

A Neighbourhood  
Development Plan to 2030  
and beyond

# Paignton Neighbourhood Plan

*for the historic heart of Torbay*

4

Sustainability Appraisal

Habitat Regulations  
Assessment Screening

& Non Technical  
Summary



Submitted  
Plan

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# Non-Technical Summary

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## 1: Introduction

1.1 This summary has been produced by the Paignton Neighbourhood Forum in conjunction with Torbay Council and with government funded assistance to the Forum.

1.2 The purpose of the summary is to set out in a non-technical way the results shown in the Main Report of the following assessments carried out during preparation of the Paignton Neighbourhood Plan:

- A Sustainability Appraisal (hereafter referred to as the **"SA"**), and
- A Habitat Regulations Assessment Screening (hereafter referred to as the **"HRA Screening"**)

1.3 The two assessments form part of the evidence for the policies and proposals in the Paignton Neighbourhood Plan produced by the Forum. The SA and HRA Screening have formed part of an ongoing process of evaluation of the policies and proposals contained in the Neighbourhood Plan and search for options where realistically available.

1.4 The combined Report provides information intended to assist consultees in considering the sustainability merits of the Neighbourhood Plan's policies and proposals and any potentially available reasonable alternatives. The Forum also welcomes any comments on the Report itself.

1.5 The aim of the SA is to ensure that sustainable development is fully integrated into the Neighbourhood Plan. The aim of the HRA Screening is to assess whether there is likely to be any significant effect on protected sites of European importance.

1.6 This Non-Technical summary includes an account of the consultations carried out at the screening opinion and scoping stages, explains the findings of the SA and HRA Screening and provides an indication of the next steps of the process.

## 2: Consultation

2.1 Consultation forms an important part of the SA and HRA Screening procedures at key stages. The statutory consultees are the Environment Agency, Historic England and Natural England. The views and comments provided by the three statutory bodies in their responses to the early stages of consultation have been taken into account in the development of the SA and HRA Screening Report.

2.2 Consultation with the statutory bodies has taken place on two separate occasions.

2.3 The first was in April 2016 on a 'Screening Opinion' Draft to determine whether SA and HRA Screening would be necessary or advisable. The response received was inconclusive. The Forum therefore decided to undertake a voluntary SA and HRA Screening, which also accorded with the approach preferred by Torbay Council.

2.4 A second consultation with the statutory bodies on the required Scoping Report for such an Appraisal took place over a 5 week period from 19 September 2016 to 25 October 2016. Comments were received from Natural England and Historic England. No further comments were received from the Environment Agency. The comments supported the approach proposed and resulted in a number of minor amendments to the Scoping Report. All comments received have been accepted and incorporated into the finalised Scoping Report (available to view at [http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2016-10-31%20PNP-SA%20Scoping%20Report%20\(Final\)-\(Adopted%2015-Dec-16\).pdf](http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2016-10-31%20PNP-SA%20Scoping%20Report%20(Final)-(Adopted%2015-Dec-16).pdf))

### **3: Key Findings**

3.1 The SA has found that the emerging Paignton Neighbourhood Plan will have a positive effect on all three dimensions of sustainability. The HRA Screening found no likely negative effects on sites of European importance arising from the Neighbourhood Plan. The Neighbourhood Plan's holistic approach to the further development of Paignton will ensure wide ranging and far-reaching benefits for our local economy, social community and the environment.

3.2 The key positive effects include an increase in the retention, conservation and enhancement of features that will help to grow tourist appeal of importance to the economy, community well-being and environmental sustainability.

3.3 No likely significant negative effects were found, principally because no need was found for the Neighbourhood Plan to identify further employment and housing land for development.

3.4 The SA and HRA Screening processes have identified opportunities to enhance the positive effects and mitigate still further any chance of any negative effects.

### **4: Next Steps**

4.1 The next stage in the development of the Sustainability Appraisal and HRA Screening is to receive feedback from the present consultation and update the Report accordingly following the formal examination stage. Any significant changes made to the Neighbourhood Plan will be subject to further Appraisal with a revised Report being made available alongside the Neighbourhood Plan at the publication stage.

4.2 A statement will be published on adoption of the Neighbourhood Plan to indicate how the SA and HRA Screening process and consultation responses have influenced the development of the Plan.

# Main Report

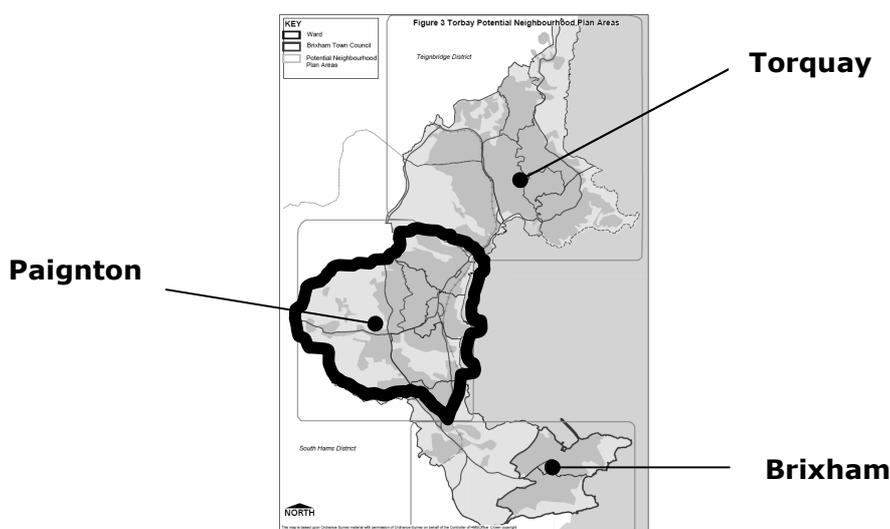
## Part 1: Introduction

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1.1 This report has been produced by the Paignton Neighbourhood Forum in conjunction with Torbay Council and with government funded assistance to the Forum.

1.2 Paignton is a seaside town with rural hinterland located on the south Devon coast between Torquay and Brixham. The three towns together make up the area of Torbay.

**Figure 1.1 – Location within Torbay**



1.3 This report contains the results of a voluntary Sustainability Appraisal (hereafter referred to as **"SA"**) incorporating Strategic Environmental Assessment (hereafter referred to as **"SEA"**) carried out on the proposed Paignton Neighbourhood Plan produced by the Forum in accordance with formal requirements.<sup>(1)(2)</sup> The Appraisal overall has also included a Habitat Regulation Assessment to 'screen' the Plan proposals for any likely significant effect on protected sites of European importance (hereafter referred to as the **"HRA Screening"**).

1.4 Although elements are inter-related, the SA and HRA Screening involve differences in assessment. The report therefore has the following parts:

- Part 2: explains the meaning of sustainable development, provides background to the Neighbourhood Plan and why the SA has been undertaken;
- Part 3: describes the SA undertaken, method applied; sets out the results and explains the monitoring framework proposed;
- Part 4: explains the HRA Screening undertaken and conclusions reached;
- Part 5: provides a summary of the next steps and link with an Equality and Public Health Impact Assessment also undertaken voluntarily.

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<sup>(1)</sup> Planning and Compulsory Purchase Act 2004

<sup>(2)</sup> Environmental Assessment of Plans or Programmes Regulations 2004

## Part 2: Background

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### Meaning of Sustainable Development

2.1 The principle of 'sustainable development' is central to the planning system. A common definition of sustainable development is "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*" [Brundtland Report 1987]. A presumption in favour of sustainable development is at the heart of national planning policy (National Planning Policy Framework "**NPPF**" para. 6). The exception is where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined (NPPF para. 119).

2.2 A Sustainability Appraisal (incorporating an SEA) is a mechanism for considering and communicating the likely significant effects of an emerging plan and reasonable alternatives in terms of key environmental issues.

2.3 The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach the SA seeks to maximise the emerging plan's contribution to sustainable development.

### The Neighbourhood Plan

2.4 The Paignton Neighbourhood Plan ("**PNP**") is being produced by the designated Neighbourhood Forum as the approved body in an unparished area.

2.5 The Forum is led by local residents as intended by the Localism Act 2011 but also includes local Councillors, representatives from the area's five Community Partnerships, together with other local organisations and landowners.

2.6 The Neighbourhood Plan has been developed in parallel with the Torbay Local Plan with each informing the other during their preparation and will be a development plan document adopted by Torbay Council subject to a successful Referendum.

2.7 The Neighbourhood Plan covers the whole of Paignton's 43,000 resident population and contains proposals relating to the development of Paignton that the local community want to see achieved.

2.8 One of the key issues for the Plan is to integrate the Neighbourhood Plan with the Local Plan proposal for Paignton of 4,285 homes between 2012 and 2030 or beyond and employment sites for 30,100 square metres of employment space (LP Policy SS12 Table 3 & LP Policy SDP1).

### Why a Sustainability Appraisal has been undertaken

2.9 Government advice in Planning Practice Guidance ("**PPG**") confirms that there is no legal requirement for a Neighbourhood Plan to have a Sustainability Appraisal (SA) but where a Neighbourhood Plan is likely to have significant environmental effects it may require a Strategic Environmental Assessment (SEA), for instance where a Neighbourhood Plan allocates sites for development and is likely to have significant effects not already considered through an SA of a Local Plan (Paragraph: 026 Reference ID: 11-026-20140306).

2.10 In accordance with the relevant legislation the Forum, jointly with the Council, produced a 'Screening Opinion' Consultation Draft in March 2016 for consideration by the three statutory bodies (the Environment Agency, Historic England and Natural England) to determine if an SEA would be required for the Neighbourhood Plan. The 'Screening Opinion' consultation took place over the 5 week period from 5 April to 11 May 2016.

2.11 The response received was inconclusive. The Environment Agency agreed that no SEA was required. Historic England made a similar reply. Natural England's response was inconclusive because of uncertainty around the issue of the intended content of the Neighbourhood Plan regarding land allocations and the new Torbay Local Plan adopted on 10 December 2015, which at the time (April/May 2016) had not been published in its finalised form.

2.12 The Forum therefore decided to undertake a voluntary SA incorporating an SEA that would help also to demonstrate the Neighbourhood Plan is contributing to the achievement of sustainable development in accordance with other requirements known as the 'basic conditions'.<sup>(3)</sup> Undertaking an SA (incorporating an SEA) was the preference also expressed to the Forum by Torbay Council.

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<sup>(3)</sup> Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 inserted by the Localism Act 2011

## Part 3: Sustainability Appraisal

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### Purpose and scope

3.1 The main purpose of the SA process is to assess the Neighbourhood Plan against a set of sustainability objectives developed in consultation with statutory bodies and other interested parties. The purpose of the appraisal is to avoid negative 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.

### The key stages

3.2 There are 5 key stages in undertaking a Sustainability Appraisal, as shown in **Appendix 1** and summarised below:

- Stage A sets the context, establishes the baseline and decides the scope
- Stage B develops and refines options and assesses effects
- Stage C involves preparing the SA Report
- Stage D relates to consultation on the SA Report
- Stage E monitors the significant effects of implementing the Plan policies

3.3 This SA Report and the Non-Technical Summary represent Stage C. Consultation on the drafts produced represents Stage D.

### Scoping Consultation

3.4 In accordance with the formal requirement, all three statutory bodies (Environment Agency, Historic England and Natural England) were consulted on the proposed method of assessing the Neighbourhood Plan via a 'Scoping Report' produced by the Forum jointly with Torbay Council and with government funded assistance to the Forum.

3.5 The consultation took place over a 5 week period from 19 September to 25 October 2016. A copy of the Scoping Report Consultation Draft can be viewed at [http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2016-09-19%20PNP-SA%20Scoping%20Report%20\(Submitted\).pdf](http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2016-09-19%20PNP-SA%20Scoping%20Report%20(Submitted).pdf)

3.6 The replies received from the statutory bodies are shown in **Appendix 2** together with details of the account taken of them.

3.7 The Environment Agency had previously indicated that no appraisal was considered to be necessary and made no further comment (para. 2.11 above). Natural England and Historic England supported the voluntary approach proposed and made comments on matters of detail, all of which have been accepted and incorporated into the finalised Scoping Report.

3.8 Of particular note is the comment by Natural England that the SA/SEA does not need to be over complicated or detailed, but it should state if there is likely to be an impact on designated features/habitats and what (if any) mitigation is likely to be required (see Appendix 2). This comment also accords with PPG advice that the appraisal of a Neighbourhood Plan should be proportionate (Paragraph: 030 Reference ID: 11-030-20150209).

### The sustainability objectives

3.9 As evidenced in the Scoping Report, the sustainability objectives are derived from the National Planning Policy Framework (NPPF) combined with the Strengths, Weaknesses, Threats, and Opportunities (SWOTs) identified by the Paignton community during Stages 1 and 2 of preparing the Plan. The resulting sustainability objectives in the Scoping Report are shown in **Appendix 3**.

3.10 This unifying approach helps to ensure that the Neighbourhood Plan will contribute to achieving sustainable development as well as having regard to Government advice in the NPPF as a 'basic condition' test.

### Assessment matrix

3.11 In accordance with the Scoping Report, the Neighbourhood Plan has been appraised using the levels of impact shown in Table 3.1 below:

**Table 3.1: Key to matrix scoring (in tables)**

✓✓	The combination of a large impact on a key issue is likely to have <b>significant positive effects</b> .
✓	Moderate / slight impact on a key issue resulting in a <b>positive effect</b>
-	<b>No effect</b>
0	<b>Neutral effect</b>
X	Moderate / slight effect on a key issue resulting in a <b>negative effect</b>
XX	The combination of a large impact on a key issue is likely to have <b>significant negative effects</b> .

3.12 As set out in the Scoping Report, the appraisal has considered each proposal in relation to the following headings shown in Table 3.2 below:

**Table 3.2: Assessment considerations**

<b>Proposal</b>	Description of the Neighbourhood Plan policy proposed
<b>Trends</b>	Likely future trends on a 'business as usual' (i.e. 'no Neighbourhood Plan' basis)
<b>Predicted effects</b>	A description of the predicted effects on the baseline of implementing the Neighbourhood Plan
<b>Mitigation</b>	Where required to reduce adverse effect
<b>Benefits</b>	How benefits can be maximised
<b>Alternatives</b>	If reasonable alternatives are available
<b>Other Plans</b>	How the proposal relates to other plans (Appendix 4)
<b>Monitoring</b>	Indicators for monitoring implementation

3.13 The 'Other Plans' considered in the associated HRA Screening have been those defined in the Scoping Report and listed in **Appendix 4**.

## Objectives and Policies of the Neighbourhood Plan

3.14 The Objectives and Policies of the Neighbourhood Plan are derived from community views and inputs made in Stage 1 and Stage 2 of producing the Plan. Full details are provided in Part 4 of the **Scoping Report** and **Community Involvement & Consultation** statement accompanying the Neighbourhood Plan.

3.15 As shown in both documents, the Paignton community identified that the Plan should have the overall Aim of making the town and surroundings more attractive to tourists and an outstanding place to live and work, with 4 key objectives:

- 1) making more of tourism and the retail offer;
- 2) improving points of arrival and connection;
- 3) protecting local identity (including heritage and environmental assets);
- 4) ensuring there is balanced development (especially between the provision of homes and jobs and retail growth with population growth).

