-wildlife-site-survey/>> [accessed 26/09/19]

<sup>20</sup> Devon County Council (2019): 'Environmental Viewer: CWS Layer', [online] available at: <<http://map.devon.gov.uk/DCCViewer/>> [accessed 26/09/19]

## Summary of Future Baseline

Habitats and species are likely to continue to be offered protection through the higher level planning framework, however; they will potentially face increasing pressures from future development within the Neighbourhood Plan area with the potential for negative effects on the wider ecological network, which can be exacerbated by the effects of climate change.

The Neighbourhood Development Plan presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species, undesignated sites, and connections between designated sites and undesignated sites at a localised scale, and at an early stage of planning for future growth. To maintain and improve the condition of biodiversity in the future, it will be important to not only protect and enhance important habitats but the connections between them. It will be crucial to effectively coordinate the delivery of housing, employment and infrastructure to ensure that opportunities to improve green infrastructure and ecological corridors are maximised both within the Neighbourhood Plan area and in the surrounding areas.

**LEGEND**

- Bridestowe and Sourton
- - - Neighbourhood Plan Area
- ▨ Ancient Woodland
- ▨ Local Nature Reserve (LNR)
- ▨ Special Area of Conservation (SAC)
- ▨ Site of Special Scientific Interest (SSSI)

**Biodiversity Action Plan Priority Habitats**

- Blanket bog
- Deciduous Woodland
- Good Quality Semi-improved Grassland
- Grass moorland
- Lowland Calcareous Grassland
- Lowland Dry Acid Grassland
- Lowland Fens
- Lowland Heathland
- Lowland Meadows
- Purple Moor Grass and Rush Pastures
- Traditional Orchard
- Upland heathland

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Project of issue **DRAFT**

Client **BRIDESTOWE AND SOURTON PARISH COUNCILS**

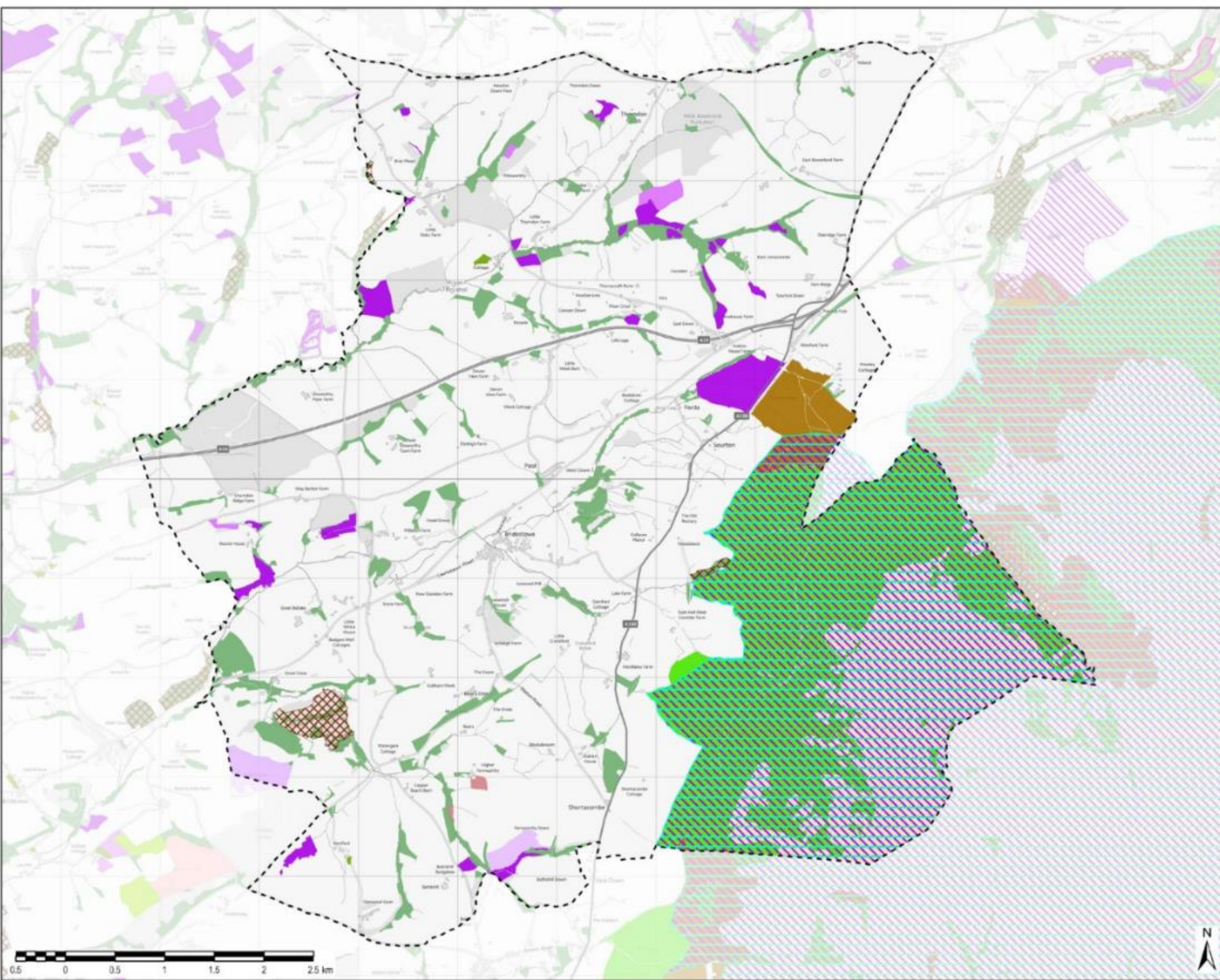
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## A3 – Climate Change

### Context Review

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action in the next five years, see below<sup>21</sup> :

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, well-being and productivity from high temperatures;
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
- Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

The UK Climate Change Act<sup>22</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

The Climate Change Act includes the following:

- 2050 Target. The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
- Carbon Budgets. The Act requires the Government to set legally binding ‘carbon budgets’. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK’s long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions.
- The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same. For more detail, visit the UK adaptation policy page<sup>23</sup>.

Key messages from the National Planning Policy Framework (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to ‘contribute to protecting and enhancing our natural, built and historic environment’ including by ‘mitigating and adapting to climate change’ and ‘moving to a low carbon economy.’ ‘The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.’

<sup>21</sup> GOV.UK: ‘UK Climate Change Risk Assessment Report January 2017’, [online] available at: <<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>> [accessed 27/09/19]

<sup>22</sup> GOV.UK (2008): ‘Climate Change Act 2008’, [online] available at: <<http://www.legislation.gov.uk/ukpga/2008/27/contents>> [accessed 27/09/19]

<sup>23</sup> Committee on Climate Change (2017): ‘UK Adaptation Policy’ [online] available at: <<https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-adaptation-policy/>> [accessed 27/09/19]



- *'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.'*
- *'Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.'*
- Direct development away from areas at highest risk of flooding (whether existing or future). *'Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.'*

The Flood and Water Management Act<sup>24</sup> highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS).<sup>25</sup>

Along with policies contained in Chapter 1 'Using and managing land sustainably' and Chapter 6 'Protecting and improving the global environment', Goal 4 'A reduced risk of harm from environmental hazards such as flooding and drought' and Goal 7 'Mitigating and adapting to climate change' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment' directly relates to the Climate Change SEA theme.

The Devon Local Flood Risk Management Strategy (2014-2020) aims to encourage more effective risk management by advising flood risk practitioners and the public on how flood risk will be managed and how duties under the Flood and Water Management Act (2010) will be fulfilled. Further guidance is provided in the document 'Planning for SuDS'.<sup>26</sup> This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

Revised in 2014, the most recent Strategic Flood Risk Assessment (SFRA) for West Devon Borough aims to provide an assessment of the impact of all potential sources of flooding within the district in order to provide recommendations of suitable mitigation measures.

At the local level, Policy DEV32 'Delivering Low Carbon Development', Policy DEV33 'Renewable and Low Carbon Energy (including heat)' and Policy DEV35 'Managing Flood Risk and Water Quality Impacts' within the Plymouth and South West Devon JLP directly relate to the climate change SEA theme. From the Draft Dartmoor Local Plan, policies that relate to the climate change SEA theme include: Policy 1.7 'Sustainable construction', Policy 4.3 'Enabling sustainable transport' and Policy 4.5 'Electric Vehicle Charging Points (EVCPs)'.

## Summary of Current Baseline

### Contribution to climate change

In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that West Devon has higher per capita emissions compared to the South West of England and England as a whole since 2005 (see Table 4.1). West Devon has also seen a 30.0%

<sup>24</sup> Flood and Water Management Act (2010) [online] available at: <<http://www.legislation.gov.uk/ukpga/2010/29/contents>> [accessed 27/09/19]

<sup>25</sup> N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDs.

<sup>26</sup> CIRIA (2010) 'Planning for SuDs – making it happen' [online] available at: <[http://www.ciria.org/Resources/Free\\_publications/Planning\\_for\\_SuDS\\_ma.aspx](http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx)> [accessed 27/09/19]

reduction in the percentage of total emissions per capita between 2005 and 2016, lower than the reductions for the South West of England (36.7%) and England (37.6%).

**Table 4.1: Carbon dioxide emissions and sources, plus emissions per capita, 2005-2016<sup>27</sup>**

	Industrial and Commercial (t CO <sub>2</sub> )	Domestic (t CO <sub>2</sub> )	Transport (t CO <sub>2</sub> )	Total (t CO <sub>2</sub> )
<b>West Devon</b>				
2005	3.8	2.7	3.6	9.0
2006	3.8	2.7	3.7	9.1
2007	3.5	2.6	3.5	8.5
2008	3.3	2.6	3.7	8.5
2009	3.1	2.4	3.6	7.9
2010	3.1	2.5	3.5	8.0
2011	2.7	2.2	3.4	7.2
2012	2.9	2.3	3.3	7.4
2013	3.0	2.2	3.2	7.3
2014	3.0	1.9	3.3	7.0
2015	2.6	1.8	3.3	6.5
2016	2.4	1.7	3.4	6.3
<b>South West</b>				
2005	3.1	2.5	2.4	7.9
2006	3.1	2.5	2.4	7.9
2007	3.0	2.3	2.4	7.6
2008	2.8	2.3	2.3	7.3
2009	2.4	2.1	2.2	6.6
2010	2.4	2.3	2.2	6.7
2011	2.2	1.9	2.1	6.1
2012	2.3	2.1	2.1	6.4
2013	2.2	2.0	2.1	6.1
2014	2.0	1.7	2.1	5.6
2015	1.8	1.6	2.1	5.3
2016	1.6	1.5	2.2	5.0
<b>England</b>				
2005	3.8	2.5	2.3	8.5
2006	3.8	2.5	2.2	8.4
2007	3.6	2.4	2.2	8.1
2008	3.5	2.4	2.1	7.8
2009	3.0	2.1	2.0	7.0
2010	3.0	2.3	2.0	7.2
2011	2.7	2.0	1.9	6.5
2012	2.9	2.1	1.9	6.8
2013	2.8	2.0	1.9	6.6

<sup>27</sup> Department of Energy and Climate Change (2018) 2005 to 2016 UK local and regional CO<sub>2</sub> emissions – data tables [online] available at: <<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>> [accessed 27/09/19]

	Industrial and Commercial (t CO <sub>2</sub> )	Domestic (t CO <sub>2</sub> )	Transport (t CO <sub>2</sub> )	Total (t CO <sub>2</sub> )
2014	2.4	1.7	1.9	5.9
2015	2.3	1.6	1.9	5.7
2016	2.0	1.5	1.9	5.3

### *Potential effects of climate change*

The outcome of research on the probable effects of climate change in the UK was released in 2018 by the UK Climate Projections (UKCP18) team<sup>28</sup>. UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change (under medium emissions scenarios 50th percentile) for South West England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows<sup>29</sup>:

- The central estimate of increase in annual mean temperatures of between 2°C and 3°C; and
- The central estimate of change in annual mean precipitation of +10 to +20% in winter and -20% to -30% in summer.

Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area, including:

- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella);
- Increase in health problems related to rise in local ozone levels during summer;
- Increased risk of injuries and deaths due to increased number of storm events;
- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100-year floods;
- Changes in insurance provisions for flood damage;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Deterioration in working conditions due to increased temperatures;
- Changes to global supply chain;
- Increased difficulty of food preparation, handling and storage due to higher temperatures;
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;

<sup>28</sup> The data was released on 26<sup>th</sup> November 2018: See: <<http://ukclimateprojections.metoffice.gov.uk/>> [accessed 27/09/19]

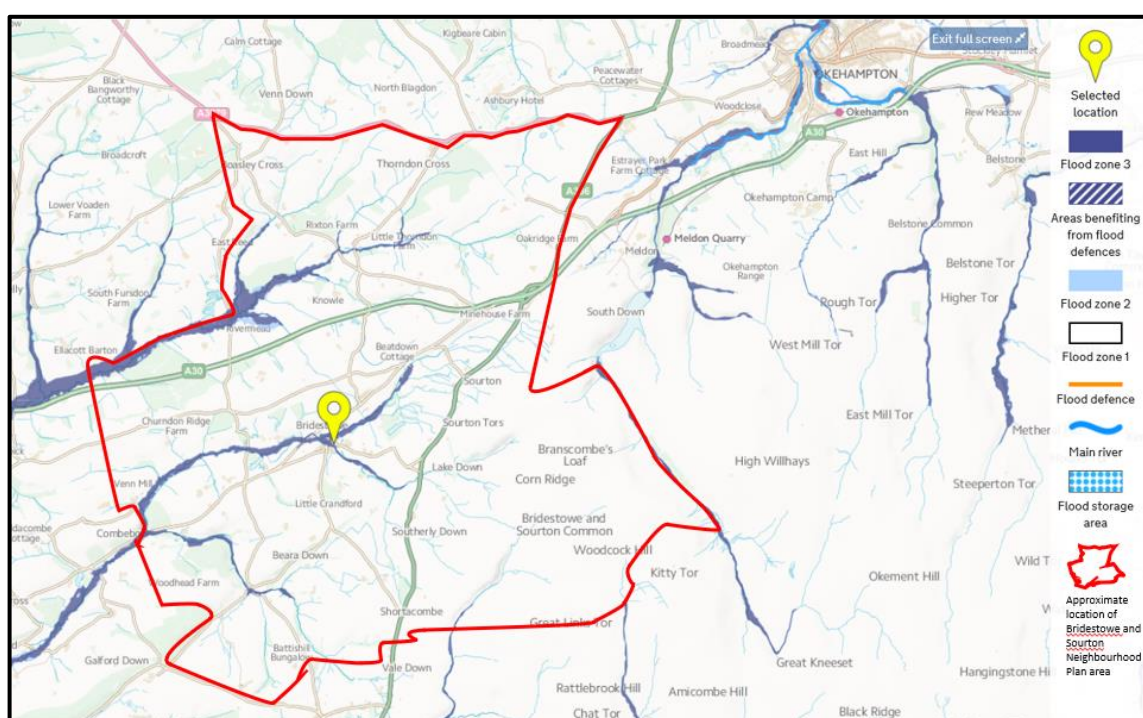
<sup>29</sup> Met Office (2018): 'Land Projection Maps: Probabilistic Projections', [online map] available to access at: <<https://www.metoffice.gov.uk/research/collaboration/ukcp/land-projection-maps>> [accessed 27/09/19]

- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

### Flood risk

As shown in Figure 4.1 below, most of the Neighbourhood Plan area is located within Flood Zone 1, showing that there is a <0.1% chance (1 in 1000) of river flooding in any given year. There are areas of land adjacent to the River Thrushel (on the north western boundary of the Neighbourhood Plan area), the River Lew (in the centre of the Neighbourhood Plan area) and Crandford Brook (in the south west of the Neighbourhood Plan area) which are located within Flood Risk Zone 3 and have a >1% chance of being flooded each year.

Revised in 2014, the Strategic Flood Risk Assessment (SFRA)<sup>30</sup> for West Devon states that the River Lew is 'flashy' in its nature, responding quickly to rainfall on the Dartmoor catchment. The watercourse is restricted by a highway bridge which crosses the river close to East Bridge Cottages on one side of the road and St Bridget's Church on the other. There have been several instances of flooding at this location as a result of obstructions under the highway bridge.



**Figure 4.1: Fluvial flood risk within the Neighbourhood Plan area<sup>31</sup>**

The SFRA<sup>32</sup> for West Devon states that surface water flooding has resulted from run off from land on to the highway in Bridestowe, contributing to the flooding issues experienced by some properties within the village. It also states that sewer flooding has been recorded in some locations in Bridestowe.

Surface water flooding is a risk for some parts of the Neighbourhood Plan area, with sections of medium-high risk predominantly located around the River Thrushel, the River Lew and Crandford Brook, as depicted in Figure 4.2 below.

<sup>30</sup> West Devon Borough Council (2014) 'West Devon Level 1 Strategic Flood Risk Assessment', [online] available at: <https://www.plymouth.gov.uk/sites/default/files/WestDevonLevel1StrategicFloodRiskAssessment.pdf> [accessed 27/09/19]

<sup>31</sup> GOV UK (2019): 'Flood Map for Planning', [online] available at: <https://flood-map-for-planning.service.gov.uk/> [accessed 27/09/19]

<sup>32</sup> West Devon Borough Council (2014) 'West Devon Level 1 Strategic Flood Risk Assessment', [online] available at: <https://www.plymouth.gov.uk/sites/default/files/WestDevonLevel1StrategicFloodRiskAssessment.pdf> [accessed 27/09/19]

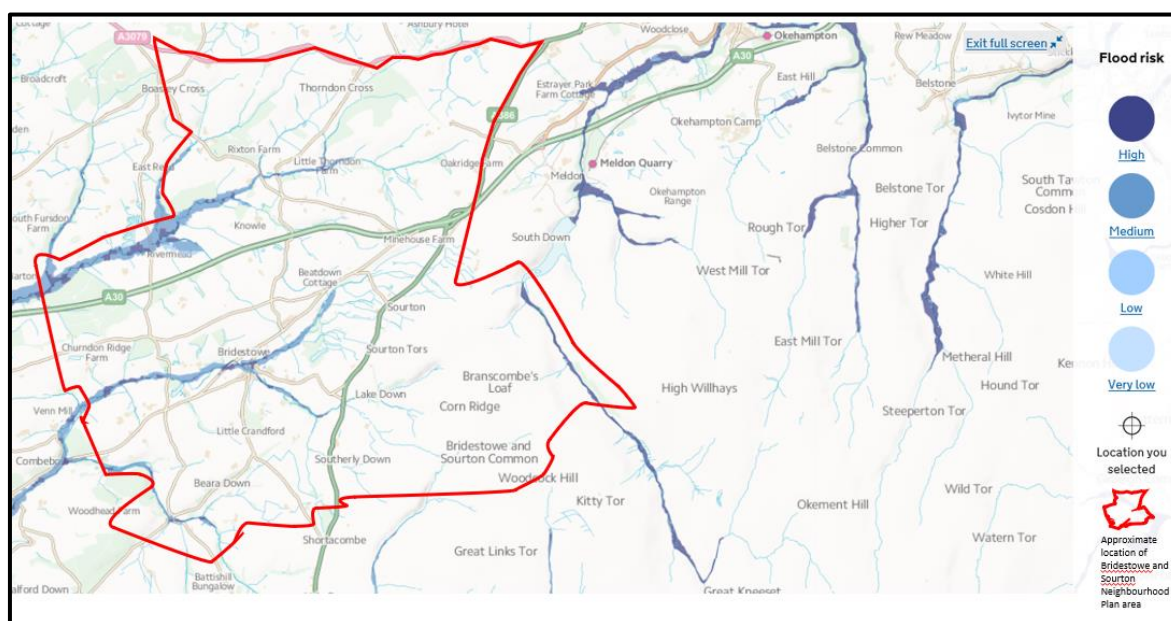


Figure 4.2: Surface water flood risk within the Neighbourhood Plan area<sup>33</sup>

### Summary of Future Baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change, with an increased need for resilience and adaptation.

A Critical Drainage Area (CDA) is a discrete geographic area where multiple and interlinked sources of flood risk cause flooding in one or more Local Flood Risk Zones (LFRZ) during severe weather, impacting people, property and/or local infrastructure. South Hams District Council may wish to designate their own CDAs (in the absence of any designations from the Environment Agency)<sup>34</sup> within the Neighbourhood Plan area within the future, for reasons such as surface water capacity issues.

In terms of climate change contribution, per capita greenhouse gas emissions generated in the Neighbourhood Plan area may continue to decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of greenhouse gas emissions.

<sup>33</sup> GOV UK (2017): 'Long term flood risk assessment for locations in England', [online] available to access at: <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>> [accessed 27/09/19]

<sup>34</sup> GOV.UK (2017): 'Flood Risk Assessment in Flood Zone 1 and Critical Drainage Areas', [online] available to access via: <<https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas>> [last accessed 24/06/19]

## A4 - Landscape

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- *‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.’*
- Strategic policies should set out an overall strategy making provision for *‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.’*
- Planning policies and decisions should ensure that developments *‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).’*
- *‘Planning policies and decisions should contribute to and enhance the natural and local environment by:*
  - i. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils*
  - ii. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
  - iii. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.’*

The Dartmoor National Park Management Plan 2014-2019<sup>35</sup> sets out a vision and ambitions for the National Park over the next twenty years. The vision is for Dartmoor to be an inspirational place where, in 2034:

- ‘Natural beauty, wildlife and cultural heritage are conserved, sustained and enhanced’;
- ‘Local people and visitors enjoy and learn more about the National Park; and local communities and businesses prosper and benefit from Dartmoor’s human and natural resources’; and
- ‘Local communities and businesses prosper and benefit from Dartmoor’s human and natural resources’

At the local level, Policy DEV23 ‘Landscape Character’ and Policy DEV25 ‘Nationally Protected Landscapes’ within the Plymouth and South West Devon JLP directly relate to the landscape SEA theme. From the Draft Dartmoor Local Plan, policies that relate to the landscape SEA theme include: Policy 2.1 ‘Protecting the character of Dartmoor’s landscape’ and Policy 2.4 ‘Conserving and enhancing Dartmoor’s moorland, heathland and woodland’.

