

**EAST DEVON LOCAL
DEVELOPMENT FRAMEWORK
ISSUES AND OPTIONS
CONSULTATION
REPORT**

**HABITATS REGULATIONS
ASSESSMENT**

SCREENING REPORT

**Prepared for
East Devon District Council**

**by
Land Use Consultants**

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14 Great George Street
Bristol BS1 5RH
Tel: 0117 929 1997
Fax: 0117 929 1998
bristol@landuse.co.uk

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I. INTRODUCTION

- I.1. East Devon District Council is producing a Local Development Framework (LDF), in line with the new national planning system. The Issues and Options Consultation Report has been produced in order to inform production of all LDF documents including, in the first instance, the Core Strategy.
- I.2. Land Use Consultants (LUC) was appointed by East Devon District Council in November 2009 to undertake the Habitats Regulations Assessment (HRA) of the Core Strategy. This report comprises the findings of the HRA Screening of the Issues and Options Consultation Report (December 2008).
- I.3. The purpose of the screening stage was to determine whether any of the policy options being considered are likely to have a significant effect on any Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site(s)¹, and thus if a full Appropriate Assessment is required.

THE REQUIREMENT TO UNDERTAKE HABITATS REGULATIONS ASSESSMENT OF DEVELOPMENT PLANS

- I.4. The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in July 2007². Therefore, when preparing its Core Strategy, East Devon District Council is required by law to carry out Habitat Regulations Assessment.
- I.5. The Habitats Regulations Assessment refers to the assessment of the potential effects of a development plan on one or more European sites, including Special Protection Areas and Special Areas of Conservation:
 - **SPAs** are classified under the European Council Directive ‘on the conservation of wild birds’ (79/409/EEC; ‘Birds Directive’) for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex I of the Birds Directive, and migratory species).
 - **SACs** are designated under the Habitats Directive and target **particular habitats (Annex I) and/or species (Annex II)** identified as being of European importance.
- I.6. The Government also expects potential SPAs (pSPAs), candidate SACs (cSACs) and Ramsar sites to be included within the assessment³.

¹ For ease of reference during HRA, these three designations are collectively referred to as European sites, despite Ramsar designations being at the international level.

² *The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007*. HMSO Statutory Instrument 2007 No. 1843. From 1 April 2010, these have been consolidated and replaced by the Conservation of Habitats and Species Regulations 2010 (SI No. 2010/490). Note that no substantive changes to existing policies or procedures have been made in the new version.

³ *Planning Policy Statement 9: Biodiversity and Geological Conservation*. OPDM, 2005.

- **Ramsar sites** support internationally **important wetland habitats** and are listed under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Convention, 1971).

1.7. The overall purpose of the HRA is to conclude whether or not a proposal or policy in a development plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated). Significantly, HRA is based on a rigorous application of the precautionary principle and therefore requires those undertaking the exercise to prove that the plan will not have an adverse effect on the site's integrity. This means that where any uncertainty or doubt remains, an adverse impact should be assumed.

Stages of the Habitats Regulations Assessment

1.8. **Table 1.1** summarises the stages involved in carrying out a full HRA.

Table 1.1: Stages in HRA (Sources:^{4,5,6})

Stage	Task	Outcome
Stage 1: Screening	Description of the plan Identification of potential effects on European sites Assessing the effects on European sites	Where effects are unlikely, prepare a 'finding of no significant effect report'. Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.
Stage 2: Appropriate Assessment	Gather information (plan and European sites) Impact prediction Evaluation of impacts in view of conservation objectives Where impacts considered to affect qualifying features, identify alternative options Assess alternative options If no alternatives exist, define and evaluate mitigation measures where necessary	Appropriate assessment report describing the plan, European site baseline conditions, the adverse effects of the plan on the European site, how these effects will be avoided through, firstly, avoidance, and secondly, mitigation including the mechanisms and timescale for these mitigation measures. If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.
Stage 3: Assessment where no alternatives exist	Identify 'imperative reasons of overriding public interest' (IROPI) Identify potential compensatory	This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous

⁴ *Assessment of plans and projects significantly affecting European sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.* European Commission Environment DG, November 2001.

⁵ *Planning for the Protection of European sites. Guidance for Regional Spatial Strategies and Local Development Documents.* Department for Communities and Local Government (DCLG), August 2006.

⁶ *The Appropriate Assessment of Spatial Plans in England. A guide to why, when and how to do it.* RSPB. August 2007.

and adverse impacts remain taking into account mitigation	measures	
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- 1.9. It is normally anticipated that an emphasis on Stages 1 and 2 of this process will, through a series of iterations, help ensure that potential adverse effects are identified and eliminated through the inclusion of mitigation measures designed to avoid, reduce or abate effects. The need to consider alternatives could imply more onerous changes to a plan document. It is generally understood that so called ‘imperative reasons of overriding public interest’ IROPI are likely to be justified only very occasionally and would involve engagement with both the Government and European Commission.
- 1.10. The HRA should be undertaken by the ‘competent authority’; in this case East Devon District Council, and Land Use Consultants has been commissioned to do this on their behalf. The HRA also requires close working with Natural England (NE) as the statutory nature conservation body⁷ in order to obtain the necessary information, agree the process, outcomes and mitigation proposals. The Environment Agency (EA), while not a statutory nature conservation body for the HRA, is also in a strong position to provide advice and information during the HRA, as the EA is required to undertake HRA for its existing licences and future licensing of activities. It is anticipated that representatives from these two organisations will be involved throughout the HRA process.

STRUCTURE OF THE HRA SCREENING REPORT

- 1.11. This chapter introduces the requirements of HRA Screening for the Core Strategy. The remainder of this report is structured into the following sections:
- Chapter 2 – The East Devon Core Strategy:** outlines the contents of the Issues and Options Consultation Report and summarises the types of impacts that the Issues and Options might have on European sites.
- Chapter 3 – HRA Screening Methodology:** sets out the approach used and the specific tasks undertaken.
- Chapter 4 – Assessment of the East Devon Core Strategy:** sets out whether significant effects are likely on European sites from implementation of the options set out in the Issues and Options Consultation Report (December 2008).
- Chapter 5 – Conclusions and next steps:** summarises the findings of the screening and sets out the next steps to be undertaken for the Appropriate Assessment.