## Order of assessment undertaken

3.16 The Neighbourhood Plan sets out an area wide policy that includes a design code followed by Policies set out by geographical area in support of the spatial policy approach taken in the adopted Torbay Local Plan. There are 27 Neighbourhood Plan policies in all:

- PNP1 - applies to all parts of the Neighbourhood Plan area
- PNP2-18 - apply to the Town Centre area
- PNP19-26 - apply to the Western area
- PNP27 - specifically relates to the Preston area

3.17 In accordance with the Scoping Report, each objective policy and proposal of the Neighbourhood Plan has been assessed individually and in combination to determine any likely significant effect on sustainability.

## Appraisal results

3.18 The appraisal results are shown in the following order of presentation in the attached Appendices:

**Appendix 5** - sets out in tabular form the summary results of the comparison between each of the Neighbourhood Plan objectives and policies and each of the Sustainability Scoping Report assessment headings.

**Appendix 6** - summarises in matrix form the results in combination of the comparison with each of the Scoping Report Sustainability Objectives.

3.19 All 4 Objectives and 27 Policies have been appraised individually and in combination and for reasonable alternatives as shown in Appendix 5.

## Trends and Effects

3.20 Without the Neighbourhood Plan, a 'business as usual' situation, Appendix 5 shows the 'trend' would be to see further incremental losses and negative impacts that fall below the level of consideration in the recently adopted Torbay Local Plan that are important to the Paignton community.

3.21 With the Neighbourhood Plan's addition in particular of Local Green Space designations (**Appendices 7 and 8**) and identified Rural Character Area of Policy PNP1 (**Appendix 9**), the appraisal results indicate that the Objectives and Policies both individually and in combination will have a positive effect and will contribute to the achievement of sustainable development as required by the Neighbourhood Plan 'basic conditions' test.

## Mitigation and Benefits

3.22 The appraisal has not found any likely significant effects that would need mitigation and has identified aspects that are targeted to add further benefit to the achievement of a sustainable outcome.

## 'In combination' and Other Plans

3.23 As shown in the summary of Appendix 6, no 'in-combination' negative effects were found. Similarly (though not a formal requirement of the SEA Directive), as set out below, the HRA Screening has found that there would not be a likely significant negative effect between the Neighbourhood Plan and Other Plans identified in the Scoping Report (see Appendix 4).

## Reasonable alternatives

3.24 This aspect of the appraisal requires more detailed comment having regard to the uncertainty that a Sustainability Appraisal is required at all for the Neighbourhood Plan (paras. 2.9 to 2.12 above).

3.25 The Torbay Local Plan produced by Torbay Council was adopted on 10 December 2015 for the period 2012 to 2030. The Local Plan expressly recognises that Torbay is nearing its environmental capacity and will need to look beyond its boundaries to accommodate needs for the period thereafter (Local Plan paras. 4.1.14 and 4.5.42).

3.26 The Local Plan makes provision for around 8,900 additional homes to 2030 based on an assumed return to net inward migration and net growth of 5,000-5,500 jobs from a baseline of 59,000 in 2012. If this growth of jobs and homes is not achieved by 2030 the Local Plan recognises that the land identified by the Local Plan will last longer (Local Plan para. 7.5.18).

3.27 Because the growth is based on significant uncertainty about a return to net inward migration and net job growth at the pace assumed, the Local Plan proposals are expressly subject to annual monitoring and major Review every 5 years. The first Review will be in 2020/21, the second in 2025/26.

3.28 The Local Plan involved testing five alternative spatial distributions and separate testing of 3 scales of population growth (8,000 / 10,000 / 15,000) by Sustainability Appraisal and was submitted for examination with a Plan level Habitat Regulations Assessment (considered further in Part 4 below). The Local

Plan adopted following formal examination by an independent inspector is based on Option 2 (Table 3.3):

**Table 3.3 Torbay Local Plan Assessed Alternatives**

Option 1	Constrained development approach
Option 2	Urban focus and limited greenfield development approach
Option 3 A	Mixed greenfield approach
Option 3 B	Single urban extension approach
Option 3 C	Northern Torbay approach

*Source: Torbay Local Plan Sustainability Appraisal*

3.29 For the Paignton Neighbourhood Plan area, the adopted Local Plan identifies 8 employment sites and 50 residential sites in policies and policy map proposals that accord with the definition of an allocation in the Local Plan Regulations of 2012.<sup>(4)</sup> In addition, housing planning applications have been approved on further sites. The Local Plan locations are shown on the map in **Appendix 10** and all housing sites considered by the Neighbourhood Plan (including additional sites already granted planning consent) are shown in **Appendix 11**.

3.30 26 of the 50 residential sites and all 8 of the employment sites are stated to be subject to further consideration in the Neighbourhood Plan. All of the employment sites are within established employment areas or already have planning consent and were all assessed in the Local Plan examination. Consideration by the Neighbourhood Plan of the housing sites is expected to show that sufficient sites have been identified for Local Plan period 6-10 (2017/18 to 2021/22) and to meet the NPPF 5 year rolling requirement thereafter [Local Plan Policy SS1].

3.31 Some of the sites, notably 460 homes at Collaton St. Mary, are subject to further Habitat Regulation Assessment and prior approval of bespoke mitigation plans (see below in Part 4) and resolution of major foul sewer flooding constraint as confirmed in a Masterplan for Collaton St. Mary subsequently prepared and adopted by the Council in 2016 as a Supplementary Planning Document.

3.32 In accordance with the Local Plan, the Neighbourhood Plan has reviewed the latest information and 'market signals' and has found no need to allocate further land within the Paignton Neighbourhood Plan as the provision already made will meet the requirement to the first 5 year Review period in 2020/21 and also the second in 2025/26. Full details of the assessment made are set out in the **Supporting Evidence** and **Basic Conditions Statement** (documents 1 and 3) that accompany the Neighbourhood Plan.

3.33 To be more precise than this for the remaining period to 2030 would be unrealistic given the uncertainties upon which the Local Plan is based, as recognised by the Public Examination Inspector and by the Local Plan that notes the land supply may go beyond 2030.

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<sup>(4)</sup> Definition set out in the Town and Country Planning Local (Local Planning) (England) Regulations 2012. This states (in relation to local plans) that "a site allocation policy is a policy which allocates a site for a particular use or development". Also, part 4(9)(c) of the Regulations states that the adopted policies map must illustrate geographically the application of the policies in the adopted development Plan.

3.34 It has not therefore been necessary, nor would it be reasonable or proportionate, to examine alternative site allocations given the Local Plan spatial and quantum assessment already undertaken (para. 3.28 above). However, the voluntary Appraisal undertaken has confirmed that the Neighbourhood Plan will contribute positively to the achievement of Sustainable Development as required by the 'basic conditions' test as well as the SEA Directive requirement.

3.35 As a further reminder, the High Court has noted in relation to the St. Ives Neighbourhood Plan that "*Only reasonable, realistic and relevant alternatives need to be put forward*" ([2016] EWHC 2817 (Admin) at [39]). The adopted Local Plan has recently considered all reasonable spatial alternatives (Table 3.3 above). Nevertheless, as shown in Appendix 5, each Neighbourhood Plan objective and policy has been assessed to see if there is a reasonable, realistic and relevant alternative to those proposed.

### Monitoring framework

3.36 The Strategic Environmental Assessment Directive requires the significant effects of plans to be monitored after they have been adopted. This will be achieved through using the indicators set out in **Appendix 12** for each of the Sustainability objectives identified in the Scoping Report to monitor the impacts of the Neighbourhood Plan on the economic, social and environmental aspects (Appendix 3).

3.37 In particular, monitoring will help to address the following questions:

- Were the assessment's predictions of sustainability effects correct ?
- Is the Plan contributing to the achievement of desired SA objectives and targets as intended ?
- Are mitigation measures performing as well as expected ?
- Are there any adverse effects; if so, are these within acceptable limits, or is remedial action needed ?

3.38 It is recognised that public finance and staff resources available to the Council for monitoring of the Neighbourhood Plan will be limited as a result of the current national economic climate. The indicators, baselines and targets shown in Appendix 12 have therefore been selected for ease of collection and wherever possible in an attempt to make use of information already available and in the public domain for independent examination.

## Part 4: Habitat Regulations Assessment Screening Conclusions

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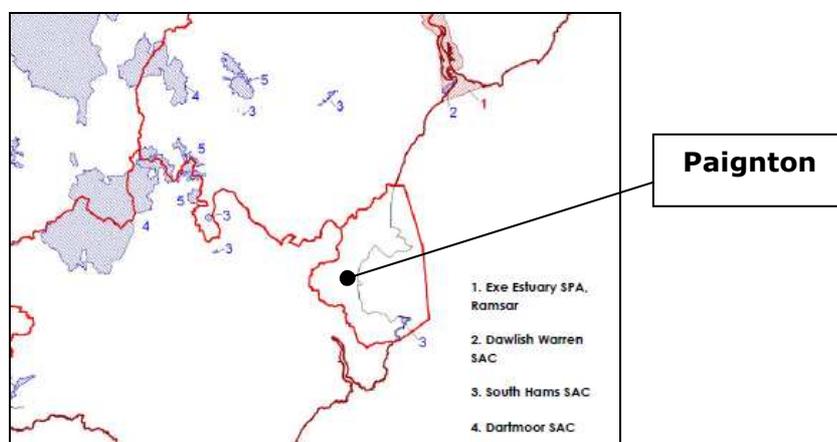
4.1 The SA process enables consideration to be given to the need, or not, for other important assessments, in particular Habitat Regulations Assessment (hereafter referred to as “HRA”).

4.2 HRA is required by the Habitats Directive (92/43/EEC) in appropriate instances. Land use plans may require the undertaking of an HRA of their implications for European sites. The purpose of HRA is to assess the impacts of a land use plan against the conservation objectives of a European site and to ascertain whether it would have a likely significant effect on the integrity of that site, whether alone or in combination with other plans and projects.

4.3 In accordance with the Scoping Report, the Neighbourhood Plan voluntary appraisal has considered two European sites present within Torbay’s boundaries (South Hams SAC and Lyme Bay and Torbay Marine SAC) and four further European sites within a 20km buffer zone from Torbay’s boundaries:

1. Lyme Bay and Torbay Marine SAC
2. South Hams SAC
3. Dartmoor SAC
4. South Dartmoor Woods SAC
5. Dawlish Warren SAC
6. Exe Estuary SPA & Ramsar

**Figure 4.1 Location of European sites within 20km of Torbay**



Source: Torbay Local Plan HRA December 2015

4.4 Site characteristics and detailed information on each, including the conservation objectives, can be accessed on Natural England’s web site at: <http://publications.naturalengland.org.uk/category/6490068894089216>

4.5 The Neighbourhood Plan does not add to or substitute any of the identified development sites that the Local Plan HRA has already considered and the policy proposals of the Neighbourhood Plan add further protection to the natural environment and biodiversity of the Plan area as summarised in Appendix 5 and para. 3.21 in Part 3 above. Appraisal of the Neighbourhood Plan has therefore drawn first upon the conclusions of the Local Plan HRA in this Screening assessment.

## Torbay Local Plan HRA

4.6 The adopted Local Plan identifies a number of committed development sites, potential development sites (subject to consideration in the proposed Neighbourhood Plans) and future growth areas (LP Appendix C and Policy SS2). All were included in the HRA appraisal of the Local Plan to determine any likely significant effects on the six European sites situated within 20 km of Torbay (LP HRA December 2015)(see para. 4.3 above).

4.7 The HRA concluded that the Local Plan is not considered to have a significant impact on South Dartmoor Woods SAC, Dawlish Warren SAC and Exe Estuary SPA and Ramsar because of the distances involved (13.23 km, 9.75km and 10km, respectively) and were "screened out" of any further assessment.

4.8 Of the remaining three European sites, because likely significant effect could not be ruled out, a Stage 2 HRA "Appropriate Assessment" was undertaken and considered the likely significant effects of the Local Plan and made recommendations where necessary of specific mitigation required.

4.9 The HRA concluded that if the mitigation actions proposed are implemented, the impacts of additional development will be reduced to an insignificant level. With the proposed mitigation, the Local Plan policies will have no adverse effect upon the integrity of any of the European sites and the conservation objectives would be sustained.

4.10 The HRA further concluded that the Local Plan should make it clear (as the adopted version does) that its policies and proposals do not provide support to any proposal which would have an adverse effect on the integrity of any European site. The HRA recommended that the Local Plan HRA outcomes feed into the Neighbourhood Plans together with the imperative that project based HRA is undertaken for each planning application and makes it clear that permission should only ever be granted where it is categorically proven that there will be no adverse impacts on European sites (Torbay Local Plan HRA December 2015 para. 9.1.6).

## Screening of the Neighbourhood Plan

4.11 Having regard to the Local Plan HRA outcome, screening of the Neighbourhood Plan has taken into account the assessment of development sites identified in the Local Plan alongside the policy proposals of the Neighbourhood Plan to ensure a comprehensive screening of individual proposals and "in-combination" effect is achieved.

## Method applied

4.12 HRA screening of the Neighbourhood Plan has followed the same method set out in formal guidance documents adopted in assessment of the Local Plan, as shown in **Appendix 13**.

4.13 The same categories of potential effects have also been used in the screening of the Neighbourhood Plan as shown in **Appendix 14**, which in summary are:

- Category A: No negative effect
- Category B: No significant effect
- Category C: Likely significant effect alone

- Category D: Likely significant effect in combination

4.14 Proposals falling within categories A and B are considered not to have an effect on a European site and can be eliminated from the assessment procedure. Proposals falling within category C and category D require further analysis, including the consideration of "in-combination" effects to determine whether (or not) they should be included in a second stage "Appropriate Assessment" of the HRA process.

4.15 As referred to in the Scoping Report, the other plans and programmes listed in Appendix 4 have formed the basis of the "in-combination" test for the screening. The list is not exhaustive and represents the most relevant current plans.

### Likely significant effects

4.16 Screening of the identified sites and Neighbourhood Plan policy proposals result in the following conclusions:

4.17 There has been no change in the European sites requiring consideration since the Local Plan HRA of December 2015 (para. 4.3 above). Similarly the conclusion reached is that there are no proposals within the Neighbourhood Plan which are likely to have significant effect on the European sites "screened out" in the Local Plan HRA assessment because of their distance away (para. 4.7 above).

4.18 The Neighbourhood Plan makes no proposals that affect the level of growth in relation to Dartmoor SAC which is any different to that considered by the Local Plan HRA and similarly has been "screened out" of any further assessment. The two remaining European sites have been considered further.

### a) South Hams SAC (Special Area of Conservation)

4.19 South Hams SAC is thought to hold the largest population of Greater Horseshoe Bat (GHB) in the UK and is the only one containing more than 1,000 adult bats (31% of the UK species population). The vulnerabilities of the bat population are not limited to within the SAC itself; disturbance and damage to wider countryside feeding and commuting routes, such as agriculturally unimproved grassland, woodlands and hedgerows, can also have a detrimental impact on the population. The strategic flyways and sustenance zone relevant to the Torbay area are shown in **Appendix 15**.

### b) Lyme Bay and Torbay Marine SAC

4.20 The Lyme Bay and Torbay SAC has been identified by Natural England as one of the best examples of the range and diversity of bedrock reef, stony reef, and sea caves in the UK for protection under the Habitats Directive. It is estimated to contribute 0.9 percent of the UK's total reef resource to the Natura 2000 network. Location of the SAC is shown in **Appendix 16**.

4.21 The list below summarises the main factors that potentially might affect the integrity of the two European sites as a result of the in-combination effect of the identified development sites and Neighbourhood Plan proposals. The potential issues arising mirror those identified from screening of the Local Plan:

- Increased water abstraction, which can lead to reduced water levels at European sites.