### Summary of Current Baseline

Dartmoor National Park overlaps with the Neighbourhood Plan area east of the A386. Stretching over 954 square kilometres, Dartmoor’s landscape is among the richest in western Europe in terms of its archaeological remains. It is the largest open space in southern England. It has wild open moorland, granite tors and wooded river valleys. At its edge is a landscape of small fields enclosed by stone walls and hedge banks.<sup>36</sup>

### National Character Areas

<sup>35</sup> Dartmoor National Park Authority (No date) Dartmoor National Park Management Plan 2014-2019 Summary. [online] available at: <[http://www.dartmoor.gov.uk/data/assets/pdf\\_file/0006/541068/Man-plan-summary-2014.pdf](http://www.dartmoor.gov.uk/data/assets/pdf_file/0006/541068/Man-plan-summary-2014.pdf)> [accessed 27/09/19]

<sup>36</sup> Dartmoor National Park Authority (no date) ‘About the National Park’ [online] Available at: <<https://www.yourdartmoor.org/about>> [accessed 27/09/19]

National Character Areas (NCAs) are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to their character.

The Neighbourhood Plan area is located within NCA Profiles: 149 The Culm and 150 Dartmoor.

The Culm NCA<sup>37</sup> is described as rolling ridges and plateaux which extend across north-west Devon and north-east Cornwall, reaching from the foot of Dartmoor in the southwest and the edge of the Cornish Killas in the west, to the spectacular Atlantic coast of cliffs and sandy beaches in the north.

Key characteristics of the Culm include:

- Rolling, open plateaux – in places steeply undulating – with many small but deep valleys, fast-flowing rivers and streams that drain the area (principally to the west and south), and wide views across a remote landscape.
- A consistent geology, underlain by the dramatically folded mudstones and sandstones of the Culm Group. Distinctive geological features such as the Sticklepath Fault and expressions of Variscan deformation.
- Heavy, poorly-drained soil, which supports a pastoral landscape of low agricultural quality but high nature conservation interest.
- Distinctive Culm grassland, or Rhôs pasture, containing uncommon plant communities, including purple moor grass, rush pasture, wet heath, mires and fens.
- Little tree cover on the plateau, except for occasional wind-sculpted hedgerow and farmstead trees, and conifer blocks. Woodland is more frequent in the shelter of valleys and combes running to the sea, and where associated with estates.
- Mosaic of field patterns reflecting the historic land use of the Culm, surrounded by characteristic hedgebanks.
- Scattered hamlets and farms in cob and whitewashed stone, connected by winding, sunken lanes.

The Dartmoor NCA<sup>38</sup> is described as an extensive upland moorland which rises above the surrounding small-scale, enclosed, predominantly pastoral landscape. Key characteristics of Dartmoor include:

- Extensive unsettled moorland with broad ridges, expansive panoramic views and an overwhelming sense of remoteness and wildness. Hardy sheep, cattle and ponies, including the Dartmoor Pony, freely graze.
- Granite tors forming characteristic silhouettes on otherwise smooth, uninterrupted skylines, and granite boulders and 'clitter' punctuating smooth moorland slopes.
- Large tracts of internationally important blanket bog and valley mires overlying thick deposits of peat; home of hare's-tail cotton grass and the breeding ground for golden plover and dunlin.
- A major water catchment, with an extensive network of small streams and mires radiating off the high moor, feeding into fast-flowing rivers with white water, small waterfalls and gushing torrents occupying steep-sided, woodland-clad valleys.
- A cultural landscape with a strong time depth, including extensive remains dating from the Bronze Age, and farmsteads as well as a mining industry from the medieval period.
- A landscape unified by granite, reflected in ancient monuments, stone walls, bridges and settlements.
- A relatively sparsely settled landscape, with isolated farmsteads dotted across the moorland, small settlements clustered around bridging points or crossroads, and small market towns scattered around the periphery. Church towers form prominent vertical elements.

<sup>37</sup> Natural England (2013) 'National Character Area – The Culm' [online] Available at: <<http://publications.naturalengland.org.uk/publication/4292167?category=587130>> [accessed 27/09/19].

<sup>38</sup> Natural England (2014) 'National Character Area – Dartmoor' [online] Available at: <<http://publications.naturalengland.org.uk/publication/5098832853467136?category=587130>> [accessed 27/09/19].

- A small-scale pastoral landscape – with a strong field pattern defined by granite walls, granite-faced banks or hedgerows – which surrounds the open moorland.
- Mature hedgerow trees, valley floors fringed with wet woodland, and valley sides often cloaked in extensive areas of ancient semi-natural woodland, which create a sense of enclosure – a stark contrast to the central moorland.
- An area with a high level of tranquillity, with dark night skies. As a National Park, the area offers opportunities to experience peace and solitude in open ‘wilderness’ or in intimate enclosed areas.

### Local Landscape Character

At the local level, the Devon Landscape Character Assessment (DLCA) describes the variations in character between different areas and types of landscape in the county. It provides an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Devon. Additionally, it also sets out strategies and guidelines for the protection, management and planning of the landscape. The Neighbourhood Plan area is located across three character areas: High Dartmoor north, Tavistock Dartmoor fringes and Upper Tamar Tributary Valleys. High Dartmoor north 39 character area contains the following distinctive characteristics and special qualities:

- An open and extensive landscape of exceptionally high scenic quality, within Dartmoor National Park;
- Highest land within the National Park, offering majestic outward views and providing a widely visible backdrop to views from both within and outside Dartmoor National Park;
- Highly distinctive, undeveloped, smooth skylines contrasting with occasional rocky tors;
- Very strong sense of isolation and exposure within this wild, bleak and remote landscape;
- One of the most extensive areas of high tranquillity in Devon;
- Exceptionally dark, starlit night skies beyond the influence of Okehampton;
- Blanket bog and valley mires with thick layers of peat covering a large proportion of the plateau top. These extensive upland habitats are rare in the south-west of Britain and are usually associated with more northern areas. They are of national and international importance (designated SSSI and SAC) and support several rare bird species including ring ouzel, snipe, dunlin, curlew and red grouse;
- Blanket bog playing important roles in water catchment/ storage/ filtration and carbon sequestration; and
- Geological exposures at Sourton and on the Okement, both designated as RIGS.

Within the character area, the landscape character types ‘1K: Unsettled High Upland Moorland’ and ‘1L Upland Moorland with Tors’ overlap with the Neighbourhood Plan area boundary<sup>40</sup>.

Tavistock Dartmoor fringes<sup>41</sup> character area contains the following distinctive characteristics and special qualities:

- A landscape of very high scenic quality, largely within Dartmoor National Park and prominent in views of Dartmoor from Cornwall and the Tamar valley AONB;
- High levels of remoteness and tranquillity, particularly in upland areas and along sunken lanes;
- Dark, starlit night skies, particularly away from the influence of Tavistock;

<sup>39</sup> Devon County Council (no date): ‘High Dartmoor north’, [online] available at: < <https://www.devon.gov.uk/planning/planning-policies/landscape/devon-character-areas/dartmoor-area/high-dartmoor-north> > [accessed 27/09/19]

<sup>40</sup> Devon County Council (no date): ‘Devon Landscape Character Assessment’, [online] interactive map available at: < <https://new.devon.gov.uk/planning/planning-policies/landscape/devons-landscape-character-assessment> > [accessed 27/09/19]

<sup>41</sup> Devon County Council (no date): ‘Tavistock Dartmoor fringes’, [online] available at: < <https://www.devon.gov.uk/planning/planning-policies/landscape/devon-character-areas/dartmoor-area/tavistock-dartmoor-fringes> > [accessed 27/09/19]



- Moorlands on the eastern edge of the area within Dartmoor SAC and SSSI; moorlands also fulfil an important role in water catchment, filtration and storage, and carbon sequestration;
- Many valued wildlife habitats, including SSSIs and CWSs on downland, former mineral workings, streams and woodland; outlying areas of moorland forming extensive upland commons;
- A very strong sense of time-depth, the prehistoric forts at White Tor and Brent Tor being prominent hill-top features in the landscape; and
- Extensive areas of access land, West Devon Way long distance route and many popular recreation sites, including Brent Tor, Lydford castle and gorge and picturesque villages.

Within the character area, the landscape character type '2D: Moorland Edge' overlaps with the Neighbourhood Plan area boundary.

Upper Tamar Tributary Valleys<sup>42</sup> character area contains the following distinctive characteristics and special qualities:

- Widespread sense of timelessness, resulting from the lack of 20th century built development;
- High levels of tranquillity around the edges of the area, locally reduced by main road corridors;
- Views to and from the northern part of Dartmoor National Park, contributing to its setting;
- Occasional blocks of ancient woodland, often associated with parkland estates, including Sydenham House and Hayne Manor, both of which are on the Register of Historic Parks and Gardens;
- Scattering of traditional orchards, especially north and east of Launceston, and around Wrixhill Bridge;
- Good network of quiet lanes and public rights of way, including the Two Castles Trail; and
- Roadford Lake Reservoir popular for recreation, with walks, fishing, sailing and camping.

Within the character area, the landscape character types '1E: Wooded ridges and hilltops' and '2D: Moorland Edge' overlap with the Neighbourhood Plan area boundary.

## Summary of Future Baseline

New development has the potential to lead to incremental but small changes in landscape and villagescape character and quality in and around the Neighbourhood Plan area.

Inappropriate levels of development within the open countryside could negatively impact upon the landscape features which contribute to the distinctive character of the LCAs which define the Neighbourhood Plan area.

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<sup>42</sup> Devon County Council (no date): 'Upper Tamar Tributary Valleys', [online] available at: <  
<https://www.devon.gov.uk/planning/planning-policies/landscape/devon-character-areas/west-devon-area/upper-tamar-tributary-valleys>> [accessed 27/09/19]



## A5 – Historic Environment

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- Heritage assets should be recognised as an *'irreplaceable resource'* that should be conserved in a *'manner appropriate to their significance'*, taking account of *'the wider social, cultural, economic and environmental benefits'* of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Plans should set out a *'positive strategy'* for the *'conservation and enjoyment of the historic environment'*, including those heritage assets that are most at risk.
- *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment' directly relates to the Landscape and Historic Environment SEA theme.

The Government's Statement on the Historic Environment for England<sup>43</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

Historic England is the statutory body that helps people care for, enjoy and celebrate England's spectacular historic environment. Guidance and advice notes provide essential information for local planning authorities, neighbourhood groups, developers, consultants, landowners and other interested parties on historic environment considerations, and are regularly reviewed and updated in light of legislative changes. The following guidance and advice notes are particularly relevant and should be read in conjunction with the others.