⁷ Regulation 4 of *The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007*. HMSO Statutory Instrument 2007 No. 1843.

2. THE EAST DEVON CORE STRATEGY

- 2.1. The December 2008 Issues and Options Consultation Report sets out the suggested long-term vision for East Devon up to 2026, through the following 10 Objectives:
1. To secure a bright green future, through promoting environmental sustainability and to include:
 - Promoting the greening of urban areas and tree planting in new developments;
 - production of renewable energy and reductions in energy consumption;
 - taking account of projected climate change;
 - reducing the carbon footprint of East Devon;
 - reducing waste and
 - reducing the need to travel, where practicable.
 2. To promote opportunities for new business to start up and for existing businesses to expand and develop in urban and rural areas:
 - In order to meet changing and evolving business demands and opportunities;
 - To promote traditional and sustainable green tourism;
 - To support the role of Exeter International Airport.
 3. To raise household incomes in the District above regional averages through promoting economic activity and employment opportunities close to where people live and encouraging and promoting access to education and training for all residents of the District.
 4. To provide the widest range of market and affordable housing: with access to services and to meet the needs of the whole community.
 5. To link up communities: to create opportunities for coordinated and efficient provision and delivery of services and access to information to ensure accessibility by a range of means of transport for all to:
 - health facilities;
 - retail outlets;
 - places to work;
 - cultural, leisure and sporting facilities; and
 - community services, social care and policing.

6. To protect, enhance and ensure we make the best use of our natural assets, to recognise the importance of our finest natural assets including:
 - the sea
 - the countryside and our agricultural landscape
 - our Areas of Outstanding Natural Beauty
 - our rivers and estuaries
 - our cliff tops and heathlands
 - our hedges, trees and woodlands
 - our built heritage
 - the variety of wildlife
 7. To focus most large scale development in East Devon's West End, to ensure significant new growth is located close to major transport routes and networks and major economically vibrant population centres.
 8. To meet the needs of market and coastal towns, to ensure we encourage growth and development to meet needs and encourage the prosperity of our towns, whilst maintaining their local distinctiveness.
 9. Promote a sustainable countryside and sustainable rural communities, to ensure we promote the vitality and viability of our rural communities and meet their varied and many needs.
 10. To ensure we plan ahead, to make sure that physical, social and cultural infrastructure is provided to support, facilitate and complement new development.
- 2.2. The Issues and Options Consultation Report goes on to set out a number of spatial options for housing, employment and other development within each of the following sections:
- Major growth in East Devon's West End:
 - i. Employment Land
 - ii. Expansion of Cranbrook New Community
 - iii. Proposals for a Second New Community
 - iv. Options for an Urban Extension to Exeter
 - Axminster
 - Budleigh Salterton

- Exmouth
- Honiton
- Ottery St Mary
- Seaton
- Sidmouth

POTENTIAL IMPACTS OF THE EAST DEVON CORE STRATEGY ON EUROPEAN SITES

2.3. **Table 2.1** sets out the range of potential impacts and operations that development in general may have on European sites. The likelihood of effects occurring will depend on the scale of development, its proximity to European sites, and whether the qualifying features of the European site are vulnerable to particular impacts. For example, plant species and habitats may be affected by physical loss or damage, but are unlikely to be affected by non-physical disturbance.

Table 2.1 Potential impacts and operations adversely affecting European sites.

Broad categories, and examples, of potential impacts on European sites	Examples of operations responsible for impacts
<p>Physical loss</p> <ul style="list-style-type: none"> - Removal (including offsite effects, e.g. foraging habitat) - Coastal squeeze - Mine collapse - Smothering - Habitat degradation 	<ul style="list-style-type: none"> Development (e.g. housing, employment, infrastructure, tourism, coastal defences) Infilling (e.g. of mines, water bodies) Alterations or works to disused quarries Structural alterations to buildings (bat roosts) Afforestation Tipping Cessation of or inappropriate management for nature conservation
<p>Physical damage</p> <ul style="list-style-type: none"> - Sedimentation / silting - Prevention of natural processes - Habitat degradation - Erosion - Trampling - Fragmentation - Severance / barrier effect - Edge effects - Fire 	<ul style="list-style-type: none"> Coastal defences Flood defences Port activity Dredging Mineral extraction Recreation (e.g. motor cycling, cycling, walking, horse riding, water sports, caving) Development (e.g. infrastructure, tourism, adjacent housing etc.) Vandalism Arson Cessation of or inappropriate management for

Broad categories, and examples, of potential impacts on European sites	Examples of operations responsible for impacts
	nature conservation
<p>Non-physical disturbance</p> <ul style="list-style-type: none"> - Noise - Visual presence - Human presence - Light pollution 	<p>Development (e.g. housing, industrial)</p> <p>Recreation (e.g. dog walking, water sports)</p> <p>Industrial activity</p> <p>Mineral extraction</p> <p>Navigation</p> <p>Vehicular traffic</p> <p>Artificial lighting (e.g. street lighting)</p>
<p>Water table/availability</p> <ul style="list-style-type: none"> - Drying - Flooding / stormwater - Water level and stability - Changes in coastal water levels - Water flow (e.g. reduction in velocity of surface water) - Barrier effect (on migratory species) 	<p>Water abstraction</p> <p>Drainage interception (e.g. reservoir, dam, infrastructure and other development)</p> <p>Coastal defences</p> <p>Increased discharge (e.g. drainage, runoff)</p>
<p>Toxic contamination</p> <ul style="list-style-type: none"> - Water pollution - Soil contamination - Air pollution 	<p>Agrochemical application and runoff</p> <p>Navigation</p> <p>Oil / chemical spills</p> <p>Tipping</p> <p>Domestic waste</p> <p>Vehicular traffic</p> <p>Industrial waste / emissions</p>
<p>Non toxic contamination</p> <ul style="list-style-type: none"> - Nutrient enrichment (e.g. of soils and water) - Algal blooms - Changes in salinity - Changes in thermal regime - Changes in turbidity - Air pollution (dust) 	<p>Agricultural runoff</p> <p>Sewage discharge</p> <p>Water abstraction</p> <p>Industrial activity</p> <p>Flood defences</p> <p>Navigation</p> <p>Construction</p>
<p>Biological disturbance</p> <ul style="list-style-type: none"> - Direct mortality - Out-competition by non-native species - Selective extraction of species - Introduction of disease - Rapid population fluctuations 	<p>Development (e.g. housing areas with domestic and public gardens)</p> <p>Predation by domestic pets</p> <p>Introduction of non-native species (e.g. from gardens)</p> <p>Fishing</p> <p>Hunting</p>