- Increased water discharges (consented), which can lead to reduced water quality at European sites.
- Increased surface water runoff, which can lead to reduced water quality at European sites.
- Increased recreational activity, which can lead to increased disturbance at European sites.
- Increased noise and light pollution, which can lead to increased disturbance at European sites.
- Land take, which can lead to habitat loss and fragmentation of designated and/or supporting habitats.

4.22 However, the package of measures and mitigations that resulted from the Local Plan HRA have provided the necessary safeguards in the Local Plan (as finally adopted) that make it unnecessary and disproportionate for a Stage 2 “Appropriate Assessment” of the Neighbourhood Plan to be undertaken.

4.23 The screening has involved a careful check of each policy proposed in the Neighbourhood Plan and its supporting text. The record of the check for the likelihood of significant effects is summarised in **Appendix 17**, which assesses:

- Housing sites ‘considered’ in accordance with the Local Plan;
- Employment sites ‘considered’ in accordance with the Local Plan;
- Neighbourhood Plan Policies

4.24 The effect of the Neighbourhood Plan on European sites within 20 km is therefore concluded to be as shown in Table 4.1 below:

**Table 4.1  
Neighbourhood Plan factors affecting integrity of European sites**

European Site	Site vulnerabilities				
	Habitat loss/ fragmentation	Noise vibration and lighting	Nutrient enrichment	Water levels and quality	Recreational pressure
South Hams SAC	No Significant effect	No Significant effect	No Significant effect	No Significant effect	No Significant effect
Lyme Bay & Torbay SAC	No Significant effect	No Significant effect	No Significant effect	No Significant effect	No Significant effect
Dartmoor SAC	No Significant effect	No Significant effect	No Significant effect	No Significant effect	No Significant effect
South Dartmoor Woods SAC	No Significant effect	No Significant effect	No Significant effect	No Significant effect	No Significant effect
Dawlish Warren SAC	No Significant effect	No Significant effect	No Significant effect	No Significant effect	No Significant effect
Exe Estuary SPA & Ramsar	No Significant effect	No Significant effect	No Significant effect	No Significant effect	No Significant effect

## Screening Conclusion

4.25 The Neighbourhood Plan has been screened to check for the likelihood of significant effects on European sites within 20 km of the Plan. The screening has concluded that the identified sites of the Local Plan and some of the Policies of the

Neighbourhood Plan have the potential for likely significant effects on South Hams SAC and Lyme Bay and Torbay Marine SAC.

4.26 The screening has involved a careful check of each policy proposed in the Neighbourhood Plan and has concluded that all of the policies can be 'screened out' of requiring further Stage 2 'Appropriate Assessment' because of the safeguards introduced into the adopted Local Plan as a result of the recommendations enacted from the Local Plan HRA (paras. 4.6 to 4.10 above).

4.27 It is considered by the Forum and the Council jointly preparing this Report that the Neighbourhood Plan can be "screened out" of the need for any further assessment required under the Habitats Regulations. It must be noted this still leaves in place the Local Plan HRA requirement for a Stage 2 'Appropriate Assessment' to be undertaken at project level (planning application stage) on those sites identified where a likely significant effect requires further consideration (see para. 4.10 above).

## Part 5: Next Steps

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### This consultation

5.1 This SA and HRA Screening Report was published for formal consultation alongside the Paignton Neighbourhood Plan at Pre-submission consultation stage.

5.2 The next stage in the development of the SA/HRA Screening took on board the feedback from the consultation and update of the SA/HRA Screening Report to reflect updates to the Neighbourhood Plan which resulted from the consultation. A positive response to the Plan was received from all three statutory consultees (Environment Agency, Historic England and Natural England) as shown in the **Community Involvement & Consultation** document accompanying the Neighbourhood Plan (document 2, Appendix 11(g)). There were no significant changes made to the Neighbourhood Plan that required further SA/HRA Screening and this SA/HRA Screening Report is being made available alongside the Neighbourhood Plan at the Submission stage.

5.3 A statement will be published upon adoption of the Neighbourhood Plan to indicate how the SA and HRA Screening processes and consultation responses have influenced the development of the Plan.

### The link with other assessments:

#### Equality and Public Health Impact Assessment

5.4 The need for an Equality and Public Health Impact Assessment arises from the Equality Act 2010, which states that the Council must have 'due regard' for equality to the way that it provides services and makes decisions. In due course, the Council will undertake an analysis of the Neighbourhood Plan policies, proposals and projects in order to ensure that different groups are not unfairly disadvantaged or discriminated against and everyone has fair access to information and services.

5.5 In conjunction with the Council, the Forum has therefore undertaken an assessment in the format adopted by the Council, as shown in **Appendix 18**, which demonstrates that there will be no difficulty arising from this step in due course.

# Appendices

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## To Part 3:

- Appendix 1 Sustainability Appraisal Key Stages
- Appendix 2 Response received to Scoping Report Consultation Draft
- Appendix 3 Sustainability Appraisal Framework
- Appendix 4 Other Plans considered
- Appendix 5 Appraisal Results: Objectives and Policies Summary
- Appendix 6 Appraisal Results: In Combination Summary
- Appendix 7 Local Green Space (Schedule)
- Appendix 8 Local Green Space (Locations)
- Appendix 9 Rural Character Area
- Appendix 10 Local Plan sites
- Appendix 11 Housing sites considered
- Appendix 12 Future Monitoring of the Neighbourhood Plan

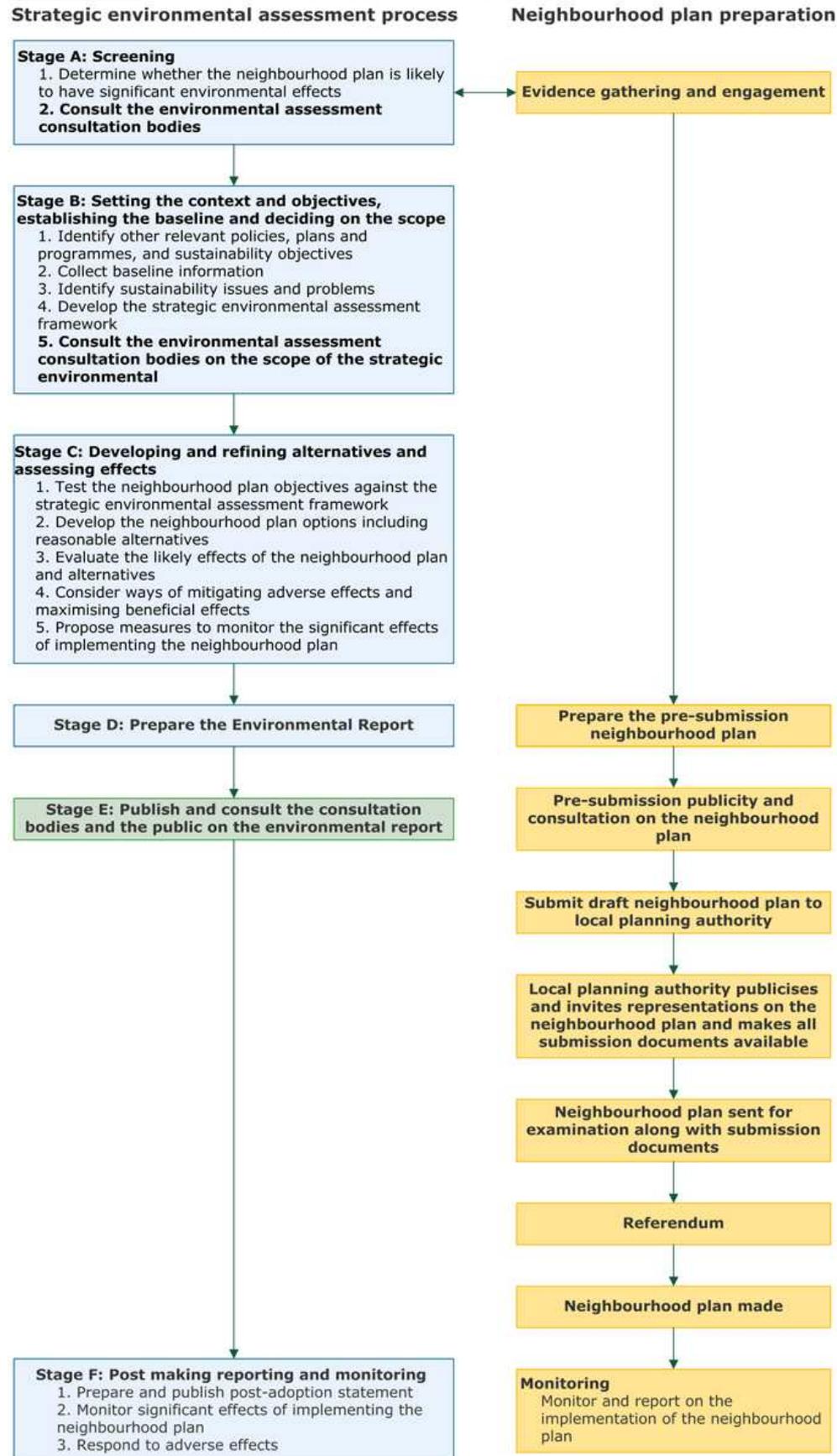
## To Part 4:

- Appendix 13 Habitat Regulation Assessment Key Stages
- Appendix 14 Categories of the potential effects of land-use plans on a European site
- Appendix 15 Greater Horseshoe Bat strategic flight paths and sustenance zone
- Appendix 16 Lyme Bay and Torbay SAC
- Appendix 17 Paignton Neighbourhood Plan HRA Screening
  - a) Housing sites considered
  - b) Employment sites considered
  - c) Neighbourhood Plan Policies

## To Part 5:

- Appendix 18 Equality and Public Health Impact Assessment

## Appendix 1 Sustainability Appraisal Key Stages (PPG033)



**Appendix 2 Response received to September 2016 Scoping Report Consultation Draft**

From	Section & Comment	Action Taken
<p><b>Environment Agency:</b>                      Marcus Salmon,                      Sustainable Places                      Planning Specialist</p>	<p><i>Note: No further EA response was received beyond comments of May 2016 in reply to the Screening Opinion Consultation Draft (see below)</i></p> <p>We concur with the conclusions of the screening report that the Neighbourhood Plan is unlikely to have any significant environmental effects and therefore that Strategic Environmental Assessment specific to the plan is not required. Any potential for environmental effects from growth in the area should already have been addressed through the Sustainability Appraisal which accompanied the Torbay Local Plan.</p> <p>We have also reviewed the content of the details of the Neighbourhood Plan set out in chapter 2 of the screening report. We welcome the main aims and objectives of the plan and, in particular, we are pleased to see that it includes the improvement of the town's flood and sea defences together with the protection and enhancement of green space and important environmental features.</p> <p>We would, however, also encourage you to consider how your plan can contribute towards the protection and enhancement of the water environment in general. There are, for example, a number of designated bathing waters within the Paignton Neighbourhood Plan area. We recommend that these are considered alongside the 'sensitive areas' and 'other key environmental assets' already listed. The bathing waters are presently compliant but they remain at risk, particularly from</p>	<p>Although the comments received (left) were in response to the initial Screening Opinion Consultation Draft they remain of relevance to surface water and sewerage issues in the Scoping Report. No amendment required to Scoping Report.</p>

From	Section & Comment	Action Taken
	combined sewer overflows and we would wish to see new development removing surface water drainage from the combined drainage system. Reducing surface water flows to the combined sewer increases the available sewer capacity during a storm event thereby reducing both the risks of flooding and the chances of a release from a combined sewer overflow.	
<b>Natural England:</b> Carol Reeder, Lead Adviser, Sustainable Development Team – Devon, Cornwall & Isles of Scilly	We welcome the Neighbourhood Forum’s work in preparing a Sustainability Appraisal (SA) Scoping Report. It is recognised that there is no statutory requirement for neighbourhood plans to be underpinned by an SA but it provides an important step in ensuring and demonstrating the Plan’s long term sustainability.	Noted as agreed. No amendment required.
	<u>SEA</u> We support the integration of the requirements of the ‘Environmental Assessment of Plans and Programmes Regulations 2004’ into the SA process. The text in the introduction discusses Strategic Environmental Assessment (SEA) but should state more clearly that this SA includes SEA.	Agreed. Add underlined text to para. 1.5 “The Government’s approach <u>and in this Scoping Report</u> , is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social as well as environmental effects”.
	<u>Methodology</u> The general SA process is set out in chapter 2. We welcome this. It should however more clearly explain that each policy/site specific proposal (and any alternatives considered) will be appraised separately and in	Agreed. Add underlined text to end of para. 2.2 “..... <u>and will include assessment of proposals individually, in combination and of any alternatives considered.</u> ”

From	Section & Comment	Action Taken
	<p>combination. It would appear that this is the intention, as para. 6.3 states that each Neighbourhood Plan proposal will be assessed individually and in combination.</p> <p>The forthcoming SEA/SA for this Plan should assess all policies/site specific proposals against the sustainability appraisal objectives selected as part of this scoping exercise. The SA/SEA should also reflect any conclusion drawn in an accompanying Habitats Regulations Assessment (see also comments on Habitats Regulations Assessment below).</p> <p>Work that was undertaken for the Local Plan, to assess the potential for individual site delivery will, in all likelihood, be a useful source of information and can be drawn on. The SA/SEA does not need to be over complicated or detailed but it should state if there is likely to be an impact on designated features/habitats and what (if any) mitigation is likely to be required.</p>	<p>Agreed. See amendment made above.</p> <p>Agreed. Helpful to see recognised that the SA/SEA does not need to be over complicated or detailed. No further amendment required.</p>
	<p><u>Sustainability Context</u> We welcome the recognition in the 'Sustainability Context' of the area's biodiversity, green infrastructure and landscape assets. A few amendments are required to ensure the list of environmental features/characteristics is comprehensive.</p> <ul style="list-style-type: none"> <li>The section on landscape (paras. 4.26 – 4.27) should include reference to the South Devon Area of Outstanding Natural Beauty (AONB) which lies to the south of the Plan area. Although the Plan does not include land within the designation, development</li> </ul>	<p>Agreed as below:</p> <p>Agreed. Add underlined text to para. 4.26 "Paignton's landscape <u>adjoins the South Devon Area of Outstanding Beauty (AONB) as shown in Fig. 4.4 and</u> has been described....."</p>

From	Section & Comment	Action Taken
	<p>within the Neighbourhood Plan boundary could potentially affect the AONB's setting.</p>	
	<ul style="list-style-type: none"> <li>The 'various' landscape designations referred to in para. 4.26 should be listed. In addition it would be useful if the policy/other document which identifies the designations could be referenced (e.g. the source of "Coastal Prevention Areas" and "Countryside Areas" referred to).</li> <li>The biodiversity section refers to sites designated for their biodiversity and geodiversity interest. Given the importance of geodiversity in the Plan area it is suggested that 'geodiversity' be included in the title and that the geological interest of the Sites of Special Scientific Interest (SSSIs) and the English Riviera Geopark be referenced.</li> <li>The 'Biodiversity' section should reference the Lyme Bay and Torbay Marine Special Area of Conservation (SAC) and the Torbay Marine Conservation Zone (MCZ). Further information on these designations can be found at: Magic; Lyme Bay and Torbay - Special Area of Conservation - SAC - Habitats Directive &amp; Torbay MCZ Factsheet - MCZ047</li> </ul>	<p>Agreed. Amend text of para. 4.26 to read: "These landscapes are protected by various designations in <u>Policies C1 to C5 of the adopted Local Plan</u> including Coastal <del>Prevention</del> <u>Change Management</u> Areas (CPA) and Countryside Areas."</p> <p>Agreed. Amend section title to "Biodiversity <u>and Geodiversity</u>". Add underlined text to end of para. 4.31: "<u>The SSSI's and English Riviera Geopark are of particular geodiversity importance.</u>"</p> <p>Agreed. Add underlined text to para. 4.34: "<u>The coastal water on the seaward side is a Marine SAC of which a large part is also a Marine Conservation Zone (MCZ) between Oddicombe Beach and Sharkham Point.</u>"</p>
	<p><u>Habitats Regulations Assessment</u> This section refers to the outcome of the Local Plan process. It is understood that the Local Plan has now been adopted. It is suggested that this position be reflected in the Scoping report.</p>	<p>Agreed. Amend text of para. 8.6 by substituting "<u>adoption</u>" in place of "outcome".</p>