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)<sup>44</sup> outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

- Understanding the different types of special architectural and historic interest which underpin the designations; and
- Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (October 2015)<sup>45</sup> and Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)<sup>46</sup> provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice

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<sup>43</sup> HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: <[http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference\\_library/publications/6763.aspx](http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference_library/publications/6763.aspx)> [accessed 30/09/19]

<sup>44</sup> Historic England (2016): 'Conservation Area Designation, Appraisal and Management: Advice Note 1', [online] available to download via: <<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>> [accessed 30/09/19]

<sup>45</sup> Historic England (2015): 'The Historic Environment and Site Allocations in Local Plans – Advice Note 3', [online] available to access via: <<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>> last accessed [01/10/19]

<sup>46</sup> Historic England (2016): 'SA and SEA: Advice Note 8' [online] available to download via: <<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>> last accessed [01/10/19]

on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments, including in relation to site allocations.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)<sup>47</sup> provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)<sup>48</sup> outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

At the local level, Policy DEV21 'Development Affecting the Historic Environment' and Policy DEV24 'Undeveloped Coast and Heritage Coast' within the Plymouth and South West Devon JLP directly relate to the historic environment SEA theme. From the Draft Dartmoor Local Plan, policies that relate to the historic environment SEA theme include: Policy 2.6 'Conserving and enhancing heritage assets' and Policy 2.7 'Conservation of historic non-residential buildings in the open countryside'.

## Summary of Current Baseline

Figure 5.1 above identifies designated heritage assets within the Neighbourhood Plan area.

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms.

The Neighbourhood Plan area contains four Grade II\* and 65 Grade II listed buildings. 13 of the listed buildings are located within the Bridestowe conservation area.

The four Grade II\* listed buildings that located in the Neighbourhood Plan area are:

- 'Church of St Bridget' located in the built up area of Bridestowe.
- 'Great Bidlake' located west of the the built up area of Bridestowe.
- 'Fernworthy' located south of the built up area of Bridestowe.
- 'Church of St Thomas of Canterbury' located in the built up area of Sourton.

The Neighbourhood Plan area contains 34 scheduled monuments: Two scheduled monuments ('Hut circles and a length of enclosure wall, forming part of a stone hut circle settlement 600m east of

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<sup>47</sup> Historic England (2017): 'Setting of Heritage Assets: 2<sup>nd</sup> Edition', [online] available at: <<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>> [accessed 30/09/19]

<sup>48</sup> Historic England (2018): 'Neighbourhood Planning and the Historic Environment', [online] available at: <<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>> [accessed 30/09/19]

Nodden Gate' and 'Enclosure, two stone hut circles and an alignment of upright stones 780m north west of Little Links Tor') are identified as 'at risk' on Historic England's Heritage at Risk Register<sup>49</sup>.

Conservation areas are designated because of their special architectural and historic interest<sup>50</sup>. Conservation area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England. Ideally, appraisals should be regularly reviewed as part of the management of the conservation area and can be developed into a management plan.

A conservation area covers part of the built-up area of Bridestowe, where a cluster of 13 listed buildings are present. However, a conservation area appraisal has not been prepared for this conservation area.

It should be noted that not all the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are important by local communities. For example, open spaces and key distinctive buildings in the area are likely to be of value for local people.

Following a high-level review of the Historic Environmental Record (HER) for Devon and Dartmoor (accessed via the Heritage Gateway)<sup>51</sup>, there are 270 records within Bridestowe Parish and 252 records within Sourton including a variety of structures and archaeological finds such as: farms, cottages, quarries, stones, enclosures, post-medieval field boundaries and war memorials.

### Summary of Future Baseline

New development areas in the Neighbourhood Plan area have the potential to impact on the fabric and setting of heritage assets; for example, through inappropriate design and layout. It should be noted, however, that existing historic environment designations offer a degree of protection to heritage assets and their settings.

Alongside, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there may be opportunity for new development to enhance the historic setting of the village and better reveal assets' heritage significance.

## A6 – Land, Soil and Water Resources

### Context Review

The EU's Soil Thematic Strategy<sup>52</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

Adopted in October 2000, the purpose of the EU Water Framework Directive (WFD) is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, driving a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention is to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;

<sup>49</sup> Historic England (2019) Heritage at Risk Register [online] available at: <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/> [accessed 02/10/19]

<sup>50</sup> Historic England (2019): 'Conservation Areas', [online] available at: <<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>> [accessed 02/10/19]

<sup>51</sup> Heritage Gateway (2019): Historic Environmental Record for Devon and Dartmoor', [online] available at: <<https://www.heritagegateway.org.uk/Gateway/Results.aspx>> [accessed 02/10/19]

<sup>52</sup> European Commission (2006) Soil Thematic Policy [online] available at: <[http://ec.europa.eu/environment/soil/index\\_en.htm](http://ec.europa.eu/environment/soil/index_en.htm)> [accessed 30/09/19]

- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances;
- Ensure the progressive reduction of groundwater pollution; and
- Contribute to achieving 'good' water quality status for as many waterbodies as possible by 2027.

Implemented in 2016, the South West River Basin District Management Plan<sup>53</sup> aims to provide a framework for protecting and enhancing the benefits provided by the water environment. Principally, by 2021 the Management Plan predicts that an additional 44 water bodies will have achieved 'good' status. The Neighbourhood Plan area is located within the 'Tamar' catchment area, with the following considered to be the management pressures: diffuse pollution from agriculture, pollutants originating from (mainly historic) mining and quarrying activities and fish failures.

Key messages from the NPPF include:

- *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
  - i. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and*
  - ii. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
- *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*
- *'Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.'*
- Planning policies and decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs', and 'promote and support the development of under-utilised land and buildings.'
- Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.

Along with the policies contained within Chapter 1 'Using and managing land sustainably' and Chapter 4 'Increasing resource efficiency, and reducing pollution and waste', Goal 2 'Clean and plentiful water', Goal 5 'Using resources from nature more sustainably and efficiently' and Goal 8 'Minimising waste' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment' directly relates to the Land, Soil and Water Resources SEA theme.

Other key documents at the national level include Safeguarding our Soils: A Strategy for England<sup>54</sup>, which sets out a vision for soil use in England, and the Water White Paper<sup>55</sup>, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change

<sup>53</sup> GOV.UK (2016): 'South West River Basin District Management Plan', [online] available at: <<https://www.gov.uk/government/publications/south-west-river-basin-district-river-basin-management-plan>> [accessed 30/09/19]

<sup>54</sup> Defra (2009) Safeguarding our Soils: A strategy for England [online] available at: <<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>> [accessed 30/09/19]

<sup>55</sup> Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>> [accessed 30/09/19]

and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England<sup>56</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

In terms of waste management, the Government Review of Waste Policy in England<sup>57</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

The National Waste Management Plan<sup>58</sup> provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive<sup>59</sup>. This includes an assessment of the need for new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.

At the local level, Policy DEV2 'Air, Water, Soil, Noise, Land and Light' and Policy DEV31 'Waste Management' within the Plymouth and South West Devon JLP directly relate to the land, soil and water resources SEA theme. From the Draft Dartmoor Local Plan, policies that relate to the land, soil and water resources SEA theme include those covered in the Minerals, Waste and Energy section of the Local Plan.

The Devon Minerals Plan (2011 – 2031) was adopted in February 2017 and contains the Council's vision and objectives for minerals planning and provides the policy framework and site proposals to maintain the supply of minerals and limit the impacts of their working. The Minerals Plan has regard to national minerals policy, while addressing the specific characteristics of Devon and its minerals<sup>60</sup>.

## Summary of Current Baseline

### Soil Resources

The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 of poorer quality. In this context, there is a need to avoid loss of higher quality 'best and most versatile' agricultural land.

At the local level a detailed classification has not been undertaken for the Neighbourhood Plan area. The Provisional Agricultural Land Quality dataset<sup>61</sup> shows that the Neighbourhood Plan area is predominantly covered by Grade 3 and Grade 4 agricultural land with an area of Grade 5 agricultural land in the eastern section of the Neighbourhood Plan area. However; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the Grade 3 agricultural land present in the area is considered to be 'best and most versatile'.

It is also important to note that the national dataset is of very low resolution and may not necessarily provide an accurate reflection of the agricultural land quality within the Neighbourhood Plan area. However, based on the results of the 'Predictive BMV Land Assessment'<sup>62</sup>, most of the undeveloped areas surrounding Bridestowe and Sourton have a low likelihood (less than or equal to 20%) of containing BMV land.

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<sup>56</sup> Defra (2011) Government Review of Waste Policy in England [online] available at: <<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>> [accessed 30/09/19]

<sup>57</sup> DEFRA (2011) Government Review of Waste Policy in England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69401/pb13540-waste-policy-review110614.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69401/pb13540-waste-policy-review110614.pdf) [accessed 30/09/19]

<sup>58</sup> DEFRA (2013) Waste Management Plan for England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf) [accessed 30/09/19]

<sup>59</sup> Directive 2008/98/EC

<sup>60</sup> Devon County Council (2017): 'Devon Minerals Plan', [online] available at: <<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-minerals-plan>> [accessed 30/09/19]

<sup>61</sup> Natural England (2018) Agricultural Land Classification map South West Region (ALC006) [online] available at <<http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736>> [accessed 02/10/19]

<sup>62</sup> Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic scale map for the South West' [online] available at: <<http://publications.naturalengland.org.uk/category/5208993007403008>> [accessed 02/10/19]

## Water Resources

The main watercourse flowing through the Neighbourhood Plan area are the River Thrushel, the River Lew and Crandford Brook. The River Thrushel flows westerly through the north of the Neighbourhood Plan area. The River Lew rises on the northwest corner of Dartmoor near Sourton and flows south west through Bridestowe. Crandford Brook is a tributary of the River Lew.

The Neighbourhood Plan area is not located within a Groundwater Source Protection Zone (SPZ) or a Nitrate Vulnerable Zone (NVZ).

## Water Quality

Bridestowe and Sourton are located within the South West River Basin District in the Thrushel Wolf and Lyf Operational Catchment, which is part of the wider Tamar Management Catchment. The Thrushel Wolf and Lyd Operational Catchment contains ten waterbodies, two of which fall in the Neighbourhood Plan area. These are: Thrushel and Lew (Tamar).

Based on the most recently completed water quality assessments undertaken in 2016, the Environment Agency's Catchment Data Explorer<sup>63</sup> highlights the following trends:

- Thrushel<sup>64</sup> was classified as having a 'good' chemical status and a 'good ecological status, with an overall classification of 'good.'
- Lew (Tamar)<sup>65</sup> was classified as having a "good' chemical status and a 'good' ecological status and therefore received an overall classification of 'good'.

## Mineral Resources

Mineral resources are defined as natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties. They make an essential contribution to the country's prosperity and quality of life. Since minerals are a non-renewable resource, minerals safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources, of local and national importance<sup>66</sup>.

