

## **Record of Decisions**

### **Joint Supplementary Planning Document (SPD) South Hams Special Area of Conservation (SAC)**

#### **Decision Taker**

Elected Mayor on 29 March 2018

#### **Decision**

That the publication of the South Hams Special Area of Conservation Supplementary Planning Document be approved for consultation and to continue working, with the other neighbouring Local Planning Authorities, towards the production of a joint Supplementary Planning Document.

#### **Reason for the Decision**

The joint Supplementary Planning Document (SPD) is aimed at streamlining the planning process and explains how the Habitats Regulations are applied to development proposals across the area.

#### **Implementation**

The decision will come into force and may be implemented on 10 April 2018 unless the call-in process is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

#### **Information**

The Joint Supplementary Planning Document (SPD) is aimed at streamlining the planning process and explains how the Habitats Regulations are applied to development proposals across the area. It sets out where and when Habitats Regulations screening needs to be undertaken as part of a planning application. It provides information on how development should take into account impacts from new development on the protected Greater Horseshoe Bat population and habitats, and design solutions that can be applied to development proposals. Developers will thus know up-front whether Habitat Regulations screening is required and, where mitigation is required, can plan for mitigation and design-in solutions at the earliest stage.

Given that the current Natural England 2010 guidance document is becoming out of date, and will (on publication of the final Joint SPD) no longer be supported by Natural England, it is considered necessary to work with the neighbouring Local Planning Authority's to produce the joint SPD.

The consultation, which lasts for 6 weeks will be administered centrally by Devon County Council on behalf of the five Local Planning Authorities. Documents will be available to view online, at the relevant Council offices and at libraries within the consulting authority areas. Paper copies of the document will be available on request to the County Council.

The consultation invites views on 7 main questions relating to changes to the draft Joint SPD from the 2010 Guidance, and concerning the clarity of aspects of the SPD.

Following the end of the consultation period, the Local Planning Authorities will consider all

submitted representations and, having made any necessary amendments to reflect consultation responses, the final SPD will be brought to Policy Development Decision Group before proceeding adoption at a Council Meeting.

**Alternative Options considered and rejected at the time of the decision**

None

**Is this a Key Decision?**

Yes – Reference Number: I032974

**Does the call-in procedure apply?**

Yes

**Declarations of interest** (including details of any relevant dispensations issued by the Standards Committee)

None

**Published**

29 March 2018

Signed: \_\_\_\_\_  
The Elected Mayor of Torbay

Date: 29 March 2018