From	Section & Comment	Action Taken
	Neighbourhood Plan policies and site specific proposals will need to be screened to assess whether proposals are likely to have a significant effect on a European site either individually or in combination with other plans/projects. If likely significant effects cannot be ruled out Appropriate Assessment will be required.	Agreed. No further amendment required.
<b>Historic England:</b> David Stuart, Historic Places Adviser South West	<p>Our observations are few and relatively incidental in number and can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• P19 sets out the Cultural Heritage agenda and refers to the designated heritage assets in the Plan area. It might be useful to also refer to those assets on the national Heritage At Risk Register, especially the Picture House and Oldway Mansion which the Plan (draft 10) has referred to in respective policies (e.g. PNP6). (Apart from these entries there are 2 Bowl Barrows at Beacon Hill which are a Scheduled Ancient Monument).</li> </ul>	<p>Agreed. Add underlined text at end of para. 4.30: <u>"Torbay Cinema, The Bishops Palace, Oldway Mansion and 2 Bowl Barrows at Beacon Hill are all on the 2016 Heritage at Risk Register."</u></p>
	<ul style="list-style-type: none"> <li>• There may be other heritage issues as well. This section identifies the 4 Conservation Areas in the Plan area and their Appraisals might highlight issues associated with their preservation and enhancement.</li> </ul>	<p>Agreed. Add underlined text at end of para. 4.29: <u>"Each has a Character Appraisal an ongoing risk of neglect, pressures from development and boundary issues."</u></p>
	<ul style="list-style-type: none"> <li>• Section 5 - Sustainability Issues and Problems (P24) – only highlights that the historic environment is highly sensitive to physical change. What does this</li> </ul>	<p>Agreed. The comments made will be taken into ongoing review and refinement of the draft policies and proposals in the Neighbourhood Plan.</p>

From	Section & Comment	Action Taken
	<p>mean in practice and how might a specific understanding of local character be defined and used to inform policies to reduce the risk of threat to heritage significance from change. (Noted that there are some policies in the draft Plan which do this (ie PNP3 &amp; 4) but could this be more widely developed? Enhancement of the Seafront public realm is referred to in policy PNP4, for example, but is there a need to enhance the wider public realm of the town centre? Appreciated too that the intended Design Guide might address this point)</p>	
	<ul style="list-style-type: none"> <li>We have recently received a Heritage Action Zone bid from Torbay Council for Paignton Town Centre and it would be useful to see how the heritage issues which this submission identified might be accommodated within or relate to the Neighbourhood Plan.</li> </ul>	<p>Agreed. Discussion with Torbay Council will be requested.</p>
	<p>Otherwise, this consultation has provided us with an opportunity to look at the latest version of the Plan and our congratulations on what is an impressive looking emerging document.</p>	<p>Noted and appreciated.</p>

### Appendix 3 Sustainability Appraisal Framework

Paignton SA Objective: Will the plan / policy.....	Delivering sustainable development NPPF18-149	High level Objectives NPPF7 & 17
<p>A. Enable net growth of full time permanent well paid jobs in accessible locations</p> <p>B. Address areas of highest employment need in the town centre</p> <p>C. Reduce vacancy rates of retail and business premises</p> <p>D. Retain and enhance the tourism role of Paignton in the facilities available within the built up and rural area</p> <p>E. Address the historic lack of community facilities, specifically in the Clifton with Maidenway and St. Michael’s areas</p> <p>F. Retain and improve access to Green Infrastructure</p> <p>G. Improve community cohesion in the town centre and seafront areas</p> <p>H. Address deprivation in the living environment of the town centre especially</p> <p>I. Reduce crime and the fear of crime</p> <p>J. Provide the needed level and type of housing stock</p> <p>K. Enable improved energy efficiency of new and old homes</p> <p>L. Support opportunities for renewable energy</p> <p>M. Address sewer capacity issues</p> <p>N. Preserve and enhance the historic environment of the designated Conservation Areas</p> <p>O. Protect and enhance the natural landscape and biodiversity of the urban and rural area</p>	<p>1. Building a strong, competitive economy</p> <p>2. Ensuring the vitality of town centres</p> <p>3. Supporting a prosperous rural economy</p> <p>4. Promoting sustainable transport</p> <p>5. Supporting high quality communications infrastructure</p> <p>6. Delivering a wide choice of high quality homes</p> <p>7. Requiring good design</p> <p>8. Promoting healthy communities</p> <p>9. Protecting Green Belt land</p> <p>10. Meeting the challenge of climate change, flooding and coastal change</p> <p>11. Conserving and enhancing the natural environment</p> <p>12. Conserving and enhancing the historic environment</p> <p>13. Facilitating the sustainable use of minerals</p>	<p style="text-align: center;"><b>12 Core planning principles - NPPF17</b></p> <p><b><u>Economic</u></b> Contributing to building a strong, responsive and competitive economy by:</p> <ul style="list-style-type: none"> <li>Ensuring sufficient land of the right type is available in the right places and at the right time</li> <li>Identifying and co-ordinating development requirements, including the provision of infrastructure</li> </ul> <p><b><u>Social</u></b> Supporting strong, vibrant and healthy communities by:</p> <ul style="list-style-type: none"> <li>Providing the supply of housing required to meet the needs of present and future generations</li> <li>Creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well being</li> </ul> <p><b><u>Environmental</u></b> Contributing to protecting and enhancing our natural, built and historic environment, and, as part of this:</p> <ul style="list-style-type: none"> <li>helping to improve biodiversity</li> <li>use natural resources prudently</li> <li>minimise waste and pollution, and</li> <li>mitigate and adapt to climate change including moving to a low carbon economy</li> </ul>

Source: National Planning Policy Framework 2012

## **Appendix 4 Other Plans considered**

<b>Ref.</b>	<b>Description</b>
1.	The National Planning Policy Framework DCLG (2012).
2.	The Equality Act (2010).
3.	Adopted Torbay Local Plan (1995 – 2011), Torbay Council (2004) (elements retained as SPD)*.
4.	The new Torbay Local Plan (2012-2030) Torbay Council (2015).
5.	A Local Biodiversity and Geodiversity Action Plan 2006-2016, Torbay Council (2006).
6.	A Climate Change Strategy for Torbay 2008 – 2013. Torbay Council (2008).
7.	Torbay Heritage Strategy , Torbay Council (2011).
8.	Torbay Greenspace Strategy, Torbay Council (2007).
9.	Torbay Economic Strategy 2010-2015, Torbay Development Agency (2010) and 2013-2018 update, Torbay Development Agency ( <b>TDA</b> ) (2013).
10.	Turning the Tide for Tourism in Torbay: Strategy 2010 – 2015, Torbay Development Agency (2010) and English Riviera Destination Management Plan 2016-2021 (TDA).
11.	Torbay Retail Study Update, Torbay Council (2011).
12.	Torbay Sustainable Energy Assessment, Torbay Council (2010).
13.	Planning Contribution and Affordable Housing: Priorities and Delivery, Torbay Council (2008).
14.	Infrastructure Delivery Study, Torbay Council (2012).
15.	Torbay Building Heights Strategy, Torbay Development Agency (2010).
16.	A Plan for Sports in Torbay 2007- 2013, Torbay Council (2007) update and Torbay Sports Facilities Strategy 2014-2021 (TDA).
17.	Community Plan-Turning the Tide for Torbay 2011+, Torbay Strategic Partnership (2010).
18.	Joint Strategic Needs Assessment for Torbay, Torbay Council (2014).
19.	Local Transport Plan - Devon and Torbay Strategy 2011 – 2026, Torbay Council (2011).
20.	Devon County Council Waste Local Plan, Devon County Council (2014).
21.	Municipal Waste Management Strategy for Torbay (2007-2025), Torbay Council (2007).
22.	Strategic Flood Risk Assessment, Torbay Council (2011).
23.	Water Cycle Study, Torbay Council (2012).
24.	Contaminated Land Strategy, Torbay Council (2011).
25.	South Devon and Dorset Shoreline Management Plan, South Devon and Dorset Coastal Advisory Group (2011).
26.	The Torbay Green Infrastructure Delivery Plan – Building a Sustainable Future for Torbay (2012).
27.	An Assessment of Future Sewer Capacity in Torbay, AECOM (2014).

\* The new Local Plan (04) replaced the former Local Plan (03) except for Sections 13-15 (The Historic Environment), Sections 16-19 (The Natural Environment) and Sections 16-19 (The Natural Environment) of the 2004 Adopted Torbay Local Plan Environmental Guide. These parts have been retained as non-statutory Supplementary Planning Documents (SPD) insofar as they do not conflict with the National Planning Policy Framework (NPPF).

## Appendix 5 Appraisal Results: Objectives & Policies Summary

### a) Appraisal of Objectives

<b>Objective 1 - Making more of the tourism and retail offer</b>	
<b>Trends</b> (without Plan)	Continued incremental loss of features and facilities within neighbourhood.
<b>Predicted Effects</b> (with Plan)	✓ Positive effect on jobs, deprivation relief, environmental quality: <ul style="list-style-type: none"> <li>Jobs – more tourists and spend power attracted</li> <li>Deprivation relief – more income opportunities available</li> <li>Environment – more attention to and enhancement of key features</li> </ul>
	- No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.
<b>Benefits</b> (how maximised)	Via individual policies, targeting of key tourist and retail attractors (e.g. town centre heritage Cinema refurbishment, Oldway Mansion re-use, Crossways redevelopment, rural character area and local green space protection).
<b>Alternatives</b> (where available)	None realistically available other than taking no action.
<b>Monitoring</b> (indicators)	Principally annual change in tourist numbers, town centre vacant retail floorspace.
<b>Objective 2 - Improving points of arrival and connection</b>	
<b>Trends</b> (without Plan)	Continued incremental breakdown of movement legibility to key attractions in town centre especially.
<b>Predicted Effects</b> (with Plan)	✓ Positive effect on town centre functions, living environment and tourist appeal: <ul style="list-style-type: none"> <li>Town centre functions – easier to reach intended destinations</li> <li>Living environment – improved street scene and spaces</li> <li>Tourist appeal – public realm locations improved</li> </ul>
	- No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.
<b>Benefits</b> (how maximised)	Via individual policies, targeting of key routes, spaces, buildings, landscape and biodiversity for protection.
<b>Alternatives</b> (where available)	None realistically available other than taking no action.
<b>Monitoring</b> (indicators)	Principally annual changes made to signage and route legibility, landscape and biodiversity enhancement through application development proposals (including those of Local Transport Plan).
<b>Objective 3 - Protecting local identity</b>	
<b>Trends</b> (without Plan)	Continued incremental loss of neighbourhood features, heritage assets and tourism appeal.
<b>Predicted Effects</b> (with Plan)	✓ Positive effect on economic, social and environmental objectives: <ul style="list-style-type: none"> <li>Economy – tourism appeal maintained / job growth prospect improved</li> <li>Social – community cohesion potential improved</li> <li>Environment – living and biodiversity conditions enhanced</li> </ul>
	- No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.
<b>Benefits</b> (how maximised)	Via individual policies, targeting of key landscape, heritage and biodiversity features.
<b>Alternatives</b> (where available)	None realistically available other than taking no action.

<b>Monitoring</b> (indicators)	Principally annual change in designated features of landscape, heritage, and biodiversity importance.	
	<b>Objective 4 - Ensuring there is balanced development</b> <i>(especially between provision of homes and jobs, and retail growth with population growth)</i>	
<b>Trends</b> (without Plan)	Continued imbalance between homes growth without job growth and retail space without spending power growth.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on economic, social and environment objectives in maintaining sustainable self containment: <ul style="list-style-type: none"> <li>• Economy – public fund pressures off-set by job/income growth</li> <li>• Social – greater community cohesion and reduced need to travel</li> <li>• Environment – remaining within capacity available</li> </ul>
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	Via individual policies, targeting specific balance trajectory for 5 year periods.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual change in full time equivalent (FTE) jobs total (Torbay wide), residential consents and retail floorspace.	

## b) Appraisal of Policies

	<b>PNP1 - Area wide policy and Design Code</b>	
<b>Trends</b> (without Plan)	Continued gradual loss of character and facilities at neighbourhood level.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on jobs, homes, environmental balance and design quality, noting that any amount of development would have potential for negative impacts on the wider environment.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation beyond measures incorporated into this policy and the Local Plan Policies including NC1, ER2 and W5.	
<b>Benefits</b> (how maximised)	Targeted local green space, heritage assets, key rural landscape features, biodiversity gains, safeguarded food production and flood prevention.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual change of jobs level, homes permitted and built, and to designated areas of Local Green Space and of rural landscape value.	
	<b>PNP2 - Enhance Town Centre</b>	
<b>Trends</b> (without Plan)	Continued deterioration of buildings and spaces from reduced occupation.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all key aspects of town centre viability, vitality, biodiversity enhancement, tourist appeal.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	Targeted improvement of key spaces and buildings, amplified by other supporting policies.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual change in land use vacancy at ground floor and upper levels.	
	<b>PNP3 - Rejuvenate Paignton Harbour</b>	
<b>Trends</b> (without Plan)	Gradual loss of heritage features and tourism appeal.	
<b>Predicted Effects</b>	✓	Positive effect on retention of working harbour and tourist attraction.