In this context, the Devon Minerals Plan features the introduction of Mineral Safeguarding Areas (MSA) which aim to secure valuable mineral resources from sterilisation by new development. There are no MSAs within or adjacent to the Neighbourhood Plan area as shown on Devon County Council's minerals policy map<sup>67</sup>.

## Summary of Future Baseline

Future development has the potential to affect water quality through diffuse pollution, waste water discharges, water run-off, and modification. However, water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the Neighbourhood Plan area and wider area.

In the absence of Agricultural Land Classification, it remains uncertain whether new development in the Neighbourhood Plan area will lead to losses of higher quality (best and most versatile) agricultural land. However there is a low likelihood of this taking place.

<sup>63</sup> Environment Agency (2019): 'Catchment Data Explorer', [online] available at: <<https://environment.data.gov.uk/catchment-planning/>> [accessed 02/10/19]

<sup>64</sup> Environment Agency (2019): 'Thrushel Overview', [online] available at: <<https://environment.data.gov.uk/catchment-planning/WaterBody/GB108047008010>> [accessed 02/10/19]

<sup>65</sup> Environment Agency (2019): 'Lew (Tamar) Overview', [online] available at: <<https://environment.data.gov.uk/catchment-planning/WaterBody/GB108047007770>> [accessed 02/10/19]

<sup>66</sup> GOV.UK (2014): 'Minerals Guidance', [online] available to at: <<https://www.gov.uk/guidance/minerals>> [accessed 02/10/19]

<sup>67</sup> Devon County Council (2019): 'Mineral Plan Policies: Interactive Map', [online] available at: <<http://map.devon.gov.uk/dccviewer/DevonMineralsPlanPoliciesMap/>> [accessed 02/10/19]



## A7 – Population and Community

### Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; *‘support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.’*
- To support the Government’s objective of significantly boosting the supply of housing, strategic policies *‘should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.’*
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.
- Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.
- In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high-quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a *‘sufficient choice of school places’* and taking a *‘proactive, positive and collaborative approach’* to bringing forward *‘development that will widen choice in education’*.

The ‘Ready for Ageing?’ report, published by the Select Committee on Public Service and Demographic Change<sup>68</sup> warns that society is underprepared for an ageing population. The report states that ‘longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises’. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

The Plymouth and South West Devon Joint Local Plan 2014-2034 has a range of policies which are related to population and community, including:

- Policy SPT1 ‘Delivering Sustainable Development’
- Policy TTV2 ‘Delivering Sustainable Development in the Thriving Towns and Villages’

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<sup>68</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> [accessed 30/09/19]

- Policy TTV24 'Site Allocations in the Smaller Towns and Key Villages';
- Policy DEV8 'Meeting Local Housing Need in the Smaller Towns and Key Villages';
- Policy DEV18 'Protecting Local Shops and Services'; and
- Policy DEV20 'Place Shaping and the Quality of the Built Environment'.

From the Draft Dartmoor Local Plan, policies that relate to the population and community SEA theme include: policies from the Housing chapter, the economy chapter and the Communities, Services and Infrastructure chapter.

## Summary of Current Baseline

### Population

The parish population data for Bridestowe Parish and Sourton Parish has been combined for the population baseline data.

**Table 8.1: Population growth 2001-2011<sup>69</sup>**

Date	Bridestowe and Sourton	West Devon	South West	England
2001	958	48,843	4,928,434	49,138,831
2011	996	53,553	5,288,935	53,012,456
<b>Population Change 2001-2011</b>	+3.97%	+9.64%	+7.3%	+7.9%

As shown in Table 8.1, the population of Bridestowe and Sourton increased at a lower rate between 2001 and 2011 in comparison to the totals for West Devon, the South West of England and England.

### Age Structure

**Table 8.2: Age Structure (2011)<sup>70</sup>**

	Bridestowe and Sourton	West Devon	South West	England
0-15	16.1%	16.6%	17.6%	18.9%
16-24	7.3%	8.8%	11.3%	11.9%
25-44	16.3%	20.5%	24.6%	27.5%
45-59	24.0%	22.5%	20.1%	19.4%
60+	36.3%	31.5%	26.4%	22.3%
<b>Total Population</b>	996	53,553	5,288,935	53,012,456

Generally, there are a higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (36.3%) in comparison to the totals for West Devon (31.5%), the South West of England (26.4%) and England (22.3%), as shown in Table 8.2.

A lower proportion of residents are within the working age categories (25-44 and 45-59) in the Neighbourhood Plan area (40.3%) in comparison to the totals for West Devon (43.0%), the South West of England (44.7%) and England (46.9%).

<sup>69</sup> ONS (no date): Census 2011: Population Density 2011 (Table QS102EW); Population Density 2001 (Table UV02)

<sup>70</sup> ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

Additionally, 23.4% of residents within the Neighbourhood Plan area are within the younger age categories (0-15 and 16-24), lower than the total for West Devon (25.5%), the South West of England (28.9%) and England (30.8%).

### Household Deprivation

Census statistics measure deprivation across four 'dimensions' of deprivation, summarized below:

- **Employment:** Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- **Education:** No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
- **Health and Disability:** Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.
- **Housing:** The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

**Table 8.3: Relative household deprivation dimensions<sup>71</sup>**

	Bridestowe and Sourton	West Devon	South West	England
Household not deprived	38.8%	45.2%	44.8%	42.5%
Deprived in 1 dimension	38.4%	33.7%	33.2%	32.7%
Deprived in 2 dimensions	19.0%	17.1%	17.6%	19.1%
Deprived in 3 dimensions	3.1%	3.7%	4.0%	5.1%
Deprived in 4 dimensions	0.8%	0.3%	0.4%	0.5%

Based on the information presented in Table 8.3, fewer households are deprived in one or more dimensions within the Neighbourhood Plan area (51.2%) in comparison to the total for West Devon (54.6%), the South West of England (55.2%) and England (57.5%). Out of the 51.2% of households which are deprived in the Neighbourhood Plan area, the majority are deprived in one or two dimensions, which is similar to the regional and national trends.

### Index of Multiple Deprivation (IMD)

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **Education, Skills and Training:** The lack of attainment and skills in the local population.
- **Health Deprivation and Disability:** The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- **Crime:** The risk of personal and material victimisation at local level.

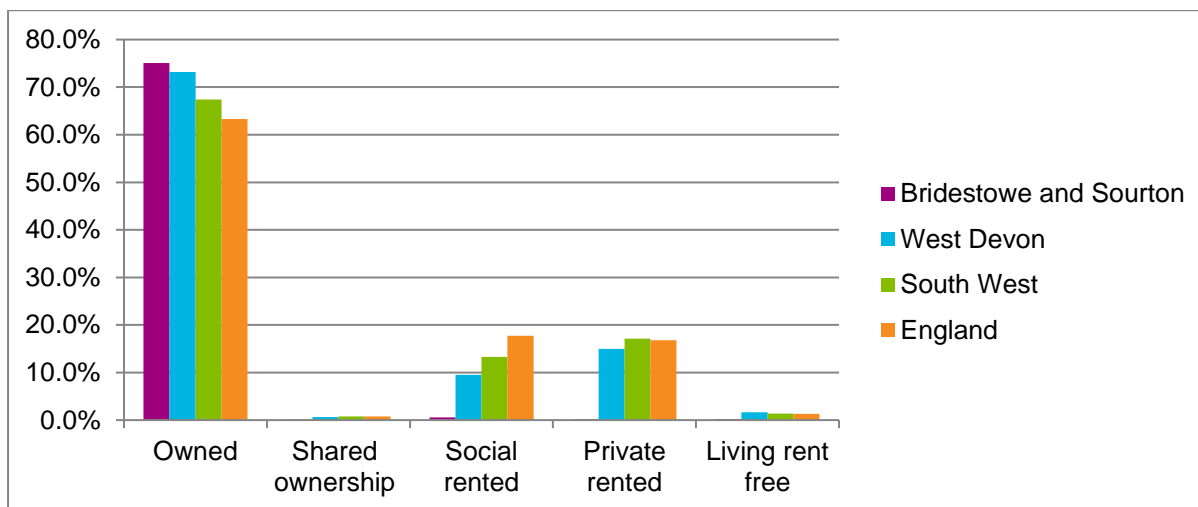
<sup>71</sup> ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

- **Barriers to Housing and Services:** The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.
  - a. 'Geographical Barriers': relating to the physical proximity of local services
  - b. 'Wider Barriers': relating to access to housing, such as affordability.
- **Living Environment:** The quality of the local environment, with indicators falling categorised in two sub-domains.
  - c. 'Indoors Living Environment' measures the quality of housing.
  - d. 'Outdoors Living Environment' measures air quality and road traffic accidents.
- Two supplementary indices (subsets of the Income deprivation domains), are also included:
  1. Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.
  2. Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs) 72 are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

The Neighbourhood Plan area is within the West Devon 004A LSOA, which is amongst the top 40% most deprived LSOAs in England based on the 'Overall IMD' domain.

### Housing Tenure



**Figure 8.1: 'Tenure by Household'** <sup>73</sup>

Within the Neighbourhood Plan area, 75.1% of residents either own their home outright or with a mortgage, higher than the totals for West Devon (73.2%), the South West of England (67.4%) and England (63.3%).

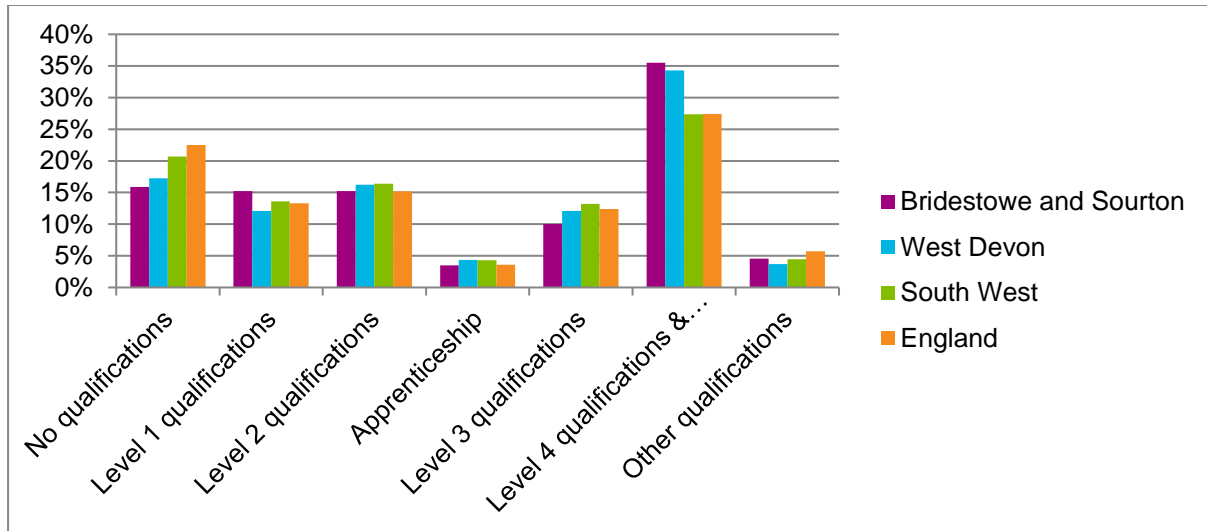
A lower proportion of residents live within privately rented and social rented housing in the Neighbourhood Plan area in comparison to the regional and national trends.