Broad categories, and examples, of potential impacts on European sites	Examples of operations responsible for impacts
- Natural succession	Agriculture Changes in management practices (e.g. grazing regimes, access controls, cutting / clearing)

3. METHODOLOGY

- 3.1. The HRA Screening of the Issues and Options Consultation Report has been undertaken in line with current available guidance, and seeks to meet the requirements of the Habitat's Directive. The tasks that have been undertaken in preparing this Screening Report are described in detail below.

Identification of European sites which may be affected by the East Devon Core Strategy and the factors contributing to and defining the integrity of these sites

- 3.2. An initial investigation was undertaken to identify European sites within or adjacent to the East Devon District boundary with the potential to be affected by the Core Strategy. This involved the use of GIS data to map the locations and boundaries of European sites using publicly available data from Natural England. In line with the precautionary approach, European sites lying partially or wholly within 15km from the District boundary were included in order to address the fact that the East Devon Core Strategy may affect European sites outside the administrative boundary of the District. This distance was used to ensure that all designated sites that could potentially be affected by development within East Devon were identified for assessment.
- 3.3. The 17 European sites identified within the East Devon District boundary (+15km), which have the potential to be affected by the East Devon Core Strategy are listed below in **Table 3.1** and are mapped in **Figure 3.1** at the end of this section.

Table 3.1 European sites within the East Devon District boundary (+ 15km)

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
River Axe	East Devon Heaths	Exe Estuary
Sidmouth to West Bay		
Beer Quarry and Caves		
East Devon Pebblebed Heaths		
Dawlish Warren	Exe Estuary	Somerset Levels and Moors
South Hams		
South Dartmoor Woods		
Holme Moor and Clean Moor		
Quants	Somerset Levels and Moors	Somerset Levels and Moors
Bracket's Coppice		
West Dorset Alder Woods		
Chesil and the Fleet		

- 3.4. The attributes of these sites, which contribute to and define their integrity, have been described (see **Appendix I**) drawing on data already compiled for the South West Regional Spatial Strategy (RSS) HRA. In addition, reference was made to Standard Data forms for SACs and SPAs and Information Sheets for Ramsar sites⁸.
- 3.5. An analysis of these information sources enabled the identification of European site interest features. This information made it possible to identify those features of each site which determine site integrity and the specific sensitivities of the site, as well as an analysis of how potential impacts of the East Devon Core Strategy may affect site integrity.

Description of the Core Strategy

- 3.6. A summary of the structure of the Issues and Options Consultation Report was provided in **Chapter 2**, along with an outline of the potential impacts that development in general can have on European sites. The likelihood of particular effects occurring from the Issues and Options on specific European sites was then assessed and is described below and in **Chapter 4**.

Identification of other plans and projects which may have ‘in-combination’ effects

- 3.7. Article 6(3) of the Habitats Directive requires an Appropriate Assessment of ‘*any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plan or projects*’. The first stage in identifying ‘in-combination’ effects involved identifying which other plans and projects may be affecting the European sites that were the focus of this assessment.
- 3.8. The review of other plans tried to identify components that could have an impact on European sites within the East Devon District boundary (+15km), e.g. areas or towns where additional development is proposed near to the European sites (as there could be effects from transport, water use, infrastructure and recreation pressures associated with new developments).
- 3.9. There are a large number of potentially relevant plans and projects, therefore this review focused on planned spatial growth within the region and in adjacent authorities to East Devon District, as well as water resource management plans. We therefore focused on the South West sub-regional strategies and policies and the Core Strategies of Local Authorities bordering East Devon (Exeter City, Mid Devon, Taunton Deane, South Somerset and West Dorset). We also looked at the most recent HRA Reports for those plans where available, as a guide to the potential for any of the proposals in those plans to have adverse effects on the European sites being considered in this study. In addition, we looked at the Devon Local Transport Plan 2006-11. **Appendix 2** lists these plans and outlines the components that could have an impact on European sites. The potential for effects of these plans to combine with the effects of the East Devon Core Strategy will be assessed in more

⁸ These were obtained from the Joint Nature conservation Committee and Natural England websites (www.jncc.gov.uk and www.naturalengland.org.uk)