(with Plan)	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	Supporting text amended to emphasize need for protection of water quality, the Marine SAC, biodiversity and heritage assets.	
<b>Benefits</b> (how maximised)	On policy map, targeted key heritage and biodiversity features requiring protection.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual change in visitors numbers and features of heritage and biodiversity importance.	
<b>PNP4 - Improve the Seafront area</b>		
<b>Trends</b> (without Plan)	Risk of seafront facilities being lost to climate change (flooding), including key sewer routes along seafront.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on jobs, tourism, sewer network, landscape, biodiversity.
	-	No likely effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual update on implementation progress of flood protection measures benefiting the defined seafront area.	
<b>PNP5 - Enhance Torbay Road area</b>		
<b>Trends</b> (without Plan)	Gradual loss of heritage features (including historic footway canopies and green link opportunities) from incremental change to business premises.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on jobs, tourism, living conditions, townscape features, biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual summary of consents granted for shopfront changes, canopy improvements, green infrastructure introduction (trees, green biodiversity links).	
<b>PNP6 - Improving Station Square area</b>		
<b>Trends</b> (without Plan)	Gradual loss of opportunity for improvements to the defined area through uncoordinated incremental change.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on economic objectives, community cohesion, conservation area enhancement, tourism attraction and air quality.
	○	Neutral effect on sewer capacity as improvement likely to be off-set by increased on-site demand.
	-	No likely effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	

<b>Monitoring</b> (indicators)	Principally annual summary of improvements made to public realm elements within the defined policy area. Nitrogen dioxide levels in the area.	
	<b>PNP7 - Improving Victoria Square area</b>	
<b>Trends</b> (without Plan)	Continued under-use of existing brownfield space.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on economic and tourism objectives, community cohesion, renewable energy opportunity, biodiversity enhancement.
	○	Neutral effect on sewer capacity as improvement likely to be off-set by increased on-site demand.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Change in land use permitted (including change of coach and car parking provision).	
	<b>PNP8 - Development of Crossways</b>	
<b>Trends</b> (without Plan)	Continued under-use of existing brownfield space.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, community cohesion, housing provision, conservation area and biodiversity enhancement.
	○	Neutral effect on sewer capacity as improvement likely to be off-set by increased on-site demand.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally changes in land use permitted.	
	<b>PNP9 - Protection of Victoria Park</b>	
<b>Trends</b> (without Plan)	Vulnerability to incremental loss of important community green space from inappropriate changes.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on tourism attraction, green infrastructure provision, community cohesion and living environment, conservation area quality, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally change in land use permitted and tree numbers.	
	<b>PNP10 - Retention of Queens Park</b>	
<b>Trends</b> (without Plan)	Vulnerability to incremental loss of important community green space from inappropriate changes.	
<b>Predicted Effects</b>	✓	Positive effect on tourism attraction, green infrastructure provision,

(with Plan)		community cohesion and living environment, landscape and biodiversity.
	-	No likely effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally change in land use permitted and tree numbers.	
<b>PNP11 - Improving the Old Town Area</b>		
<b>Trends</b> (without Plan)	Gradual decline in use of ageing properties.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, tourism, green infrastructure provision, community cohesion and living environment, retained housing provision, conservation area landscape and biodiversity enhancement.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual summary of property vacancies.	
<b>PNP12 - Improving the ability to move around</b>		
<b>Trends</b> (without Plan)	Continued lack of clarity and convenience to travellers (especially tourists).	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, community cohesion, town centre living environment.
	○	Neutral effect on access to green infrastructure, enhancement of conservation area, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally development consents granted that result in movement improvement within the defined area.	
<b>PNP13 - Town centre housing opportunities</b>		
<b>Trends</b> (without Plan)	Risk of alternative uses displacing sites for housing provision identified in the adopted Torbay Local Plan.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, community cohesion, living environment of housing supply.
	○	Neutral effect on sewer capacity and conservation area.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	

<b>Monitoring</b> (indicators)	Development consents granted.	
	<b>PNP14 - Improving the Core Tourism Area</b>	
<b>Trends</b> (without Plan)	Continued loss of holiday accommodation not adapted to future needs.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, access to green infrastructure.
	○	Neutral effect on community cohesion, deprivation in living environment.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally development consents granted.	
	<b>PNP15 - Improving flood and sea defences</b>	
<b>Trends</b> (without Plan)	Risk of seafront facilities being lost to climate change (flooding), including key sewer routes along seafront.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, green infrastructure, community cohesion and living environment, sewer capacity and landscape protection.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally development consents that change the level of flood protection within the defined town centre area.	
	<b>PNP16 - Improving Victoria Street</b>	
<b>Trends</b> (without Plan)	Not achieving further improvement of the town centre's retail heart.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, community cohesion, living environment, housing attraction, enhancement of conservation area, biodiversity protection.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally development consents that achieve public realm improvement (e.g. public seating, signage, landscaping, building facades).	
	<b>PNP17 - Improving the transport 'Gateway'</b>	
<b>Trends</b> (without Plan)	Failing to achieve expanded public toilet provision sought by the community.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, community cohesion, living environment.
	○	Neutral effect on sewer capacity as improvement likely to be off-set by increased demand.
	-	No likely significant effect on other Appraisal objectives.

<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Achievement of additional public toilet provision.	
	<b>PNP18 - Supporting independent traders</b>	
<b>Trends</b> (without Plan)	Gradual loss of space for independent traders that support town centre vitality and viability.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic objectives, community facilities and cohesion, living environment, conservation area protection.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual change in number of independent traders within defined area.	
	<b>PNP19 - Safeguarding open countryside</b>	
<b>Trends</b> (without Plan)	Gradual loss of character features of key importance.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on tourism, access to green infrastructure, protection of natural landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	Adjust policy wording to refer to Rural Character Area (RCA) in Annex 1 of Policy PNP1.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally annual loss of trees or land to built development.	
	<b>PNP20 - Completion of Great Parks</b>	
<b>Trends</b> (without Plan)	Continued risk of failure to complete the planned development package.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on maintaining retail and business function of town centre and housing supply.
	○	Neutral effect on green infrastructure, sewer capacity, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	Already provided for in adopted Local Plan policies (see Appendix 17 this document).	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally consents granted towards development completion.	
	<b>PNP21 - Complete White Rock &amp; nearby areas</b>	
<b>Trends</b> (without Plan)	Risk of unintended departure from area wide development packages incrementally approved to date.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on job growth, vacant business premises, housing supply.

	<input type="radio"/>	Neutral effect on green infrastructure, sewer capacity, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	Already provided for in adopted Local Plan policies (see Appendix 17 this document).	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Consents granted towards development completion.	
	<b>PNP22 - Improvement of the Western Corridor</b>	
<b>Trends</b> (without Plan)	Continued congestion at key points on the transport network.	
<b>Predicted Effects</b> (with Plan)	<input checked="" type="checkbox"/>	Positive effect on all economic objectives and housing supply.
	<input type="radio"/>	Neutral effect on green infrastructure provision, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally achieved lengths of cycle route, green infrastructure provision, landscape and biodiversity enhancement.	
	<b>PNP23 - Enhancement of Yalberton Valley and Blagdon Valley</b>	
<b>Trends</b> (without Plan)	Continued gradual erosion of valley features.	
<b>Predicted Effects</b> (with Plan)	<input checked="" type="checkbox"/>	Positive effect on tourism, green infrastructure, heritage assets, landscape and biodiversity enhancement.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation. Greater Horseshoe Bat mitigation measures (HRA Site Appraisal Report 2014). (See also Appendix 17 this document).	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally achievement of a wildlife review, RIGS designation, Conservation Area designation, farming land use enhancements (orchards especially), Country Park designation and dedicated cycle ways.	
	<b>PNP24 - Limited growth of Collaton St. Mary</b>	
<b>Trends</b> (without Plan)	Continued sporadic greenfield development that fails to resolve existing major infrastructure constraints (sewerage and protected habitat).	
<b>Predicted Effects</b> (with Plan)	<input checked="" type="checkbox"/>	Positive effect on vacant business premises in town centre, and housing supply.
	<input type="radio"/>	Neutral effect on job growth (loss of Motel), tourism role, green infrastructure, sewer capacity, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	Supporting text amended drawing attention to Local Plan pre-development requirement for protected species area mitigation plan and Local Plan HRA requirement for project level Habitat Regulation Appropriate Assessment.	

<b>Benefits</b> (how maximised)	No further adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally consents granted within the defined area.	
	<b>PNP25 - Enhancement of Clennon Valley</b>	
<b>Trends</b> (without Plan)	Continued loss of undeveloped space that makes the area character of tourist appeal.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on tourism, green infrastructure, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation. Greater Horseshoe Bat mitigation measures (HRA Site Appraisal Report 2014). (See also Appendix 17 this document).	
<b>Benefits</b> (how maximised)	Policy amended to include 'biodiversity' in wording of policy element 'a'.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally development consents that conflict with any of the policy elements a) to e).	
	<b>PNP26 - Safeguarding Clifton with Maidenway area</b>	
<b>Trends</b> (without Plan)	Continuing lack of community centre.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on jobs, provision of community facilities, housing, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Achievement of community centre. Trees protected from loss.	
	<b>PNP27 - Improve Preston area</b>	
<b>Trends</b> (without Plan)	Gradual decline in tourism role of Preston.	
<b>Predicted Effects</b> (with Plan)	✓	Positive effect on all economic and tourism objectives, green infrastructure, designated conservation areas, landscape and biodiversity.
	-	No likely significant effect on other Appraisal objectives.
<b>Mitigation</b> (where required)	No adverse effect likely that requires mitigation.	
<b>Benefits</b> (how maximised)	No adjustment needed.	
<b>Alternatives</b> (where available)	None realistically available other than taking no action.	
<b>Monitoring</b> (indicators)	Principally change in tourist facilities approved.	

## Appendix 6 Appraisal Results: In Combination Summary

Summary Results: Comparison of Neighbourhood Plan and the Sustainability Objectives		Sustainability Objectives																
Neighbourhood Plan Objectives & Policies		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O		
		Enable net growth of full time jobs in appropriate locations	Address areas of highest employment need in Town Centre	Reduce vacancy rates of retail and business premises	Retain and enhance the tourism role of Paignton in facilities available	Address the lack of community facilities in C+M and St Michaels	Retain and improve access to Green Infrastructure	Improve community cohesion in the Town Centre and Seafont areas	Address deprivation in the living environment of the Town Centre	Reduce crime and the fear of crime	Provide the needed level and type of housing stock	Enable improved energy efficiency of new and old homes	Support opportunities for renewable energy	Address sewer capacity issues	Preserve and enhance the designated Conservation Areas	Protect and enhance the natural landscape and biodiversity		
1	Making more of tourism and retail offer	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓	✓	✓	✓		
2	Improving points of arrival and connection	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓		
3	Protecting local identity	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓		
4	Ensuring there is balanced development	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓		
PNP1	Area wide policy and Design Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
PNP2	Enhance Town Centre	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
PNP3	Rejuvenate Paignton Harbour	✓	✓	✓	✓	-	-	✓	✓	-	✓	-	-	-	-	✓		
PNP4	Improve the Seafont area	✓	✓	✓	✓	-	✓	✓	✓	-	-	-	-	✓	-	✓		
PNP5	Enhance Torbay Road area	✓	✓	✓	✓	-	✓	✓	✓	-	-	-	-	-	✓	✓		
PNP6	Improving Station Square area	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	○	✓	-		
PNP7	Improving Victoria Square area	✓	✓	✓	✓	-	✓	✓	✓	-	-	✓	-	○	-	✓		
PNP8	Development of Crossways	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	○	✓	✓		
PNP9	Protection of Victoria Park	-	-	-	✓	-	✓	✓	✓	-	-	-	-	-	✓	✓		
PNP10	Retention of Queens Park	-	-	-	✓	-	✓	✓	✓	-	-	-	-	-	-	✓		
PNP11	Improving the Old Town Area	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	✓	✓		
PNP12	Improving the ability to move around	✓	✓	✓	✓	-	○	✓	✓	-	-	-	-	-	○	○		
PNP13	Town centre housing opportunities	✓	✓	✓	-	-	-	✓	✓	-	✓	-	-	○	○	-		
PNP14	Improving the Core Tourism Area	✓	✓	✓	✓	-	✓	○	○	-	-	-	-	-	-	-		
PNP15	Improving flood and sea defences	✓	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	✓	-	✓		
PNP16	Improving Victoria Steet	✓	✓	✓	✓	-	-	✓	✓	-	✓	-	-	-	✓	✓		
PNP17	Improving the transport 'Gateway'	✓	✓	✓	✓	-	-	✓	✓	-	-	-	-	○	-	-		
PNP18	Supporting independent traders	✓	✓	✓	✓	✓	-	✓	✓	-	-	-	-	-	✓	-		
PNP19	Safeguarding open countryside	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	✓		
PNP20	Completion of Great Parks	-	-	✓	-	-	○	-	-	-	✓	-	-	○	-	○		
PNP21	Complete White Rock & nearby areas	✓	-	✓	-	-	○	-	-	-	✓	-	-	-	-	○		
PNP22	Improvement of the Western Corridor	✓	✓	✓	✓	-	○	-	-	-	✓	-	-	-	-	○		
PNP23	Enhancement of Yalberton Valley	-	-	-	✓	-	✓	-	-	-	-	-	-	-	✓	✓		
PNP24	Limited growth of Collaton St Mary	○	-	✓	○	-	○	-	-	-	✓	-	-	○	-	○		
PNP25	Enhancement of Clennon Valley	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	✓		
PNP26	Safeguarding Clifton & Maidenway area	✓	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	✓		
PNP27	Improve Preston area	✓	✓	✓	✓	-	✓	-	-	-	✓	-	-	-	✓	✓		

Key:

✓	Significant positive effects	✗	Significant negative effect
✓	Positive effect	✗	Negative effect
-	No effect	○	Neutral effect

## Appendix 7 Local Green Space designations

(Note: See attached map (Appendix 8) for site locations. For detailed site boundaries see **Supporting Evidence** document that accompanies the Neighbourhood Plan).