A slightly lower percentage of residents in the Neighbourhood Plan area live in rent-free accommodation or shared ownership accommodation in comparison to the regional and national trends shown in Figure 8.1.

<sup>72</sup> DCLG (2015): Indices of Deprivation Explorer', [online] available to access via: <http://dclgapps.communities.gov.uk/imd/idmap.htm> last accessed [02/09/19]

<sup>73</sup> ONS (no date): Census 2011: Tenure-Households 2011 (Table QS405EW)

## Education

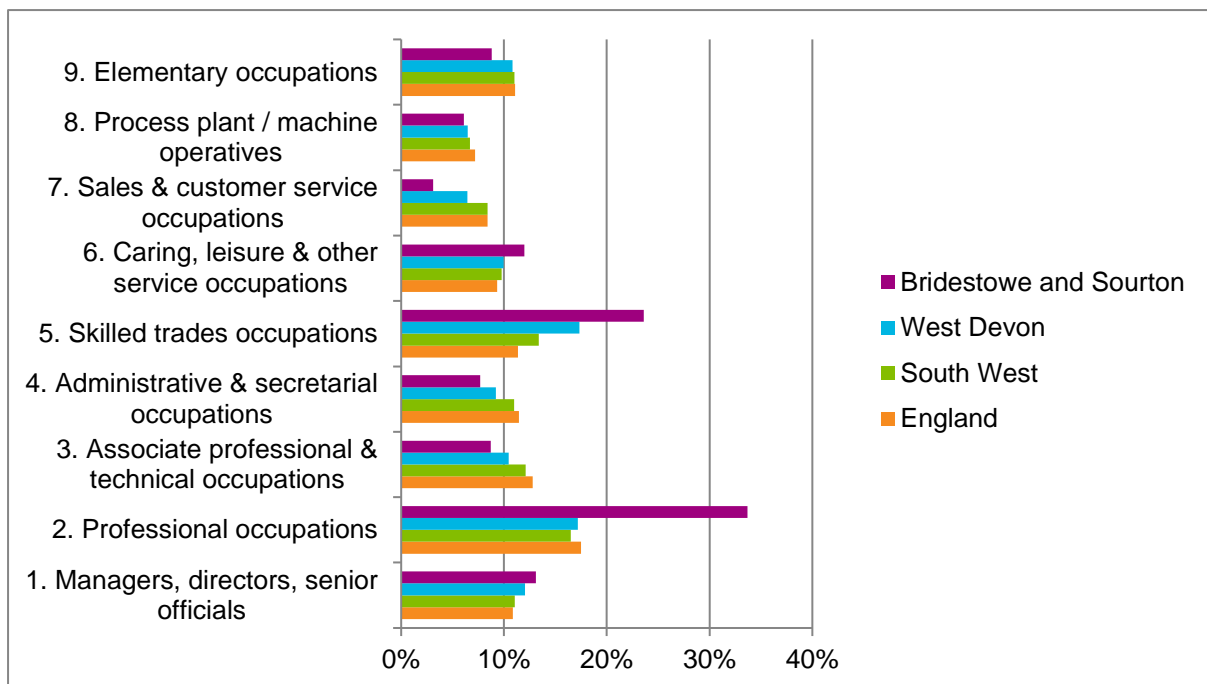


**Figure 8.2: 'Highest level of Qualification'** <sup>74</sup>

Based on the 2011 census data presented in Figure 8.2, 15.9% of residents in the Neighbourhood Plan area have no qualifications, lower than the totals for West Devon (17.2%), the South West of England (20.7%) and England (22.5%).

Comparatively, 35.5% of residents within the Neighbourhood Plan area have a Level 4 qualification or above, which broadly aligns to the total for West Devon (34.3%) but is higher than the totals for the South West of England (27.4%) and the total for England (27.4%).

## Employment



**Figure 8.3: 'Occupation of usual residents aged 16 to 74 in employment'** <sup>75</sup>

<sup>74</sup> ONS (no date): Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

<sup>75</sup> ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

Regarding employment within the Neighbourhood Plan area, the following three occupation categories support the most residents:

- Professional occupations (33.7%);
- Skilled trades occupations (27.6%); and
- Managers, directors, senior officials (13.1%).

Overall, 70.4% of residents within the Neighbourhood Plan area are employed in one of the above three occupation categories, greater than the totals for West Devon (46.6%), the South West of England (40.9%) and England (39.9%). This is highlighted in **Figure 8.3** above.

### Community Assets

The Neighbourhood Plan area has a range of local community facilities which serve the needs of the local community and play a vital role in supporting each of the Parish's sense of identity. Most of the facilities are located in Bridestowe which include a village hall, shop, pub, post office, public house, Bridestowe Methodist Church, Bridestowe Primary School and Treetops Preschool. Facilities in Sourton include a village hall, public house, pub, Boasley Cross Primary School (although this is outside of the built up settlement) and the Church of St Thomas a Becket.

Additionally, Bridestowe's Sporting Green and Bridestowe's Cricket Club have been identified within the Neighbourhood Development Plan as two valued local green spaces along with small local green spaces at the heart of Sourton and Bridestowe villages. Bridestowe Sporting Green provides a range of children's play equipment but is lacking facilities for older children. Sourton has no play facilities for children.

### Summary of Future Baseline

As the population of the Neighbourhood Plan area continues to age, this could potentially negatively impact upon the future vitality of the local community and economy of certain parts of the Neighbourhood Plan area, whilst also placing additional pressures to existing services and facilities.

The suitability (e.g. size and design) and affordability of housing for local requirements depends on the implementation of appropriate housing policies through the Joint Local Plan and Neighbourhood Plan. Unplanned development may have wider implications in terms of transport and access to infrastructure, or the natural environment.

## A8 – Health and Wellbeing

### Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; *'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'*
- *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*
- Policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.

- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives<sup>76</sup> ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

The policies contained in Chapter 3 'Connecting people with the environment to improve health and wellbeing' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment' directly relates to the health and wellbeing SEA theme.

The Plymouth and South West Devon Joint Local Plan 2014-2034 has a range of policies which are related to health and wellbeing, including:

- Policy DEV1 'Protecting Health and Amenity';
- Policy DEV3 'Sport and Recreation';
- Policy DEV4 'Playing Pitches';
- Policy DEV5 'Community Food Growing and Allotments';
- Policy DEV10 'Delivering High Quality Housing'; and
- Policy DEV27 'Green and Play Spaces'.

From the Draft Dartmoor Local Plan, policies that relate to the health and wellbeing SEA theme include: Policy 4.1 'Supporting community services and facilities' and Policy 4.2 'Supporting public open space and sports facilities'.

## Summary of Current Baseline

### *Joint Strategic Needs Assessment*

The Joint Strategic Needs Assessment (JSNA) for Devon identifies key features of interest within the area and raises important issues for discussion. The main challenges in Devon are linked to population, equality and diversity, economy, community and environment, deprivation, starting well, living well and ageing well.

Published in June 2018, the JSNA district profile for the West Devon<sup>77</sup> outlines the following key trends for the area:

- In 2018, 16.1% of children in West Devon were identified as having learning difficulties or disabilities that make it harder for them to learn than most children of the same age. This is slightly lower than the total percentage for Devon (16.9%).
- In 2017, 72.0% of school pupils in West Devon achieved five or more GCSEs at Grades A\*-C, higher than the totals for Devon (65.0%), the South West of England (57.1%) and England (56.3%).

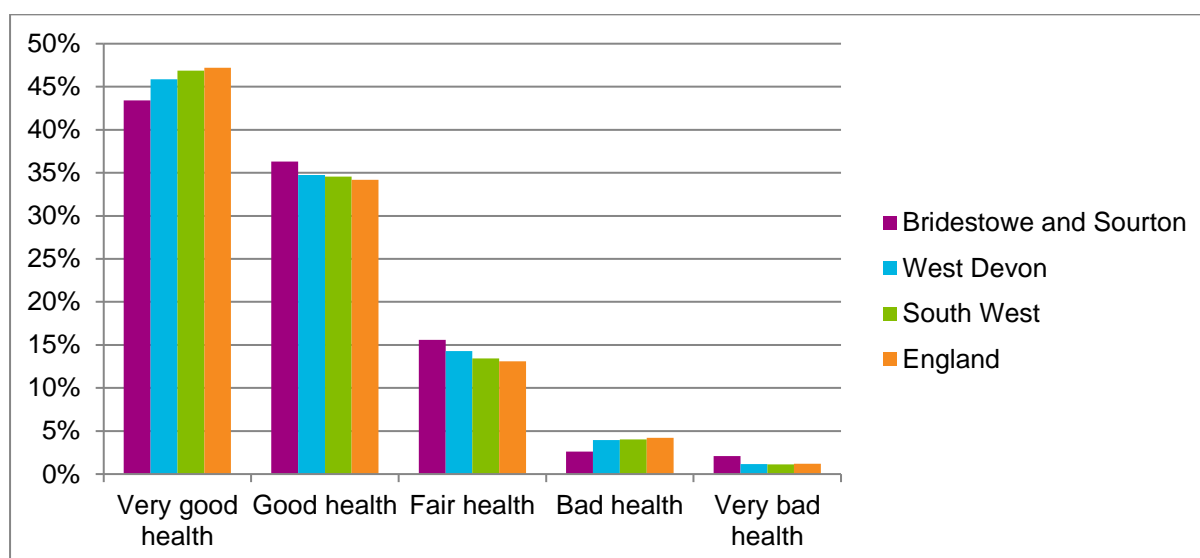
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<sup>76</sup> The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: <<https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf>> last accessed [24/09/18]

<sup>77</sup> Devon County Council (2018): 'JSNA District Profile for West Devon, [online] available to access at: <<https://www.devonhealthandwellbeing.org.uk/jsna/profiles/districts/>> [accessed 30/09/19]

- In 2016, 5.5% of residents were receiving employment support allowance or incapacity benefit, broadly aligning to the total for Devon (5.3%) but higher than the totals for the South West of England (3.1%) and England (3.4%).
- The estimated percentage of residents in West Devon (aged 16 and over) that are regular smokers is approximately 14.1%.
- The estimated percentage of residents in West Devon (aged 16 and over) with a Body Mass Index (BMI) of 30 or more is approximately 31.0%.
- The estimated percentage of residents in West Devon (aged 16 and over) who complete less than 30 minutes of moderate physical exercise per week is approximately 23.5%.
- Approximately 25.5% of residents reported a low happiness score, with a further 20.7% reporting a low life satisfaction score.

### Health indicators and deprivation



**Figure 9.1: 'General Health'**<sup>78</sup>

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment previously discussed in detail in Chapter 8.

As highlighted in Figure 9.1, 79.7% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', greater than the totals for West Devon (80.6%), the South West of England (81.4%) and England (81.4%).