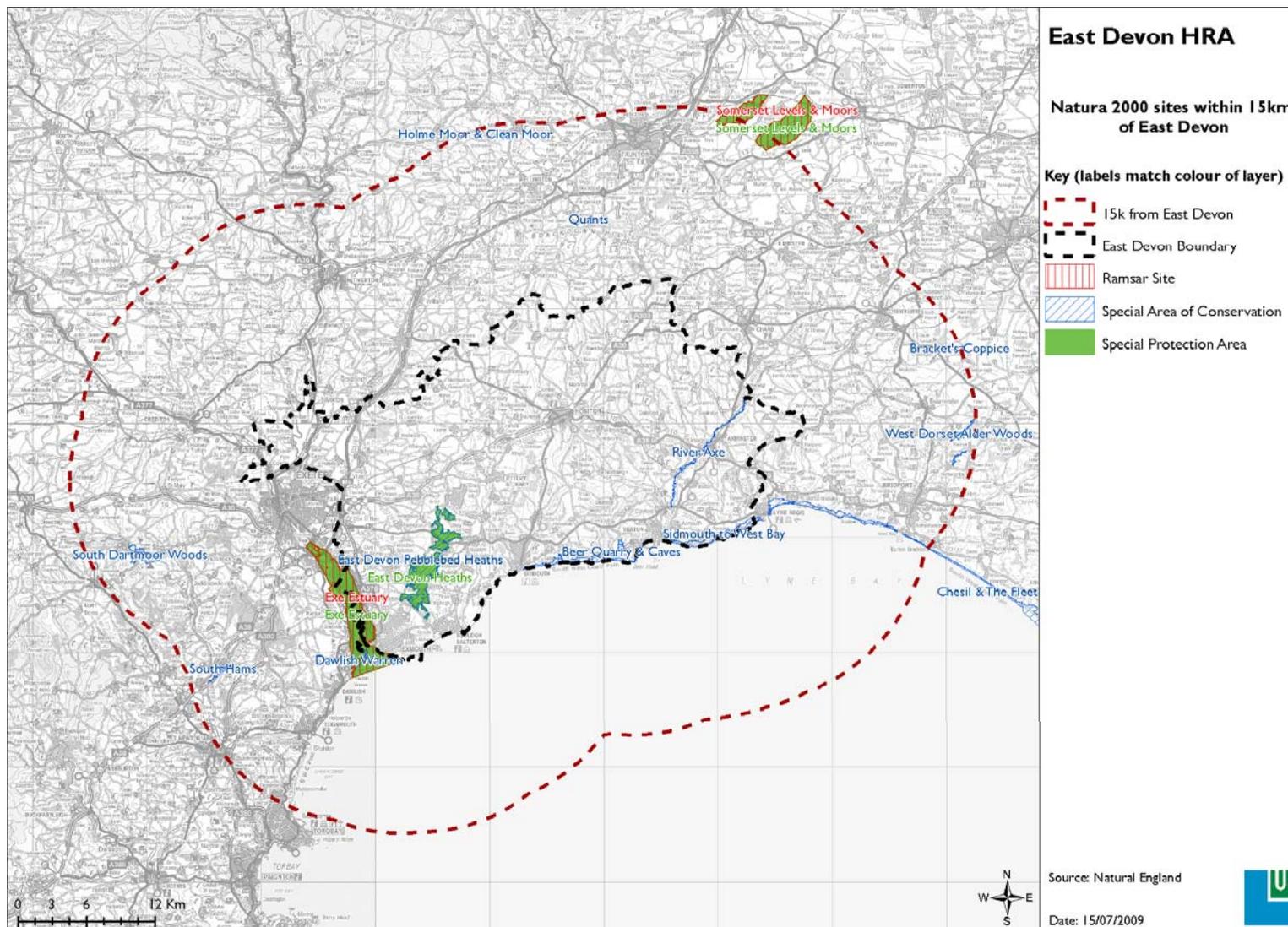
detail at the AA stage, in relation to any likely significant effects identified through this screening exercise.

Assessment of ‘likely significant effects’ of the East Devon Core Strategy

- 3.10. As required under Regulation 85B (1) (a) of the Amended Habitats Regulations 2007⁹, an assessment of the ‘likely significant effects’ of the East Devon Core Strategy was undertaken. A screening matrix was prepared in order to identify which options within the Issues and Options Consultation Report would be likely to have a significant effect on European sites. The findings of the screening assessment are set out in **Chapter 4** and in **Appendix 3**.
- 3.11. Particular consideration was given to the possible pathways through which effects may be transmitted from activities associated with proposals within the Issues and Options Consultation Report to features contributing to the integrity of the European sites (e.g. groundwater, air, river catchments etc). A risk-based approach involving application of the precautionary principle was adopted in the assessment of likely significant effects, such that an assessment of ‘no significant effect’ was only made where it was considered very unlikely, based on current knowledge and information available, that Core Strategy options could have a significant effect on the integrity of the European site(s).

⁹ *The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007*. HMSO Statutory Instrument 2007 No. 1843. From 1 April 2010, these have been consolidated and replaced by the Conservation of Habitats and Species Regulations 2010 (SI No. 2010/490). Note that no substantive changes to existing policies or procedures have been made in the new version.

Figure 3.1 Map of European sites in and adjacent to East Devon District



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File: J:\SUBMISSIONS\SUBMISSIONS 2009\East Devon SA\GIS\Themes\ArcGIS9-2\Natura_2000.mxd

4. ASSESSMENT OF THE EAST DEVON CORE STRATEGY ISSUES AND OPTIONS

SCREENING OF CORE STRATEGY OPTIONS

- 4.1. An assessment was carried out in order to identify the likely effects of the Core Strategy options set out within the Issues and Options Consultation Report (December 2008). The full screening matrix used for this assessment can be found in **Appendix 3**.
- 4.2. This Screening Report has taken the approach of screening each objective and option individually, which is consistent with current guidance documents. In reality, however, the proposals contained in the objectives and options will combine to deliver a particular scale, location and type of development across the District, and the effects of the proposals in combination need to be considered.
- 4.3. The majority of options set out are spatially specific, and in several cases, different options relating to a particular 'theme', e.g. development in and around a particular town, are likely to have broadly similar effects in terms of the likely impacts on European sites, as the scale and distribution of sites across the District means that development on either side of a small town, for example, is often likely to result in the same pressures on any nearby European sites.