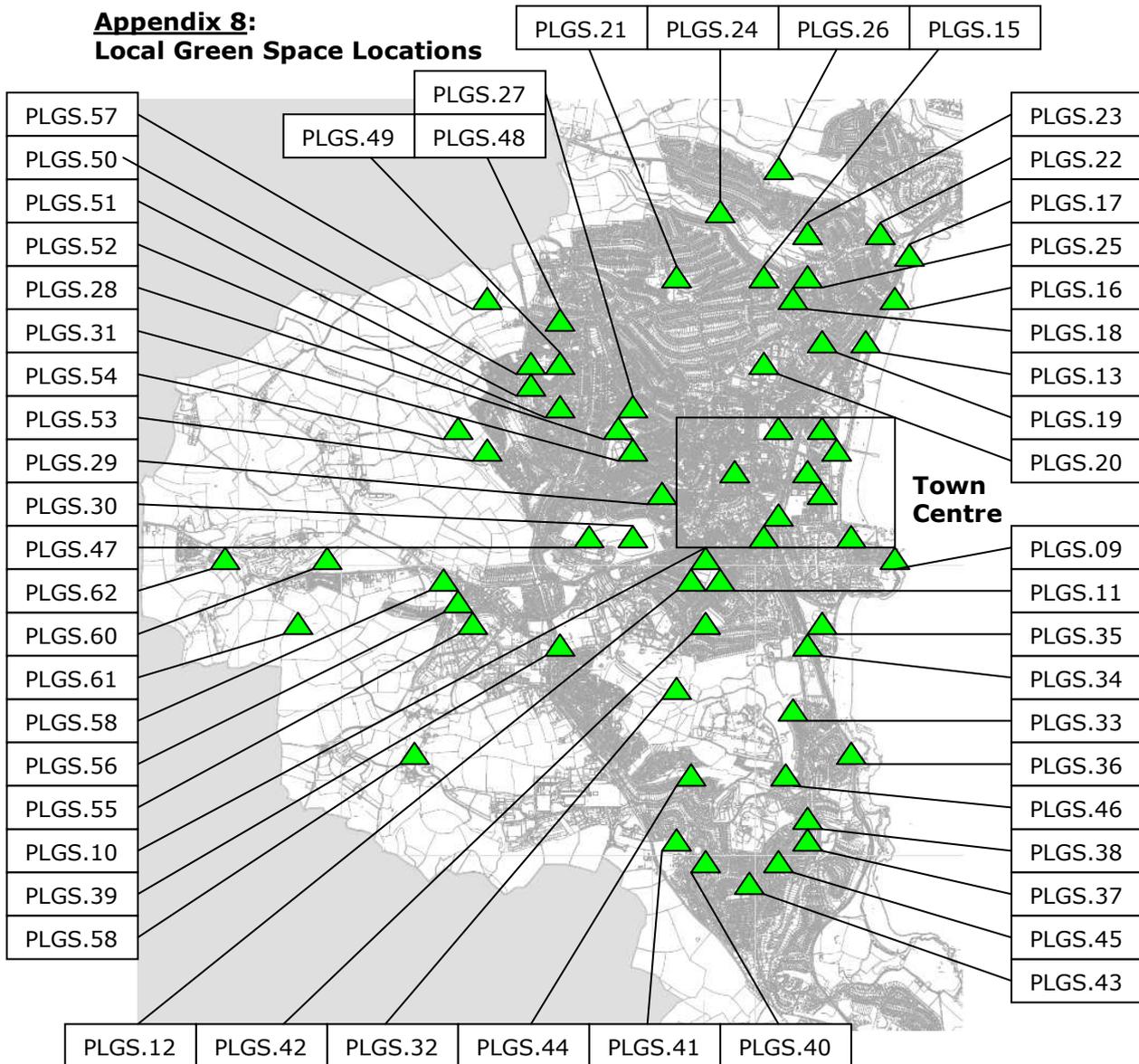
NP Ref	Site name	CP Area				
		PT	Pres	C+M	GR+H	B
PLGS.01	Paignton Green	✓				
PLGS.02	Victoria Park	✓				
PLGS.03	Torbay Park and Gardens	✓				
PLGS.04	Berry Square	✓				
PLGS.05	Queens Park (private)	✓				
PLGS.06	Palace Avenue Gardens	✓				
PLGS.07	Burma Star Garden	✓				
PLGS.08	Whitstone Corner	✓				
PLGS.09	Roundham Head Park	✓				
PLGS.10	St Michael's Field	✓				
PLGS.11	Oakleigh St.Michael's Allotments	✓				
PLGS.12	Derrell Road Allotments	✓				
PLGS.13	Preston Green		✓			
PLGS.14	Parkfield		✓			
PLGS.15	Coombe Valley Park		✓			
PLGS.16	Hollicombe Cliff Park		✓			
PLGS.17	Hollicombe Park (part of)		✓			
PLGS.18	Wills Avenue Playground		✓			
PLGS.19	Preston Gardens		✓			
PLGS.20	Oldway Mansion Gardens		✓			
PLGS.21	Shorton Valley Woods		✓			
PLGS.22	Hollicombe Allotments		✓			
PLGS.23	Sandringham Gardens		✓			
PLGS.24	Occombe Valley Woods		✓			
PLGS.25	Lower Penns Road Allotments		✓			
PLGS.26	Scadson Woods		✓			
PLGS.27	Stanley Gardens			✓		
PLGS.28	Ailescombe Road Allotments			✓		
PLGS.29	Monastery Winner Hill			✓		
PLGS.30	Primley Woods & Meadow			✓		✓
PLGS.31	Paignton Cemetery			✓		
PLGS.32	Clennon Valley				✓	
PLGS.33	Clennon Valley Allotments				✓	
PLGS.34	Quay West Corner				✓	
PLGS.35	Young's Park (part of)				✓	
PLGS.36	Oyster Bend Field				✓	
PLGS.37	Goodrington Community Orchard				✓	
PLGS.38	Goodrington Village Green				✓	
PLGS.39	Claylands Cross Park				✓	
PLGS.40	Gibson Road Playground				✓	
PLGS.41	White Rock Recreation Ground				✓	
PLGS.42	York Road Allotments				✓	
PLGS.43	Hookhills Playground and Park				✓	
PLGS.44	Lancaster Drive Playpark				✓	

NP Ref	Site name	CP Area				
		PT	Pres	C+M	GR+H	B
PLGS.45	Cherry Brook Square				✓	
PLGS.46	Goodrington Road				✓	
PLGS.47	Primley Park					✓
PLGS.48	Redwell Road					✓
PLGS.49	Smallcombe Scout Field					✓
PLGS.50	Smallcombe Road Playground					✓
PLGS.51	Wild Fox Adventure Playground					✓
PLGS.52	Foxhole Community Playing Field					✓
PLGS.53	Great Parks Play Area					✓
PLGS.54	Great Parks					✓
PLGS.55	Snowdonia Close					✓
PLGS.56	Pennine Drive					✓
PLGS.57	Westerland Valley					✓
PLGS.58	Yalberton Valley					✓
PLGS.59	Collaton St. Mary Meadow					✓
PLGS.60	Little Blagdon / Sunday Car Boot					✓
PLGS.61	Brake Copse					✓
PLGS.62	Collaton Heath / Saturday Car Boot					✓

**Abbreviations used in the above Table:**

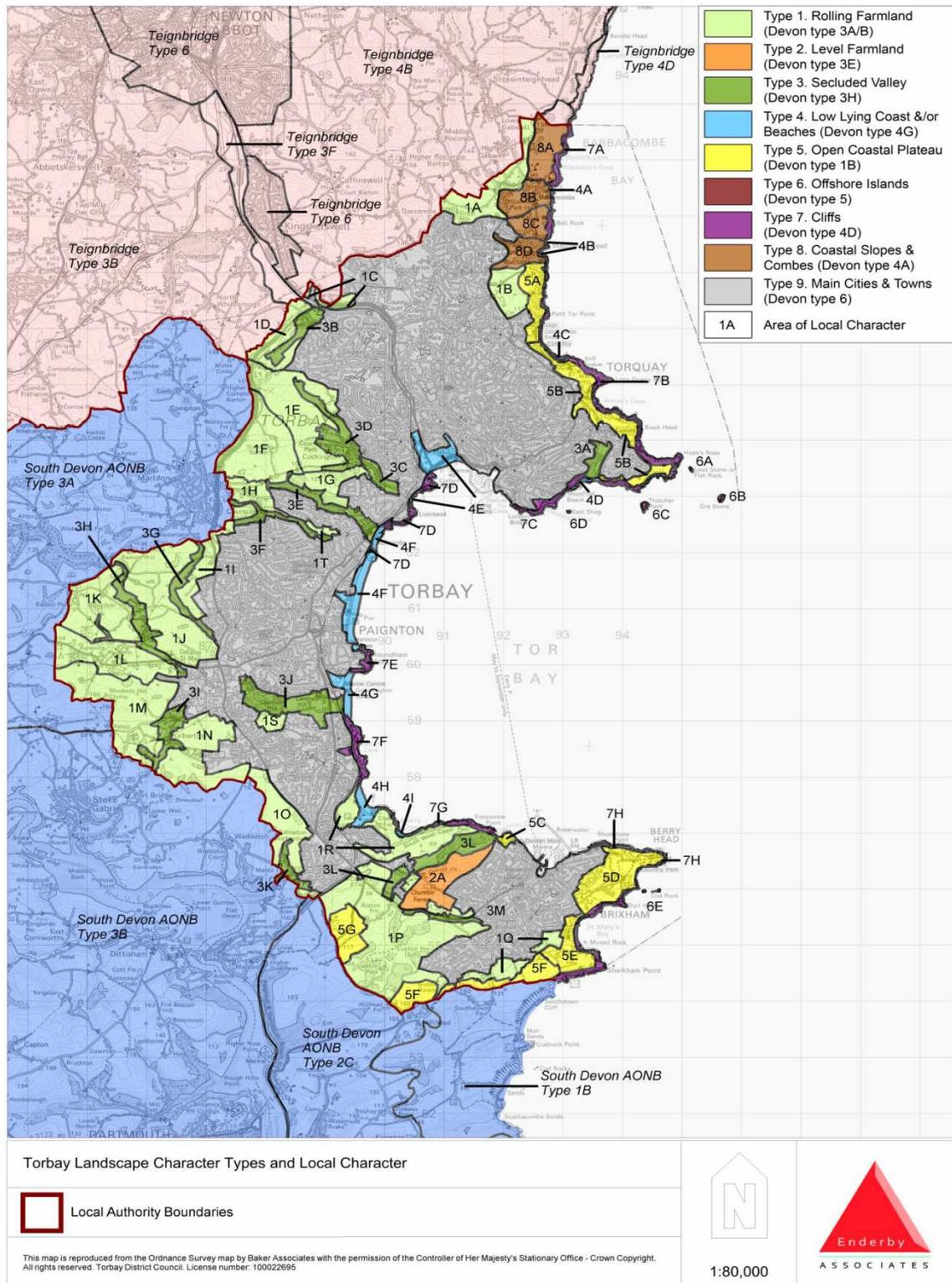
- NP** – Neighbourhood Plan
- PLGS** – Paignton Local Green Space
- CP Area** – Community Partnership Area
- PT** – Paignton Town CP Area
- Pres** – Preston CP Area
- C+M** – Clifton with Maidenway CP Area
- GR+H** – Goodrington, Roselands and Hookhills CP Area
- B** – Blatchcombe CP Area

**Appendix 8:  
Local Green Space Locations**



## Appendix 9 Rural Character Area

The Neighbourhood Plan defined "Rural Character Area" of Policy PNP1 incorporates the following rolling farmland sub areas: 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T and secluded valleys 3E, 3F, 3G, 3H and 3I shown in the map below.



Source: Torbay Local Plan Supporting Documents 92a 92b (Torbay Landscape Character Assessment Parts 1 and 2 by EnderbyAssociates May 2010)



## Appendix 11 Housing sites considered

(Note: Appendix 10 shows the Local Plan site locations referred to below).

From 1/4/2015			5yr Review 2020/21	5yr Review 2025/26			
LP/NP Site Ref	Location	Period Year	4-8 2015/20 5yrs*	9-10 2020/22 2yrs	11-15 2022/27 5yrs	16-18 2027/30 3yrs**	4-18 2015/30 15yrs**
<b>Town Centre &amp; Seafront (SPD2)</b>							
CDSP10	<b>Former Library, Courtland Rd</b>		38				38
PNPH11	<b>Crossways Shopping Centre</b>				150		150
PNPH14	<b>Corner of Hyde Rd / Torbay Rd</b>				50		50
<b>SHLAA Deliverable Urban</b>							
P/2014/0803	<i>2 Courtland Rd</i>		15				15
CDSP11	<i>10 Palace Avenue</i>			9			9
P/2013/1128	<i>Montana, 10 Belle Vue Rd</i>			6			6
PNPH9	<i>Lyndhurst, Lower Polsham Rd</i>			12			12
PNPH15	<i>4 Palace Ave</i>			6			6
PNPH18	<i>Silverlawns, 31 Totnes Rd</i>			19			19
PNPH19	<i>Angleside House, Cleveland Road</i>			24			24
PNPH21	<i>20 Roundham Rd</i>			10			10
<b>SHLAA Constrained Urban</b>							
PNPH12	<i>Lighthouse, Esplanade Rd</i>					20	20
PNPH13	<i>Victoria Square MSCP</i>					60	60
PNPH16	<i>Station Lane</i>				30		30
PNPH20	<i>Paignton Harbour</i>					40	40
<b>Non Identified 6+</b>							
CDSP12	<i>Seaford Hotel, 2-4 Stafford Rd</i>		9				9
CDSP15	<i>Seaford Sands Hotel, 17 Roundham Rd</i>		14				14
P/2016/0585	<i>13-17 Palace Avenue</i>			32			32
<b>North &amp; West (SPD3)</b>							
<b>SDP3.1 Preston Down Rd</b>							
PNPH1	<i>Land at Preston Down Rd North</i>					50	50
PNPH2	<i>Land at Preston Down Rd South</i>					50	50
<b>SDP3.2 Great Parks (Phase 2)</b>							
CDSP3	<i>Phase 2 (H1.011)</i>		60	60	65		185
CDSP3	<i>Luscombe Rd (north) (P/2004/1989)</i>				47		47
CDSP6	<i>Phase 2 (P/2012/1074)</i>		60	24			84
CDSP6	<i>Phase 2 (H1.012)</i>			20	100		120
PNPH7	<i>Luscombe Rd (south) P/2014/0938</i>				68		68
<b>SDP3.3 Totnes Rd</b>							
FGA SS2.2	<i>Motel / Area A</i>			42			42
FGA SS2.2	<i>Area B</i>					130	130
FGA SS2.2	<i>Area C (excl. Motel /Area A)</i>					178	178
FGA SS2.2	<i>Area D</i>					70	70
FGA SS2.2	<i>Area E</i>					40	40
<b>SDP3.4 Yannons / H. Gruit / Devonshire. Pk</b>							
CDSP16	<i>Yannons Farm (T755)</i>		194				194
CDSP16	<i>Park Bay / Holy Gruit (T758)</i>		37				37
FGA SS2.3	<i>Yalberton (T843) (P/2014/0983)</i>			65	127		192
FGA SS2.3	<i>Devonshire Park (P/2014/0947)</i>			70	185		255

			5yr Review 2020/21	5yr Review 2025/26				
From 1/4/2015	LP/NP Site Ref	Location	Period Year	4-8 2015/20 5yrs*	9-10 2020/22 2yrs	11-15 2022/27 5yrs	16-18 2027/30 3yrs**	4-18 2015/30 15yrs**
<b>SDP3.5 White Rock</b>								
	CDSP18	(T756a) P/2011/0197 onward		175	70	100		345
	LDO	Student Accommodation^^			50	70		120
<b>Non Identified 6+</b>								0
	CDSP8	Kings Ash House (P/2012/1223)		14				14
<b>Elsewhere in SPD1</b>								
	CDSP5	Oldway Mansion and Fernham (T742)		46				46
	CDSP9	Former Divisional Police HQ (T744)		14				14
	CDSP14	Totnes Road Service Station, adj 141				14		14
	CDSP17	Marine Pk, Goodrington (T706)		39				39
	CDSP19	R/O 10-16 & 18-20 Gibson Rd (T866)		6				6
	P/2012/0516	Parkhill House, 1 Southfield Rd				12		12
	P/2014/1017	Roseville, Marine Gardens		8				8
	P/2016/0704	Preston Sands Hotel, Marine Parade				10		10
	P/2016/1266	Half Moon PH, Torquay Rd				10		10
	PNPH3	Vauxhall Garage, Torquay Rd				20		20
	PNPH4	Land at 4-6 Eugene Rd				6		6
	PNPH5	Modern Motoring, Torquay Rd				6		6
	PNPH6	63 Manor Rd				8		8
	PNPH8	Land r/o Quarry Terrace, Marldon Rd				8		8
	PNPH23	Land at Intek House (T705)				12		12
	PNPH23	50% of Depot, Borough Rd (T826)					40	40
	PNPH26	Alan Kerr Garage, Brixham Rd				10		10
	PPs	Excess windfalls (5 or less)***		46				46
<b>Paignton SDP1 – NP Total</b>				775	519	1,108	678	3,080

Excluding approved windfalls of 52 per year

1,294

Adopted LP 2015 Requirement

729 481 1,070 645 2,925

1,210

Broad Locations  
Developable

NPPF Deliverable

\* PH21 approved by LP Inspector as at 1/4/2015

\*\* Subject to 5 yr Review in 2020/21 and 2025/26 of progress of net job growth and housing need assumed in LP

\*\*\* Excess windfalls (of 5 or less) above normal allowance (see **Supporting Evidence** document)

Site reference key:

**CDSP:** Committed housing site identified in adopted Local Plan (Appendix C)

**PNPH:** Potential housing site identified in adopted Local Plan (Appendix C) subject to consideration in Neighbourhood Development Plan

**FGA:** Future Growth Area identified in adopted Local Plan Policy SS2

All other sites listed are planning application approvals (including **PPs** shown)

Sites in Appendix 10 but not listed above are assumed not to have been developed.