Additionally, 4.7% of residents in the Neighbourhood Plan area consider themselves to have 'bad health' or 'very bad health', lower than the totals for West Devon (5.1%), the South West of England (5.2%) and England (5.4%).

**Table 9.1: Disability**<sup>79</sup>

	Bridestowe and Sourton	West Devon	South West	England
Activities limited 'a lot'	6.9%	8.6%	8.3%	8.3%
Activities limited 'a little'	16.4%	11.5%	10.2%	9.3%
Activities 'not limited'	76.7%	80.0%	81.6%	82.4%

<sup>78</sup> ONS (no date): Census 2011: 'General Health 2011' (Table QS302EW)

<sup>79</sup> ONS (no date): Census 2011: 'Long-term Health Problem or Disability 2011' (Table QS303EW)



The total percentage of residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' is slightly lower than the totals for West Devon, the South West of England and England, shown in Table 9.1 above. However, those that report their activities are limited 'a little' is greater than the totals for West Devon, the South West of England and England. 76.7% of residents in the Neighbourhood Plan area confirm that their activities are 'not limited'. This is lower than the totals for West Devon (80.0%), the South West of England (81.6%) and England (82.4%).

## Summary of Future Baseline

Health and wellbeing levels within the Neighbourhood Plan area are generally good. However, a slightly higher percentage of residents within Bridestowe and Sourton report that their activities are limited in some way, when compared to the regional and national trends.

An ageing population within the Neighbourhood Plan area may increase the reported cases of disability, reduce the levels of good health, and place future pressures on health services in the wider area. Similarly, ongoing cuts to community services have the potential to lead to effects on health and wellbeing to key population groups (i.e. elderly population and tourists).

Obesity is also seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.

## A9 – Transportation

### Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

Key messages from the NPPF include:

- *'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
  - i. *The potential impacts of development on transport networks can be addressed*
  - ii. *Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised*
  - iii. *Opportunities to promote walking, cycling and public transport use are identified and pursued*
  - iv. *The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account*
  - v. *Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'*
- *'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'*

At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008. The Local Transport Plan 2011-2026 for Devon and Torbay aims to deliver a transport system to meet economic, environmental and social challenges. The plan is seeking to deliver the aspirations of Devon and Torbay councils, stakeholders, businesses and the public. To achieve Devon and Torbay's vision the strategy has five key objectives:

- 'Deliver and support new development and economic growth;
- Make best use of the transport network and protect the existing transport asset by prioritising maintenance;
- Work with communities to provide safe, sustainable and low carbon transport choices;
- Strengthen and improve the public transport network; and
- Make Devon the 'Place to be naturally active'.

At the local level, Policy DEV29 'Specific Provisions Relating to Transport' within the Plymouth and South West Devon JLP directly relates to the transportation SEA theme.

From the Draft Dartmoor Local Plan, policies that relate to the transportation SEA theme include: Policy 4.3 'Enabling sustainable transport', Policy 4.4 'Parking standards for new development', Policy 4.5 'Electric Vehicle Charging Points (EVCPs) and Policy 4.6 'Public car parks'.

## Summary of Current Baseline

### *Rail network*

The Neighbourhood Plan area is not directly connected to the rail network, with no stations located within its boundaries.

The nearest railway station to the Neighbourhood Plan area is Gunnislake (approximately 26km south of the Neighbourhood Plan area) and Yeoford (approximately 30km north east of the Neighbourhood Plan area).

Gunnislake is the northern terminus for the Tamar Valley Line which provides services into Plymouth. Yeoford railway station is a rural station on the Tarka Line providing services to Barnstaple and Exeter. Connections with main line services can be made from Plymouth or Exeter St Davids station.

### *Bus network*

Regarding the local bus network, the 6A service runs through the Neighbourhood Plan area which provides services to Okehampton and Launceston. However, there are only four services per day and one service on Sundays. A key constraint to the service is that the service does not pass through Bridestowe village centre, and instead stops on the former A30, which is outside of the village, and accessible only via a long steep hill that many with impaired mobility find extremely difficult or impossible to manage.

The 118 service by Dartline Coaches provides a service between Okehampton and Tavistock from Sourton. This service is slightly more regular with ten services a day but none operating on Sundays. There is also an Okehampton Community Bus (Okehampton Ring and Ride) which allows people from Bridestowe and Sourton to travel into Okehampton town centre on a Wednesday. The bus will pick individuals up from their homes but must be booked a day in advance.

### *Road network and congestion*

The Neighbourhood Plan area is well connected to the local road network. The A30 runs through the centre of the Neighbourhood Plan area which provides a direct route into Exeter to the east via Okehampton and to Launceston to the west. There is a junction from the A30 onto the A386 in the Neighbourhood Plan area which provides services south to Tavistock and Plymouth and north towards north Devon. The nearest motorway is the M5 which begins at Exeter.

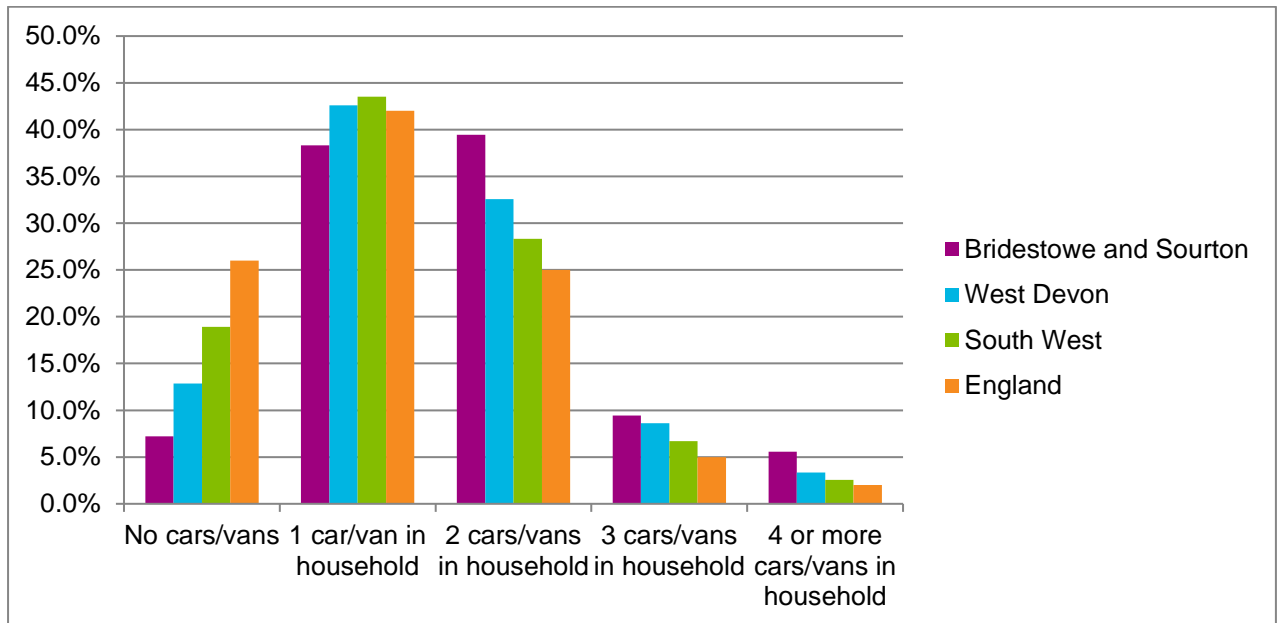
### *Cycle and footpath network*

National Cycle Network<sup>80</sup> Route 27 (also known as the Granite Way) passes through the Neighbourhood Plan area and runs from Plymouth to Okehampton via Tavistock. Likewise, the parish also has a well-developed public rights of way network connecting residents to local services and facilities.

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<sup>80</sup> Sustrans (2019): 'National Cycle Network Map', [online] available at: <<https://www.sustrans.org.uk/national-cycle-network/>> [accessed 01/10/19]

### Availability of cars and vans



**Figure 10.1: 'Car and van ownership'** <sup>81</sup>

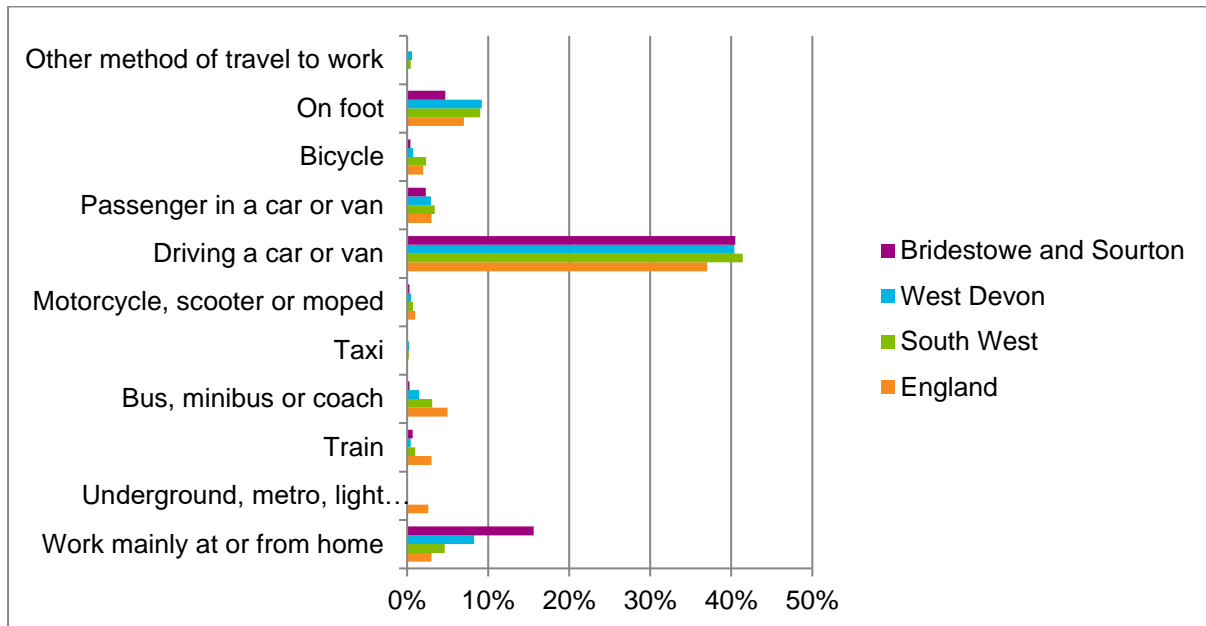
Based on the 2011 census data presented in Figure 10.1 above, 92.8% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for West Devon (87.1%), the South West of England (81.1%) and England (74.2%). The total number of households in the Neighbourhood Plan area with access to at least two cars or vans is higher than the regional and national trends.

### Travel to work

As shown in Figure 10.2 below, the most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (40.5%) which is broadly similar to the totals for West Devon (40.4%) and the South West of England (41.4%), but slightly higher than the total for England (37.0%).

5.7% of residents in the Neighbourhood Plan area either catch a train, bus, minibuss, coach or walk to work. This is lower than the percentage for West Devon (11.1%), the South West of England (13.2%) and England (15.0%).