Significant effects likely

- 4.4. Significant effects are considered likely to occur on one or more European sites as a result of a number of the options set out in the East Devon LDF Issues and Options Consultation Report. The effects that may occur from these options are generally associated with an increase in population within close proximity of a European site, and the associated activities such as recreation and traffic movements, which could give rise to significant effects due to physical loss or damage of habitats, disturbance to bird species, or air pollution.
- 4.5. Those options for which significant effects on European sites are considered likely to occur, and therefore need to be subject to the Appropriate stage are summarised below:

Axminster

- Option 1 – development to the north
- Option 2 – development to the east
- Option 3 – development to the south

Exmouth

- Option 1 - developing on the northern edge of the town to the north of Dinan Way

- Option 2 – development on land to the east of Exmouth north of Salterton Road
- Option 3 – development of land on the south east side of Exmouth in/around the Littleham valley area

Seaton

- Option 1 – development to the north east
- Option 2 – development to the north west
- Option 3 – development in the existing urban area

Sidmouth

- Option 1 – development to the north west
- Option 2 – development to the north
- Option 3 – development to the east

- 4.6. The potentially significant effects likely to result from the expansion of Axminster, Exmouth, Seaton or Sidmouth in these locations arise from the close proximity of the planned development to European sites (River Axe SAC, Dawlish Warren SAC, the Exe Estuary SPA/Ramsar site, East Devon Heaths SPA, East Devon Pebblebed Heaths SAC, Sidmouth to West Bay SAC and Beer Quarry and Caves SAC) which are likely to come under increasing pressure from recreational use and traffic movements as a result of an increased local population. In some cases (the options for Axminster and Exmouth) there may also be negative effects arising from increased water abstraction as the towns are within fairly close proximity of European sites that are vulnerable to changes in hydrological regimes (River Axe SAC and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and Exe Estuary SPA/Ramsar site), although this particular effect is uncertain until more details are known about the planned source of water supply and volume of water required to serve the new developments. However, it should be noted that South West Water's Water Resource Management Plan (WRMP) found that parts of the Otter catchment may be vulnerable to water shortages in the future and the Otter River runs past the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA to the east.

Significant effects unlikely

- 4.7. Several of the overall Objectives for the LDF are considered unlikely to have negative effects on European sites in East Devon, either because they will not directly result in development, or because they are intended to preserve the natural environment, including biodiversity.
- 4.8. Those options for which significant effects on European sites are unlikely to occur are summarised below:

Overall Objectives

- Objective 1 – to secure a bright green future
- Objective 6 – to protect, enhance and make sure we make the best use of our natural assets
- Objective 9 – promote a sustainable countryside and sustainable rural communities

Significant effects uncertain

- 4.9. Uncertain effects have been highlighted for the majority of the objectives and options set out in the Issues and Options Consultation Report. In many cases, this is due to the fact that a proposal makes provision for a broad type of development, which may give rise to negative effects on European sites, but the location and/or scale is uncertain; therefore it is not possible to conclude whether significant effects on particular European sites are likely at this stage in the Core Strategy development.
- 4.10. In addition, a number of proposals would result in new development (in particular housing, but also other types of development) that will require water supply and waste water treatment, and this may have negative effects on the hydrological regimes (i.e. ground and surface water levels, flows and quality) at nearby European sites. However, the significance of this effect is uncertain without further information about where water is likely to be sourced from, the receiving water bodies of treated waste water and how much water supply and treatment is needed to serve the new housing. Therefore, it is concluded that some of the options leading to development may result in negative impacts on water quality and availability at European sites, but that further information is required in order to draw more certain conclusions at the Appropriate Assessment stage.
- 4.11. Those options for which it is uncertain whether significant effects on European sites are likely to occur are summarised below:

Overall objectives

- Objective 2 – to promote opportunities for new businesses to start up and for existing businesses to expand and develop in urban and rural areas
- Objective 3 – to raise household incomes in the District above national averages through promoting economic activity and employment opportunities close to where people live
- Objective 4 – to provide the widest range of market and affordable housing with access to services and to meet the needs of the whole community.
- Objective 5 – to link up communities
- Objective 7 – to focus most large scale development in East Devon's West End
- Objective 8 – to meet the needs of market and coastal towns

- Objective 10 – to ensure we plan ahead, to make sure that physical, social and cultural infrastructure is provided
- 4.12. The uncertainties associated with the proposed Objectives above arise as it is likely that development of some form will result, although not enough detail about the scale or location of development is known to be able to draw more certain conclusions about likely effects or the particular European sites that may be affected. Potential effects are therefore broad ranging and may include all of the different impacts development can have (as shown in Table 2.1).

Options for development in East Devon's West End:

Employment provision in East Devon's West End

- Option 1 - Expansion of Skypark
- Option 2 - Expansion in the vicinity of the Proposed Science Park
- Option 3 - Expansion of the Airport Business Park
- Option 4 - Provision of further employment land at Cranbrook new community
- Option 5 – provision of mixed employment and residential development

Expansion of Cranbrook New Community

- Option 1 - Expansion to the west across to Station Road
- Option 2 - Expansion to the south west, north of the Treasbeare Farm ridge line
- Option 3 - Expansion to the south
- Option 4 - Expansion to the north east, to the east of Burrow Road
- Option 5 - Expansion to the east across to the stream running between Hand and Pen and Southbrook
- Option 6 - Expansion to the south east
- Option 7 - Expansion to the east of the stream running between Hand and Pen and Southbrook
- Option 8 - Expansion to the east of the lane running between Little Cobden and Crockernhayes

Proposals for a Second New Community

- Option 1 – Development adjoining Pinhoe
- Option 2 - Clyst St Mary/Westpoint
- Option 3 - An alternative site

Options for an urban extension to Exeter

- Option 1 - Land to the north east of Pinhoe between the B3181 and the M5 in the vicinity of Pinn Court Farm.
- Option 2 - Land to the north east of Pinhoe on the north west side of the B3181 between the city boundary and Westclyst
- Option 3 - Land straddling the B3181 involving parts of Options 1 and 2 above
- Option 4 – land to the east of the M5 and the proposed Science Park north of Blackhorse and south of the Exeter to Waterloo railway line
- Option 4a – land to the east of the M5 and north of the Exeter to Waterloo railway line
- Option 5 – an alternative site (note this was originally Option 4 in the main consultation document but Option 4 was replaced in the Further Consultation Document, therefore this option has been renumbered as option 5).