Colour key:

- Approved 5 year supply period 4-8
- NPPF 'Deliverable' and 'developable' period 4-15
- Broad locations for not before 2<sup>nd</sup> Local Plan Major 5 yr Review in 2025/26

## Appendix 12 Future Monitoring of the Neighbourhood Plan

Sustainability Objective		Indicator	Baseline	Target
A	Enable net growth of full time jobs in appropriate locations	Total employed and self employed jobs (full time equivalent)	59,000 (2012) within Torbay LP para 7.5.17	As adopted Local Plan trajectory (Policy SS1)
B	Address areas of highest employment need in Town Centre	Retail premises vacant within defined town centre and seafront	Retail premises vacant at 1 April 2016	Less than 15% of premises vacant
C	Reduce vacancy rates of retail and business premises	Retail premises vacant within defined town centre and seafront	Retail premises vacant at 1 April 2016	Less than 15% of premises vacant
D	Retain and enhance the tourism role of Paignton in facilities available	Annual visitor numbers attributable to Paignton	Number as from 1 April 2015	An annual increase
E	Address the lack of community facilities in C+M and St. Michael's	Increase in facilities achieved within C+M and St. Michael's	Facilities present on 1 April 2015	A dedicated meeting place
F	Retain and improve access to Green Infrastructure	Designated Rural Character Area and Local Green Space	As existed 1 April 2015	No loss or detriment to designated space
G	Improve community cohesion in the Town Centre and Seafront areas	Number of residential premises rated as occupied within the defined area	As existed 1 April 2015	An increase in number occupied
H	Address deprivation in the living environment of the Town Centre	Changes to designated Local Green Space	As existed 1 April 2015	No loss or detriment to designated space
I	Reduce crime and the fear of crime	Planning applications supported by Police consultation	As from 1 April 2015	No applications receive an adverse response
J	Provide the needed level and type of housing stock	Units deliverable and developable on sites identified by Local Plan	As at 1 April 2015	As Part 8 of Neighbourhood Plan
K	Enable improved energy efficiency of new and old homes	Residential units granted building regulation approvals that include energy efficiency proposals	Number approved per year quarter from 1 April 2015	An increase in units approved on the previous year quarter
L	Support opportunities for renewable energy	Planning consents granted for renewable energy proposals.	Number approved per year quarter from 1 April 2015	An increase in units approved on the previous year quarter
M	Address sewer capacity issues	Planning applications that accord fully with the consultation response from South West Water or the Environment Agency	Planning applications from 1 April 2015	No applications that receive an adverse consultation response
N	Preserve and enhance the designated Conservation Areas	Planning applications that accord fully with the consultation response from Historic England	Planning applications from 1 April 2015	No applications that receive an adverse consultation response
O	Protect and enhance the natural landscape and biodiversity	Planning applications fully supported by the consultation response from Natural England or Royal Society for the Protection of Birds	Planning applications from 1 April 2015	No applications that receive an adverse consultation response

[Baseline year figures and sources to be added]

### **Appendix 13 Habitat Regulations Assessment Key Stages**

Stage	Tasks
Stage 1: Screening	<ol style="list-style-type: none"> <li>1. Identify European sites in and around the plan area.</li> <li>2. Examine the conservation objectives of each interest feature of the European site(s) potentially affected.</li> <li>3. Analyse the policy / plan and the changes to environmental conditions that may occur as a result of the plan. Consider the extent of the effects on European sites (magnitude, duration and location) based on best available information.</li> <li>4. Examine other plans and programmes that could contribute (cumulatively) to identified impacts/ effects.</li> <li>5. Produce screening assessment based on evidence gathered and consult statutory nature conservation body on findings.</li> <li>6. If effects are judged likely or uncertainty exists – the precautionary principle applies: proceed to Stage 2.</li> </ol>
Stage 2: Appropriate Assessment	<ol style="list-style-type: none"> <li>1. Agree scope and method of Appropriate Assessment with statutory nature conservation body.</li> <li>2. Collate all relevant information and evaluate potential impacts on site(s) in light of conservation objectives.</li> </ol>
Stage 3: Assessment of alternative solutions	<ol style="list-style-type: none"> <li>1. Consider how effect on integrity of site(s) could be avoided by changes to plan and the consideration of alternatives (e.g. an alternative policy/ spatial location). Develop mitigation measures (including timescale and mechanisms for delivery).</li> <li>2. Prepare HRA/ AA report and consult statutory body.</li> <li>3. Finalise HRA/AA report in line with statutory advice to accompany plan for wider consultation.</li> </ol>
Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain	<p>An assessment of whether the development is necessary for imperative reasons of overriding public interest (IROPI) and, if so, of the compensatory measures needed to maintain the overall coherence of the Natura 2000 network.</p>

Source: Torbay Local Plan Habitats Regulations Assessment December 2015 Table 1

## **Appendix 14 Categories of the potential effects of land-use plans on a European site**

<b>Category A: No negative effect</b>	
A1	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	Policies intended to protect the natural environment, including biodiversity.
A3	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	Policies that positively steer development away from European sites and associated sensitive areas.
A5	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	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 directly affect 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 indirectly affect 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 magnitude of development 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 consideration of options in a later, more specific plan. 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 block options or alternatives 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 depend on how the policies etc. are implemented 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 vulnerable to failure 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 plan provides the imperative reasons 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 provided for or coordinated by the LDD (internally), the cumulative effects would be likely to be significant.

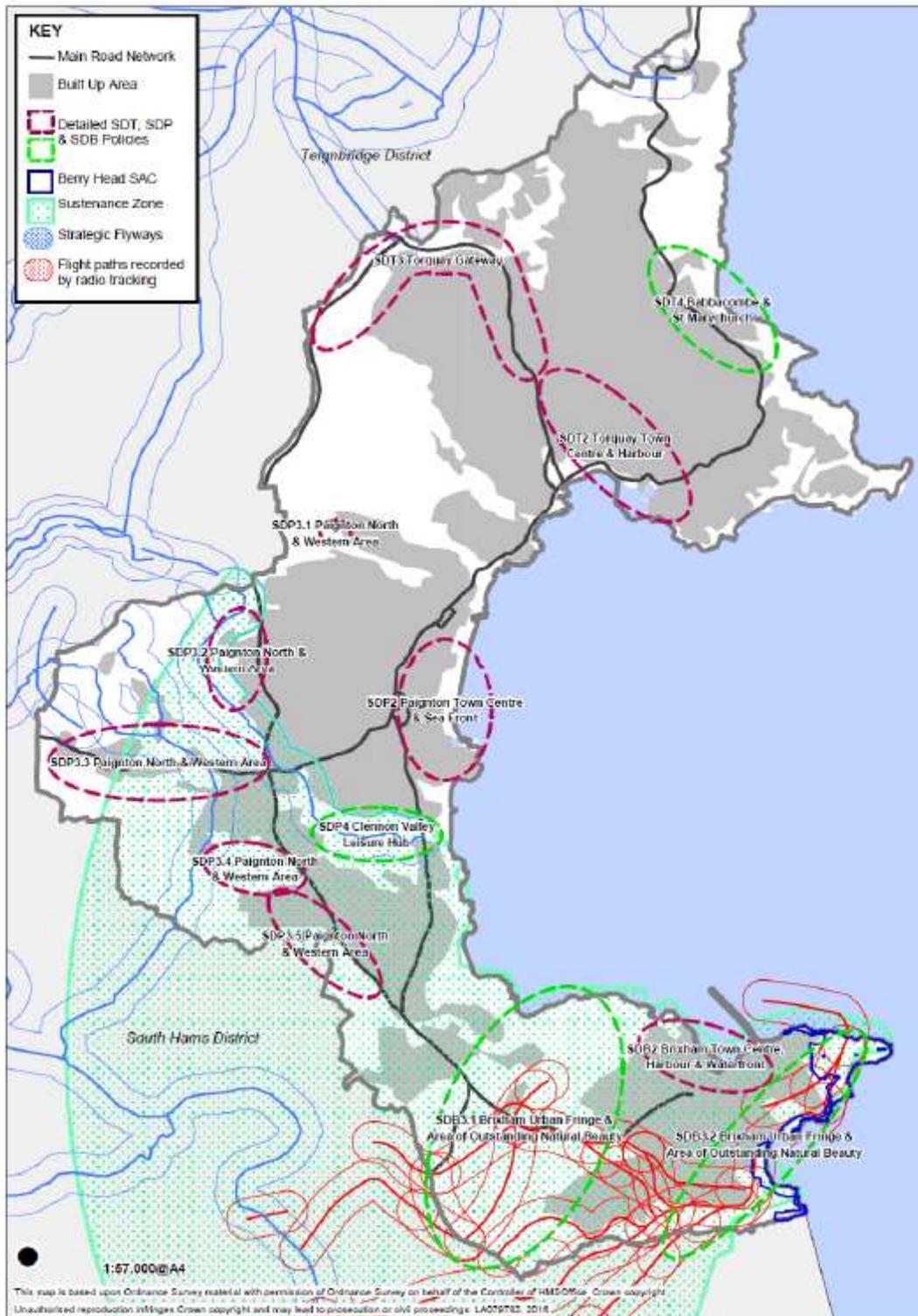
D2	Options, policies or proposals that alone would not be likely to have significant effects but if their effects are combined with the effects of other plans or projects, and possibly the effects of other developments provided for in the LDD as well, the combined effects would be likely to be significant.
D3	Options or proposals that are, or could be, part of a programme or sequence of development 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.

**Key Summary - HRA Screening Appendix 17 only**

Colour key:

	Category A: No negative effect
	Category B: No significant effect
	Category C: Likely significant effect alone
	Category D: Likely significant effect in combination

## Appendix 15 Greater Horseshoe Bat strategic flight paths and sustenance zone



Source: Torbay Local Plan HRA December 2015

## Appendix 16 Lyme Bay and Torbay Marine SAC



## Appendix 17 - Paignton Neighbourhood Plan HRA Screening

### Contents:

- a) Housing sites considered
- b) Employment sites considered
- c) Neighbourhood Plan Policies

### Colour Key Summary – See Appendix 14 for full description

	Category A: No negative effect
	Category B: No significant effect
	Category C: Likely significant effect alone
	Category D: Likely significant effect in combination

### a) Housing sites considered

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?	
<b>Town Centre &amp; Seafront (SDP2)</b>						
<b>CDSP10</b> Former Library, Courtland Road	B		Not applicable.	Redevelopment permitted. Under construction 2015.	Addressed by LPA when consent granted.	No.
<b>PNPH11</b> Crossways Shopping Centre (see also site PHPE1)	C2		Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment of current shopping centre and Multi Storey Car Park in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report.
<b>PNPH14</b> Corner of Hyde Rd / Torbay Rd (see also site PNPE3)	C2		Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment of current shops and upper floors in flood risk area. Could potentially have negative impacts on water quality from contaminated run- off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>SHLAA Deliverable Urban</b>					
<b><u>P/2014/0803</u></b> 2 Courtland Road	B	Not applicable.	Change of use and extension permitted. Under construction 2016.	Addressed by LPA when consent granted.	No.
<b><u>CDSP11</u></b> 10 Palace Avenue	B	Not applicable.	Change of use (flats) permitted.	Addressed by LPA when consent granted.	No.
<b><u>P/2013/1128</u></b> Montana Holiday Flats, 10 Belle Vue Rd	B	Not applicable.	Change of use (flats) permitted.	Addressed by LPA when consent granted.	No.
<b><u>PNPH9</u></b> Lyndhurst Hotel, Lower Polsham Rd	C2	Lyme Bay and Torbay Marine SAC.	Redevelopment of current hotel in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b><u>PNPH15</u></b> 4 Palace Ave	C2	Lyme Bay and Torbay Marine SAC.	Change of use of in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b><u>PNPH18</u></b> Silverlawns, 31 Totnes Road	B	Not applicable.	Redevelopment permitted. Under construction 2016.	Addressed by LPA when consent granted.	No.
<b><u>PNPH19</u></b> Angleside House, Cleveland Road	C2	Lyme Bay and Torbay Marine SAC.	Redevelopment in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).

<b>Site</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Avoidance / Mitigation measures</b>	<b>Is Appropriate Assessment required ?</b>
<b><u>PNPH21</u></b> 20 Roundham Road	C2	■ Lyme Bay and Torbay Marine SAC.	Redevelopment in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b>SHLAA Constrained Urban</b>					
<b><u>PNPH12</u></b> Lighthouse, Esplanade Road	C2	■ Lyme Bay and Torbay Marine SAC.	Redevelopment / use change in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b><u>PNPH13</u></b> Victoria Square MSCP (see also site PNPE2)	C2	■ Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment / use change in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b><u>PNPH16</u></b> Station Lane / Great Western Car Park (See also PNPE4)	C2	■ Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment / use change in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>PNPH20</b> Paignton Harbour (See also PNPE5)	C2	 Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment / use change in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para 4.27 of this report).
<b>Non Identified 6+</b>					
<b>CDSP12</b> Seaford Hotel, 2-4 Stafford Road	B	 Not applicable.	Development permitted. On site 2015.	Addressed by LPA when consent granted.	No.
<b>CDSP15</b> Seaford Sands Hotel, 17 Roundham Road	B	 Not applicable.	Development permitted. On site 2015.	Addressed by LPA when consent granted.	No.
<b>P/2016/0585</b> 13-17 Palace Avenue	B	 Not applicable.	Use change and extension permitted.	Addressed by LPA when consent granted.	No.
<b>North &amp; West (SPD3)</b>					
<b>SDP3.1 Preston Down Rd</b>					
<b>PNPH1</b> Land at Preston Down Road North	C2	 Lyme Bay and Torbay Marine SAC.	Greenfield development on urban edge. Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>PNPH2</b> Land at Preston Down Road South	C2	■ Lyme Bay and Torbay Marine SAC.	Greenfield development on urban edge. Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b>SDP3.2 Great Parks (Phase 2)</b>					
<b>CDSP3</b> (part a) Former LP ref H1.011	C1 and C2	■ South Hams SAC Lyme Bay and Torbay Marine SAC	Greenfield site on urban edge. Masterplan adopted by LPA 2013. Site within sustenance zone and strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b>CDSP3</b> (part b) Luscombe Road (north) (P/2004/1989)	C1 and C2	■ South Hams SAC. Lyme Bay and Torbay Marine SAC.	As CDSP3 (part a) above.	As CDSP3 (part a) above.	No (subject to para. 4.27 of this report).
<b>CDSP6</b> (part a) Alfriston Road (P/2012/1074)	C1 and C2	■ South Hams SAC. Lyme Bay and Torbay Marine SAC.	As CDSP3 above.	As CDSP3 above.	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>CDSP6</b> (part b) Former LP ref H1.012 residual.	C1 and C2	■ South Hams SAC.  Lyme Bay and Torbay Marine SAC.	As CDSP3 above.	As CDSP3 above.	No (subject to para. 4.27 of this report).
<b>PNPH7</b> Former LP ref H1.013 Luscombe Road (south) (P/2014/0938)	C1 and C2	■ South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Greenfield site within urban area. Current application awaiting decision of LPA. Site close to strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b>SDP3.3 Totnes Rd</b>					
<b>FGA SS2.2</b> Torbay Motel / Area A Totnes Road	C1 and C2	■ South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Current application for redevelopment of Motel site awaiting LPA decision (P/2015/0709). Site within sustenance zone and strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
			with other projects. Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	negative effect on the Lyme Bay and Torbay Marine SAC.	
<b><u>FGA SS2.2</u></b> Area B Totnes Road (south side next to water meadow)	C1 and C2	■ South Hams SAC. Lyme Bay and Torbay Marine SAC.	Greenfield site on urban edge. Masterplan adopted as SPD by LPA 25.02.2015. Site within sustenance zone and strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b><u>FGA SS2.2</u></b> Area C Totnes Road (south side excluding Motel/Area A and Area B)	C1 and C2	■ South Hams SAC. Lyme Bay and Torbay Marine SAC.	As FGA SS2.2 Area A above.	As FGA SS2.2 Area A above.	No (subject to para. 4.27 of this report).
<b><u>FGA SS2.2</u></b> Area D Totnes Road (north side)	C1 and C2	■ South Hams SAC. Lyme Bay and Torbay Marine SAC.	As FGA SS2.2 Area A above.	As FGA SS2.2 Area A above.	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>FGA SS2.2</b> Area E Totnes Road (north side)	C1 and C2	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	As FGA SS2.2 Area A above.	As FGA SS2.2 Area A above.	No (subject to para. 4.27 of this report).
<b>SDP3.4 Yannons Farm / Holly Gruit / Devonshire Park</b>					
<b>CDSP16</b> (part a) Yannons Farm (T755)	B	Not applicable.	Development permitted. On site 2016.	Addressed by LPA when consent granted.	No.
<b>CDSP16</b> (part b) Park Bay / Holly Gruit (T758)	B	Not applicable.	Development permitted. On site 2016.	Addressed by LPA when consent granted.	No.
<b>FGA SS2.3</b> Yalberton (T843) (P/2014/0983)	C1 and C2	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Greenfield development application awaiting LPA decision. Site within sustenance zone and strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).