<sup>81</sup> ONS (no date): 'Car or Van Availability 2011', (Table QS416EW)



**Figure 10.2: 'Method of Travel to Work'<sup>82</sup>**

### Summary of Future Baseline

A continued reliance on the private car is highly likely within the Neighbourhood Plan area, particularly given the rural nature of the village; residents are likely to continue to travel outside of the Plan area to access a wider range of services and facilities.

New development has the potential to increase traffic and lead to additional congestion issues within the Neighbourhood Plan area. Additionally, public transport use has the potential to remain low compared with private car use. This is likely to be due to the absence of a train station within the Neighbourhood Plan area.

<sup>82</sup> ONS (no date): Census 2011: 'Method of Travel to Work 2011' (Table QS701EW)



**Bridestowe and Sourton Draft Neighbourhood Plan**  
(Pre Regulation 15 version)

**Strategic Environmental Assessment  
and Habitats Regulations Assessment  
Screening Report**

February 2020

**SCREENING OPINION**

**SEA**

The Bridestowe and Sourton Neighbourhood Plan Group voluntarily decided to subject the Neighbourhood Plan to Strategic Environmental Assessment.

**HRA**

Due to the limited amount of development proposed, and its separation from a European Site, the Council considers that the Bridestowe & Sourton Neighbourhood Plan will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required. This report.

**Summary**

**SEA**

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

A neighbourhood plan is required to meet a number of basic conditions, one of which being it must not breach, and must be otherwise compatible with EU and Human Rights obligations. This requires neighbourhood plans to fully consider the requirements of the

SEA regulations which transpose the EU's SEA Directive into law and which requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

A Strategic Environmental Assessment (SEA) Screening Opinion has been prepared by South Hams District Council for the Bridestowe and Sourton Neighbourhood Plan; Pre Regulation 15 Submission Version.

### **The Bridestowe and Sourton Neighbourhood Planning Group voluntarily decided to subject the Neighbourhood Plan to Strategic Environmental Assessment**

#### **HRA**

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

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

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

**Due to the limited amount of development proposed, and its separation from a European Site, the Council considers that the Bridestowe & Sourton Neighbourhood Plan will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in Appendix 2 of this report.**

#### **Consultations**

Consultations were undertaken with the Statutory Consultees, Natural England, Historic England and the Environment Authority on 4<sup>th</sup> April 2019. West Devon Borough Council is lead Local Planning Authority involved in overseeing the preparation of the Bridestowe and Sourton Neighbourhood Plan. Part of the Designated Plan Area falls within the remit of Dartmoor National Park who are the Planning Authority for that part of the area. As such full consultation has taken place with Dartmoor National Park in regard of this Screening Opinion. Copies of responses to this Screening Opinion are included in Appendix 3.

## Appendix 1

### **Bridestowe and Sourton Neighbourhood Plan Strategic Environmental Assessment Screening Opinion**

**No Screening Opinion issued due Bridestowe and Sourton Neighbourhood Plan Group voluntarily deciding to undertake Strategic Environmental Assessment of the Neighbourhood Plan.**



## Appendix 2

### **Bridestowe and Sourton Neighbourhood Plan Habitats Regulations Assessment: Screening**

#### **1.0. The HRA process**

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

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

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

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

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

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

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

An Appropriate Assessment will consider the implications for the European Site in view of the conservation objectives (generally to restore or maintain the features which led to the designation of the site), and consider whether the plan could affect the integrity of the site. More detailed mitigation measures may be

considered at this stage. A plan should only be agreed once the competent authority has established that the plan will not adversely affect the integrity of the European Sites.

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

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

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

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

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

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

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

## EUROPEAN SITES THAT COULD POTENTIALLY BE AFFECTED BY THE BRIDESTOWE AND SOURTON NEIGHBOURHOOD PLAN

WEST DEVON EUROPEAN SITES – Delete table as appropriate				
Site Name & Designation	Qualifying Interests	Site vulnerabilities	Potential effects associated with development	Likelihood of a Significant Effect from the North Tawton Neighbourhood Plan
<b>Dartmoor SAC</b>	Northern Atlantic wet heath with <i>Erica tetralix</i> European dry heath Blanket bog Old sessile oak woodlands <i>Ilex</i> and <i>Blechnum</i> in the British Isles Southern damselfly <i>Coenagrion mercuriale</i> Otter <i>Lutra lutra</i> Atlantic salmon <i>Salmo salar</i>	Visitor and recreational pressure including accidental and deliberate burning, trampling and erosion particularly of blanket bog, disturbance of otters by activity on/near rivers  Nutrient/acid deposition causing habitat loss  Water quality – effect on Atlantic salmon and Otter	Increased recreational pressure resulting from new development  Air pollution resulting from new development  Increased water abstraction reducing river flow	The level of development proposed within the North Bridestowe and Sourton is small. Given the geographical separation of Bridestowe Village (the only location where development is proposed) from Dartmoor SAC, and the variety of other recreational opportunities available to the residents of Bridestowe, there is no likelihood of a significant effect from limited development proposed in the Plan  There will be no likelihood of significant effect from air pollution associated with any new development proposed in North Tawton on the Dartmoor SAC.  There is no likelihood that increased water extraction from sensitive locations will result from the development proposed.

## 2.1. Conservation Objectives

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

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

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

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

## 2.2 Criteria with which to screen the Neighbourhood Plan

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

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

A4	Options / policies that positively steer development away from European sites and associated sensitive areas.
A5	Options / policies that would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas.
<b>Category B: No significant effect</b>	
B	An option or policy or proposal that could have an effect but would not be likely to have a significant (negative) effect because the effects are trivial or 'de minimis', even if combined with other effects.
<b>Category C: Likely significant effect alone</b>	
C1	The option, policy or proposal could <b>directly affect</b> a European site because it provides for, or steers, a quantity or type of development onto a European site, or adjacent to it.
C2	The option, policy or proposal could <b>indirectly affect</b> a European site e.g. because it provides for, or steers, a quantity or type of development that may be very close to it, or ecologically, hydrologically or physically connected to it or it may increase disturbance as a result of increased recreational pressures.
C3	Proposals for a <b>magnitude of development</b> that, no matter where it was located, the development would be likely to have a significant effect on a European site.
C4	An option, or policy that makes provision for a quantity / type of development (and may indicate one or more broad locations e.g. a particular part of the plan area), but the effects are uncertain because the detailed location of the development is to be selected following <b>consideration of options in a later, more specific plan</b> . The consideration of options in the later plan will assess potential effects on European Sites, but because the development could possibly affect a European site a significant effect cannot be ruled out on the basis of objective information.
C5	Options, policies or proposals for developments or infrastructure projects that could <b>block options or alternatives</b> for the provision of other development or projects in the future, which will be required in the public interest, that may lead to adverse effects on European sites, which would otherwise be avoided.
C6	Options, policies or proposals which <b>depend on how the policies etc are implemented</b> in due course, for example, through the development management process. There is a theoretical possibility that if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European site.

C7	Any other options, policies or proposals that would be <b>vulnerable to failure</b> under the Habitats Regulations at project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning.'
C8	Any other proposal that may have an adverse effect on a European site, which might try to pass the tests of the Habitats Regulations at project assessment stage by arguing that the <b>plan provides the imperative reasons</b> of overriding public interest to justify its consent despite a negative assessment.
<b>Category D: Likely Significant effect in combination</b>	
D1	The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies or proposals <b>provided for or coordinated by Our Plan</b> the <b>cumulative</b> effects would be likely to be significant.
D2	Options, policies or proposals that alone would not be likely to have significant effects but if their effects are <b>combined with the effects of other plans or projects</b> , and possibly the effects of other developments provided for in Our Plan as well, the combined effects would be likely to be significant.
D3	Options or proposals that are, or could be, part of a <b>programme or sequence of development</b> delivered over a period, where the implementation of the early stages would not have a significant effect on European sites, but which would dictate the nature, scale, duration, location, timing of the whole project, the later stages of which could have an adverse effect on such sites.

### 3.0. Bridestowe and Sourton Neighbourhood Plan Screening

Table 1: HRA Screening

Policy/Proposal	Category (A,B,C,D)	Reason for category (unless clear)	Potential impacts on European sites	European sites affected	Mitigation required
H1,H2,H3a,H3b,H4,H5, H6,H7,H8,EH1,EH2,EH3, EH4,EH5,EH6,E1,E2,E3, E4,E5,LC1,CW1 AND CW2	A1	Policy will not lead to development itself, and does not specify quantum of development,			

		instead relating to qualitative criteria for development			
H3 and CW3	B	No likely significant effect			

### 3.1. Additions/revisions required to the Bridestowe and Sourton Neighbourhood Plan

No additions or revisions considered necessary

### 3.2. HRA CONCLUSION AND SCREENING OPINION

It is considered that the Bidestowe and Sourton Neighbourhood Plan will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required.

### **APPENDIX 3: CONSULTATION RESPONSES**

Only one response received from Natural England as follows:-

**Natral England**

**Hornbeam House**

**Crewe Business Park**

**Electra Way**

**Crewe**

**Cheshire**

**CW1 6GJ**

**T 0300 060 3900**

**Dear Ms Packham,**

**SEA and HRA Screening of Bridestowe & Sourton's Neighbourhood Development Plan**

**Thank you for your consultation on the above dated 3rd April 2019 which was received by Natural England on the same day.**

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

**Habitats Regulations Assessment Screening**

**Natural England notes the screening process applied to this Neighbourhood plan. We agree with the conclusion of the report of no likely significant effect upon the named European designated site:**

**☒ Dartmoor Special Area of Conservation (SAC) - located within the Neighbourhood Plan area.**

**Strategic Environmental Assessment Screening**



**We welcome the production of this SEA Screening report. We have concerns about the proposed development boundary which appears to be quite loosely drawn. The boundary includes sizeable undeveloped areas, including areas that appear to be water or green space. Land within the development boundary benefits from the presumption for development. No evidence could be found to support the choices made to include or exclude sites from the development boundary or about the landscape impact of new development on the undeveloped areas within the proposed development boundary and we recommend that such evidence is prepared.**

**We also have concerns about the potential landscape impacts of the two allocation sites, and especially site number 4. The site assessment in the evidence document states that ‘The site faces the open moorland that lies within Dartmoor National Park and has uninterrupted views over the intervening farmland, towards the tors and open moorland’. The sites are very close to the National Park and form part of its close setting. It is unclear whether the landscape impacts of the allocations can be successfully mitigated in accordance with the NPPF para 172. We advise that further evidence/assessment is needed.**

**Based on the material provided, it can currently not be concluded that the neighbourhood plan will not result in significant environmental effects.**

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

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

**For any queries relating to the specific advice in this letter only please contact Corine Dyke on**

**02080 268177 or [corine.dyke@naturalengland.org.uk](mailto:corine.dyke@naturalengland.org.uk). For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).**

**Yours sincerely**

**Corine Dyke**

**Lead Adviser**

**Sustainable Development Team – Devon, Cornwall & Isles of Scilly**