4.13. The uncertainties associated with the above Options for development in East Devon's West End all arise because they propose development which may increase the population, volume of traffic and demand for recreation space within East Devon, which may lead to negative impacts on European sites in the region. The effects are uncertain due to a lack of information about factors such as the planned source of water supply for new developments, the likely impacts in terms of changing traffic movements and the extent to which the local population may increase. As such, it is unclear which European sites may experience adverse effects, although any effects would mainly relate to those sites in the west of the District (Dawlish Warren SAC, the Exe Estuary SPA/Ramsar site, East Devon Pebblebed Heaths SAC and East Devon Heaths SPA). Potential effects are broad ranging and may include both physical and non-physical disturbance such as physical damage or loss, noise, light or air pollution, erosion and other damage caused by trampling. All of these sites have the potential to be significantly affected by changes to hydrological regimes that may result from increased abstraction or water pollution associated with development, although at present the planned source of water supply for any new developments is unknown.

Options for development in the rest of the district:

Axminster

- Option 4 – development within the existing urban area

Exmouth

- Option 4 – development within the existing urban area

Honiton

- Option 1 – expansion to the north
- Option 2 – expansion to the east

- Option 3 – expansion to the south
- Option 4 – expansion to the west
- Option 5 – infill development within the existing urban area

Ottery St Mary

- Option 1 – development to the north
- Option 2 – development to the east
- Option 3 – development to the south
- Option 4 – development to the west
- Option 5 – development within the existing urban area

Sidmouth

- Option 4 – development within the existing urban area

- 4.14. Uncertainties about the likely effects of the above Options for development in other locations in the District are also associated with a lack of detail about the type and scale of development proposed and about the planned source of water supply. All of the options have the potential to increase the population of the towns with which proposals are associated, and therefore may have significant effects as a result of air pollution from increased traffic movement, physical damage, non-physical disturbance associated with recreation pressures or hydrological changes from water abstraction/pollution. However, a lack of information about the precise type and scale of development proposed, and about the planned source of water supply or receiving water bodies of treated waste water, means that the likely effects are uncertain at this stage of the Core Strategy development. All of the towns lie within 12km of European sites and any significant increase in population or human presence resulting from increased housing and tourism development may lead to adverse effects on the sites including physical disturbance (e.g. erosion or trampling) and non-physical disturbance such as noise or air pollution caused by traffic.

POTENTIAL MITIGATION

- 4.15. In general, the likelihood of significant effects occurring on European sites has not been able to be ruled out because some of the options are likely to lead (either directly or indirectly) to an increase in new development, bringing with it associated potential negative impacts on water quality and availability at European sites, increased visitor numbers at European sites, or an increase in the volume of car traffic in the area. Mitigation of some effects could be achieved through the requirement for good practice measures during construction (e.g. of transport infrastructure) such as noise and light reduction (e.g. directional lighting and limits regarding the lux levels of lights etc), and more efficient use of water in new development.
- 4.16. Some of the options (which will be developed into policies) should also help to implement some of the mitigation measures described above, helping to avoid

significant effects on European sites (e.g. overarching Objective 6: to protect, enhance and ensure we make the best use of our natural assets). Specific recommendations for mitigation to be included within the Core Strategy will be considered further in the next stage of the HRA for the East Devon Core Strategy.

5. NEXT STEPS

- 5.1. The Issues and Options Consultation Report was subject to public consultation during the period December 2008 to February 2009. The HRA Screening of the Issues and Options Report has been undertaken in accordance with currently available guidance and based on a precautionary approach as required under the Habitats Regulations. The conclusions reached have been summarised in **Chapter 4** of this Screening Report, and the justification for these is explained in more detail in **Appendix 3**.
- 5.2. For those options in the Issues and Options Report where it is either uncertain if the proposals within the option will give rise to a significant effect on European sites or it is considered likely that a European site may be significantly affected, the appropriate assessment stage of the HRA process will need to be undertaken. The AA stage seeks to determine whether implementation of the proposals in question will result in an adverse effect on the integrity of the European site. The AA stage should help to inform the selection of options to take forward into the first iteration of the Core Strategy, alongside consultation responses received on the Issues and Options Consultation Report.
- 5.3. In accordance with The Nature Conservation (Natural Habitats, &c) Regulations, Natural England will need to be consulted on this HRA Screening Report to obtain the views of the statutory nature conservation body on the likely effects of the East Devon Core Strategy on the network of European sites.

Land Use Consultants
August 2010

Appendix I

Attributes of European sites within East Devon District (+15km)

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
Sites within East Devon District				
River Axe SAC	25.78	Long thin site running in a south westerly direction through the eastern part of the District past Axminster.	<ul style="list-style-type: none"> • Water courses of plain to montane levels with the Ranunculs and Callitricho-Batrachion vegetation • Sea lamprey • Brook lamprey • Bullhead 	<p>General</p> <ul style="list-style-type: none"> • Maintenance of water quality and availability requires management to minimise pollution inputs and inappropriate water abstraction • The river's natural structure and form should be maintained to support a natural flow regime, including the avoidance of constriction of the river or blockage of its floodplain <p>Watercourse (<i>Ranunculus</i>) habitat</p> <ul style="list-style-type: none"> • Natural flow regime required for maintenance of natural erosion and sedimentation processes and hence channel morphology • Riparian areas and the wider catchment need to be managed sensitively to avoid excessive run-off of soil particles and nutrients into the river. • The structure and composition of bankside and aquatic vegetation should be maintained <p>Fish</p> <ul style="list-style-type: none"> • Natural flow regime will help conserve the quality of the riverbed as fish spawning habitat, and avoid the creation of artificial barriers to the passage of migratory fish and other animals, such as otters. • Any exploitation of fish populations or other native animals or plants should be at a sustainable level, without manipulation of the river's natural capacity to support them or augmentation by excessive stocking
Sidmouth to West Bay SAC	897.3	A long thin site lying along the coastline from just east of Seaton to just past the eastern District boundary.	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • Tilio-Acerion forests of slopes, screes and ravines • Annual vegetation of drift 	<p>Vegetated Cliffs</p> <ul style="list-style-type: none"> • Management of agricultural land adjacent to vegetated cliff habitats and heathland which takes into account the indirect impacts arising from the application of herbicides, pesticides and artificial fertilisers and maintenance of grazing on