<b>Site</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Avoidance / Mitigation measures</b>	<b>Is Appropriate Assessment required ?</b>
<b>FGA SS2.3</b> Devonshire Park (P/2014/0947)	B	Not applicable.	Development permitted.	Addressed by LPA when consent granted.	No.
<b>SDP3.5 White Rock</b>					
<b>CDSP18</b> White Rock (see also PNPE8)	B	Not applicable.	Development permitted.	Addressed by LPA when consent granted.	No..
<b>Local Development Order</b> South Devon College	C1 and C2	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Development application awaiting LPA decision. Site within sustenance zone and nearby strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b>Non Identified 6+</b>					
<b>CDSP8</b> Kings Ash House, Kings Ash Road.	B	Not applicable.	Development permitted.	Addressed by LPA when consent granted.	No.

<b>Site</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Avoidance / Mitigation measures</b>	<b>Is Appropriate Assessment required ?</b>
<b>Elsewhere in SPD1</b>					
<b><u>CDSP5</u></b> Oldway Mansion/ Fernham.	B	Not applicable..	Development permitted. Part implemented.	Addressed by LPA when consent granted.	No.
<b><u>CDSP9</u></b> Former Divisional Police Headquarters, Southfield Road	B	Not applicable.	Development permitted. Building demolished.	Addressed by LPA when consent granted.	No.
<b><u>CDSP14</u></b> Totnes Road Service Station, adjacent 141	B	Not applicable.	Development permitted.	Addressed by LPA when consent granted.	No.
<b><u>CDSP17</u></b> Marine Park Holiday Centre, Goodrington.	B	Not applicable.	Development permitted. On site 2015.	Addressed by LPA when consent granted.	No.
<b><u>CDSP19</u></b> R/O 10-16 & 18-20 Gibson Road.	B	Not applicable.	Development permitted. On site 2015.	Addressed by LPA when consent granted.	No.
<b><u>P/2012/0516</u></b> Parkhill House, 1 Southfield Road.	B	Not applicable.	Development permitted. On site 2015.	Addressed by LPA when consent granted.	No.
<b><u>P/2014/1017</u></b> Roseville, Marine Gardens.	B	Not applicable.	Development permitted. On site 2015.	Addressed by LPA when consent granted.	No.
<b><u>P/2016/0704</u></b> Preston Sands Hotel, 1-12 Marine Parade.	B	Not applicable.	Development permitted.	Addressed by LPA when consent granted.	No.

<b>Site</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Avoidance / Mitigation measures</b>	<b>Is Appropriate Assessment required ?</b>
<b>P/2016/1266</b> Half Moon Public House, 188 Torquay Road, Preston	B	 Lyme Bay and Torbay Marine SAC.	Development application awaiting LPA decision. Brownfield redevelopment. Could potentially have negative impact through loss of trees and on water quality from contaminated run-off resulting from insufficient sewer capacity.	Assumed only part of site developed. Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b>PNPH3</b> Vauxhall Garage, Torquay Road.	C2	 Lyme Bay and Torbay Marine SAC.	Brownfield redevelopment. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b>PNPH4</b> Land at 4-6 Eugene Road.	B	 Not applicable.	Brownfield redevelopment. No negative effect likely.	Not applicable.	No.
<b>PNPH5</b> Modern Motoring, Torquay Road.	B	 Not applicable.	Brownfield redevelopment. No negative effect likely.	Not applicable.	No.
<b>PNPH6</b> 63 Manor Road.	B	 Not applicable.	Brownfield redevelopment. No negative effect likely.	Not applicable.	No.
<b>PNPH8</b> Land r/o Quarry Terrace, Marlton Road.	B	 Not applicable.	Brownfield redevelopment. No negative effect likely.	Not applicable.	No.

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>PNPH23</b> (part a) Land at Intek House, Borough Road. (see also PNPE6)	C1 and C2	■ South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Brownfield redevelopment. Site within sustenance zone and nearby strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b>PNPH23</b> (part b) 50% of Council Depot, Borough Road.	C1 and C2	■ South Hams SAC.  Lyme Bay and Torbay Marine SAC.	As PNPH 23 (part a) above.	As PNPH 23 (part a) above.	No (subject to para. 4.27 of this report).
<b>PNPH26</b> Alan Kerr Garage, Brixham Road.	B	■ Not applicable.	Brownfield redevelopment. No negative effect likely.	Not applicable.	No.
<b>Excess windfalls</b> (5 or less – see all sites identified in the <b>Supporting Evidence</b> document accompanying the Neighbourhood Plan)	B	■ Not applicable.	Development permitted.	Addressed by LPA when consent granted.	No.

## b) Employment sites considered

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>PNPE1</b> Crossways (see also PNP11)	C2	Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment of current shopping centre and Multi Storey Car Park in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b>PNPE2</b> Victoria Square /Multi-Storey Car Park (see also PNP13)	C2	Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment / use change in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b>PNPE3</b> Corner of Hyde Rd/ Torbay Road (see also PNP14)	C2	Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment of current shops and upper floors in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).
<b>PNPE4</b> Station Lane/ Great Western Car Park (see also PNP16)	C2	Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment / use change in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
<b>PNPE5</b> Paignton Harbour (see also PNP20)	C2	Lyme Bay and Torbay Marine SAC.	Town Centre Masterplan SPD site adopted by LPA 01.06.2015. Redevelopment / use change in flood risk area. Could potentially have negative impacts on water quality from contaminated run-off.	Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the SAC.	No.
<b>PNPE6</b> Yalberton Industrial Estate	C1 and C2	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Brownfield. Site within sustenance zone and strategic flyway for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	No (subject to para. 4.27 of this report).
<b>PNPE7</b> Claylands	C1 and C2	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	As PNPE6 above.	As PNPE6 above.	No (subject to para. 4.27 of this report).
<b>PNPE8</b> White Rock	C1 and C2	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Greenfield. Site within sustenance zone for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other	Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan	No (subject to para. 4.27 of this report).

Site	Category	European site potentially affected	Outcome of the screening	Avoidance / Mitigation measures	Is Appropriate Assessment required ?
			<p>projects.</p> <p>Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.</p>	<p>Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.</p>	

**c) Neighbourhood Plan Policies**

<b>Neighbourhood Plan Policy</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Can counteracting measures be applied through modification of the Plan ?</b>
<b>Area wide policy</b>				
<b>PNP1</b> Area wide policy and Design Code	A1, A2, A3	Not applicable.	A general policy with specific elements to conserve and improve the natural, built and historic environment	Not applicable.
<b>Town Centre and Seafront</b>				
<b>PNP2</b> Enhance Town Centre	A2	Not applicable.	A policy designed to protect the environment, including biodiversity.	Not applicable.
<b>PNP3</b> Rejuvenate Paignton Harbour	C2	Lyme Bay and Torbay Marine SAC.	Current wording does not make clear that wildlife includes marine life.	Yes. Reword Policy element (f) to read " <i>enhance the presence of wildlife, including marine SAC, and</i> "
<b>PNP4</b> Improve Seafront area	A3	Not applicable.	A policy designed to conserve and enhance the natural, built and historic environment, where enhancement measures will not be likely to have any negative effect on a European site.	Not applicable.
<b>PNP5</b> Enhance Torbay Road area	A3	Not applicable.	As PNP4 above.	As PNP4 above.

<b>Neighbourhood Plan Policy</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Can counteracting measures be applied through modification of the Plan ?</b>
<b>PNP6</b> Improve Station Square	C2	 Lyme Bay and Torbay Marine SAC.	Any built development proposal would be subject to Local Plan Policy W5 and ER2 which restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	Not applicable.
<b>PNP7</b> Improve Victoria Square area	C2	 Lyme Bay and Torbay Marine SAC.	As PNP6 above.	Not applicable.
<b>PNP8</b> Improve Crossways area	C2	 Lyme Bay and Torbay Marine SAC.	As PNP6 above.	Not applicable.
<b>PNP9</b> Protect Victoria Park	A2	 Not applicable.	A policy designed to protect the environment, including biodiversity.	Not applicable.
<b>PNP10</b> Retain Queens Park	A2	 Not applicable.	A policy designed to protect the environment, including biodiversity.	Not applicable.
<b>PNP11</b> Improve Old Town Area	A3	 Not applicable.	A policy designed to conserve and enhance the natural, built and historic environment, where enhancement measures will not be likely to have any negative effect on a European site.	Not applicable.
<b>PNP12</b> Improve ability to move around	C2	 Lyme Bay and Torbay Marine SAC.	Any built development proposal would be subject to Local Plan Policy W5 and ER2 which restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	Not applicable.

<b>Neighbourhood Plan Policy</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Can counteracting measures be applied through modification of the Plan ?</b>
<b>PNP13</b> Town centre housing opportunities	C2	 Lyme Bay and Torbay Marine SAC.	As PNP12 above.	Not applicable.
<b>PNP14</b> Improve Core Tourism Area	C2	 Lyme Bay and Torbay Marine SAC.	Any use change or built development proposal would be subject to Local Plan Policy W5 and ER2 which restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	Not applicable.
<b>PNP15</b> Improve flood and sea defences	A2	 Lyme Bay and Torbay Marine SAC.	A policy designed to protect the environment, including biodiversity.	Not applicable.
<b>PNP16</b> Improve Victoria Street	A3	 Not applicable.	A policy designed to conserve and enhance the natural, built and historic environment, where enhancement measures will not be likely to have any negative effect on a European site.	Not applicable.
<b>PNP17</b> Improve transport 'Gateway'	C2	 Lyme Bay and Torbay Marine SAC.	Additional toilet facilities would be subject to Local Plan Policy W5 and ER2 which restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.	Not applicable.
<b>PNP18</b> Support independent traders	B	 Not applicable.	Of no significant effect to a European site.	Not applicable.

Neighbourhood Plan Policy	Category	European site potentially affected	Outcome of the screening	Can counteracting measures be applied through modification of the Plan ?	
<b>Western Area</b>					
<b>PNP19</b> Safeguard open countryside	A2	■	Not applicable.	A policy designed to protect the environment, including biodiversity.	Not applicable.
<b>PNP20</b> Complete Great Parks	C2	■	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Site within sustenance zone and proximity of strategic flyways for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Not necessary.  Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.
<b>PNP21</b> Complete White Rock & nearby areas	C2	■	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	As PNP20 above.	As PNP20 above.
<b>PNP22</b> Improve Western Corridor	C2	■	South Hams SAC.  Lyme Bay and Torbay Marine SAC.	As PNP20 above.	As PNP20 above.
<b>PNP23</b> Enhance Yalberton Valley	A2	■	South Hams SAC.	A general policy with specific elements to conserve and improve the natural and historic environment and biodiversity.	Not necessary.  Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.

<b>Neighbourhood Plan Policy</b>	<b>Category</b>	<b>European site potentially affected</b>	<b>Outcome of the screening</b>	<b>Can counteracting measures be applied through modification of the Plan ?</b>
<b>PNP24</b> Balanced growth of Collaton St. Mary	C2	 South Hams SAC.  Lyme Bay and Torbay Marine SAC.	Site within sustenance zone and proximity of strategic flyways for Greater Horseshoe Bats (GHB). Without appropriate design and mitigation, is likely to have significant effect on integrity of the South Hams SAC both alone and in combination with other projects.  Could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Not necessary.  Strategic Local Plan Policy SS2 requires bespoke GHB mitigation plan before planning permission can be granted.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.
<b>Adjoining Areas</b>				
<b>PNP25</b> Enhance Clennon Valley	C2	 South Hams SAC.  Lyme Bay and Torbay Marine SAC.	As PNP24 above.	As PNP24 above.
<b>PNP26</b> Enhance Clifton with Maidenway area	A2	 Lyme Bay and Torbay Marine SAC.	A general policy with specific elements to conserve and improve the natural and built environment.	Not necessary.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.
<b>PNP27</b> Improve Preston area	C2	 Lyme Bay and Torbay Marine SAC.	A general policy with specific elements that could potentially have negative impacts on water quality from contaminated run-off resulting from insufficient sewer capacity.	Not necessary.  Strategic Local Plan Policies W5 and ER2 restrict development that could have negative effect on the Lyme Bay and Torbay Marine SAC.

## Appendix 18 Equality and Public Health Impact Assessment

		Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people	The NP promotes provision of jobs / income growth which will support a range of households with needs, including children and older people. The NP seeks green infrastructure protection and improvements that will add further benefits.		
People with caring responsibilities	The NP promotes improvement of the ability to move around the town centre and seafront areas more easily which will assist carers in the outdoor environment.		
People with a disability	The NP Design Code adds to the above improvements by requiring all proposals to make provision for persons with a disability.		
Women or men			No direct impact. The NP benefits both genders.
People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			No direct impact.
Religion or belief (including lack of belief)	The NP promotes the addition of community facilities in the areas of greatest need which will assist provision of facilities etc for faith and non-faith groups.		
People who are lesbian, gay or bisexual			No direct impact other than the provision of community facilities (i.e. minor positive)
People who are transgendered			No direct impact other than the provision of community facilities (i.e. minor positive)
People who are in a marriage or civil partnership			No direct impact other than the provision of community facilities (i.e. minor positive)
Women who are pregnant /	The NP promotes healthy lifestyles through retained local green space of benefit and improved access to green infrastructure and may in		

		<b>Negative Impact &amp; Mitigating Actions</b>	<b>Neutral Impact</b>
on maternity leave	some circumstances support the provision of health facilities etc as part of major developments.		
Socio-economic impacts (including impact on child poverty issues and deprivation)	Major positive impact. The NP promotes improved job / income prospects and improved living conditions in the most deprived areas.		
Public Health impacts (how will your proposal impact on the general health of the population of Torbay)?	The NP supports public health as a site deliverability matter in terms of promoting opportunities for active lifestyles using designated local green space and access to green infrastructure as a known way of promoting public health.		