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
			lines	<p>grasslands at the cliff top to prevent scrub encroachment of the cliffs below</p> <ul style="list-style-type: none"> • A broad and integrated approach to coastal management which avoids coastal defences or development which may alter erosion/deposition rates which in turn may indirectly impact cliff erosion rates. Maintenance of a degree of dynamism helps to retain a variety of successional stages within the site. <p>Woodlands</p> <ul style="list-style-type: none"> • Appropriate woodland management is required in particular to maintain natural processes and a diverse woodland structure, tree regeneration potential and a diverse age structure, control invasive species, and support characteristic species and habitat types. <p>Annual vegetation of drift lines</p> <ul style="list-style-type: none"> • Mobility of the substrate is essential to maintain vegetation diversity • Maintenance of the strandline that helps to trap blown sand and helps to develop new dune ridges • Availability of sediment supply from external longshore drift, sand/shingle and surface or buried organic material
Beer Quarry and Caves SAC	31.1	A long thin site lying along the coastline from the east of Sidmouth to just west of Seaton.	<ul style="list-style-type: none"> • Bechstein's bat • Lesser horseshoe bat • Greater horseshoe bat 	<p>Bats</p> <ul style="list-style-type: none"> • Roosts are sensitive to disturbance (internal as well as at the entrances) which would need to be limited to acceptable levels. The instillation of grilles at the entrance to the caves allows bat ingress/egress whilst reducing the human impact on the site. • Suitability of roost internal conditions (temperature, light, ventilation, stability etc) should be maintained. • Appropriate management of vegetation at roost entrances is required and there should be no artificial light shining on entrance. • Bats require connectivity of habitat features for commuting

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
				and foraging. Active management of the habitats used by bats for these activities may be required. The importance of linear habitat features offsite for bat flight lines should be recognised.
East Devon Pebblebed Heaths SAC	1119.94	A large site, fragmented into two parts, lying inland in the west of the District to the north east of Exmouth.	<ul style="list-style-type: none"> Northern Atlantic wet heaths with Erica tetralix European dry heaths Southern damselfly 	<p>Heaths</p> <ul style="list-style-type: none"> Without management heathland becomes progressively dominated by bracken, gorse and/or scrub and trees. Appropriate heathland management is therefore required to maintain the extent of the heaths, the structural diversity including undisturbed bare ground, age structure and vegetation mosaic. Grazing plays an important role in this management. The control of inappropriate and invasive species is required. Maintaining hydrological conditions as wet heaths require wet soils during winter with a dry surface in summer. Also importance of water quality, including lack of eutrophication and maintenance of oligotrophic character. <p>Southern damselfly</p> <ul style="list-style-type: none"> Quality of wetland habitat for southern damselfly, includes extent of larval habitat, levels of shading, water quality with low nutrient levels, suitable composition of silt and gravel, adequate water levels throughout the year, and a suitable composition and structure of vegetation within runnels
East Devon Heaths SPA	1119.94	A large site, fragmented into two parts, lying inland in the west of the District to the north east of Exmouth.	<ul style="list-style-type: none"> Dartford warbler. Nightjar 	<p>Heathland birds</p> <ul style="list-style-type: none"> Low levels of recreational disturbance, in relation to soil erosion as well as displacement of birds and risk of trampling of ground nesting birds. Extent and structural diversity of habitats of importance to bird species must be maintained for birds and the invertebrate prey on which they feed
Exe Estuary SPA	2345.71	A large site, stretching inland from the coastline	<p>Overwintering: birds</p> <ul style="list-style-type: none"> Avocet 	<p>Birds</p> <ul style="list-style-type: none"> Maintenance of current extent and distribution of feeding

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
		west of Exmouth, reaching just south of Exeter. Straddles the District's western boundary.	<ul style="list-style-type: none"> • Slavonian Grebe • Brent Goose • Dunlin • Oystercatcher • Black-tailed Godwit • Grey Plover <p>Regularly supporting at least 20,000 overwintering waterfowl</p>	<p>and roosting habitat, in particular:</p> <ul style="list-style-type: none"> ○ Mudflat and sandflat communities (excluding seagrass bed communities). ○ Saltmarsh communities. ○ Shallow coastal waters. <ul style="list-style-type: none"> • Absence of disturbance, absence of obstructions to view lines, food availability, vegetation characteristics of Atlantic saltmeadows (above), water quality and quantity, habitat connectivity.
Exe Estuary Ramsar Site	2345.71	A large site, stretching inland from the coastline west of Exmouth, reaching just south of Exeter. Straddles the District's western boundary.	<p>Ramsar criterion 5</p> <ul style="list-style-type: none"> • Importance for overwintering waterfowl <p>Ramsar criterion 6</p> <ul style="list-style-type: none"> • Overwintering Dark-bellied brent goose, 	
Dawlish Warren SAC	58.84	A small site lying on the District's western boundary at the coast.	<ul style="list-style-type: none"> • Humid dune slacks • Shifting dunes along the shoreline with Marram Grass ('white dunes') • Fixed dunes with herbaceous vegetation ('grey dunes') • Petalwort 	<p>Dunes:</p> <ul style="list-style-type: none"> • Within dune communities the following combination of physical factors are important:: unrestrained natural mobility to retain a variety of successional stages; natural substrate supply; maintenance of substrate composition; water quality; climate/rainfall • Availability of sufficient area between high water mark and more fixed dunes to allow the development of embryonic shifting dunes as well as maintenance of the strandline that helps to trap blown sand and helps to develop new dune ridges • Management of access to minimise trampling and disturbance • Selective scrub management and grazing or mowing may be necessary as well as control of invasive species such as Sycamore, Yucca, Buddleia and Tree Lupin
Sites within 15km of East Devon District				

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
South Hams SAC	129.53	A small site lying approximately 13km from the District's western boundary to the south west of Exeter.	<ul style="list-style-type: none"> • European dry heaths • Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuca-Bromeliad) • Vegetated sea cliffs of the Atlantic and Baltic coasts • Caves not open to the public • Tilio-Acerion forests (ash, wych elm, lime, sycamore) of slopes, screes and ravines • Greater horseshoe bat 	<p>Caves</p> <ul style="list-style-type: none"> • Maintenance of the state of the entrance and its security • Maintenance of internal conditions for use by bats (see below) • Management of the overlying land and catchment in a manner which takes account of potential consequences on the caves <p>Bats</p> <ul style="list-style-type: none"> • Roosts are sensitive to disturbance (internal as well as at the entrances) which would need to be limited to acceptable levels. The instillation of grilles at the entrance to the caves allows bat ingress/egress whilst reducing the human impact on the site. • Suitability of roost internal conditions (temperature, light, ventilation, stability etc) should be maintained. • Appropriate management of vegetation at roost entrances is required and there should be no artificial light shining on entrance. • Bats require connectivity of habitat features for commuting and foraging. Active management of the habitats used by bats for these activities may be required. The importance of linear habitat features offsite for bat flight lines should be recognised. <p>Heaths</p> <ul style="list-style-type: none"> • Appropriate heathland management is required to maintain the extent of the heaths, the structural diversity including undisturbed bare ground, age structure and vegetation mosaic. Grazing plays an important role in this management. The control of inappropriate and invasive species is required. • Maintaining hydrological conditions as wet heaths require wet soils during winter

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
				<p>Grassland</p> <ul style="list-style-type: none"> Sward structure and composition provide a valuable indication of habitat quality. Cutting or grazing may be used to maintain these habitats, including control of scrub encroachment (including Cotoneaster), though some scrub can be ecologically beneficial. The presence of negative indicator species may indicate problems such as eutrophication, scrub invasion (insufficient control) or over grazing (e.g. by rabbits). <p>Vegetated Sea Cliffs</p> <ul style="list-style-type: none"> Maintenance of length of cliff habitat, without introduced structures. Also maintaining a range of physical conditions and maritime heathland vegetation communities. <p>Woodlands</p> <ul style="list-style-type: none"> Appropriate woodland management is required in particular to maintain natural processes and a diverse woodland structure, tree regeneration potential and a diverse age structure, control invasive species, and support characteristic species and habitat types.
South Dartmoor Woods SAC	2157.15	A small site lying approximately 12km from the western District Boundary to the west of Exeter.	<ul style="list-style-type: none"> Old sessile oak woods with Holly and hard-fern European dry heaths 	<p>Woodlands:</p> <ul style="list-style-type: none"> Appropriate woodland management is required in particular to maintain natural processes, a diverse woodland structure, tree regeneration potential, a diverse age structure, control invasive species, and support characteristic species and habitat types. The woodland habitats and associated moss and lichen communities are sensitive to air pollution. Alluvial woodlands in particular are sensitive to water table levels. <p>Heaths</p> <ul style="list-style-type: none"> Appropriate heathland management is required to maintain the extent of the heaths, the structural diversity including

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
				<p>undisturbed bare ground, age structure and vegetation mosaic. Grazing plays an important role in this management. The control of inappropriate and invasive species is required.</p> <ul style="list-style-type: none"> Maintaining hydrological conditions as wet heaths require wet soils during winter
Holme Moor and Clean Moor SAC	7.58	A small site lying approximately 15km from the District's northern boundary to the west of Taunton.	<ul style="list-style-type: none"> Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> Alkaline fens Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) 	<p>Calcareous fens</p> <ul style="list-style-type: none"> Hydrological conditions must be maintained. In particular a base rich low fertility supply of ground water is required. Water quality is extremely important. Healthy stands of <i>Cladium</i> are required in communities in which short herbs/sedges are a major and characteristic component. <p>Alkaline Fens</p> <ul style="list-style-type: none"> Appropriate management, usually in the form of light grazing, is required to maintain sward structure and composition. The control of inappropriate and invasive species. Hydrology, water quality and air quality must be maintained. Although groundwater levels need to be high, standing water may be detrimental for alkaline fen communities. <p>Molinia meadows</p> <ul style="list-style-type: none"> Appropriate management is required to maintain sward composition and ensure positive indicator species are present. Sward structure (height, litter and bare ground) need to be maintained and inappropriate and invasive species controlled. Hydrology, water quality and air quality must be maintained All habitats are sensitive to recreation pressure particularly the use of off road vehicles.
Quants SAC	20.29	A small site lying	Marsh fritillary butterfly	Marsh fritillary butterfly

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
		approximately 7km from the District's northern boundary to the south west of Taunton.		Management of the site must maintain a mosaic of grassland and scrub habitats. The sward composition and structure needs to be maintained in a suitable condition. Particularly a significant population of devil's bit scabious is required for the larvae to feed on and a high proportion of flowers in the summer for adult to feed on.
Somerset Levels and Moors SPA	6388.49	A large site fragmented into two parts lying east of Taunton, approximately 15km from the District boundary to the north east.	<ul style="list-style-type: none"> Bewick's swan Golden plover Teal Lapwing Over winter, the area regularly supports 72,874 individual waterfowl (5 year peak mean 1991/2 - 1995/6) 	<p>The Somerset Levels and Moors are one of the largest and richest areas of traditionally managed wet grassland and fen habitats in lowland UK. It is this habitat mosaic that supports the diverse range of birds that are the qualifying feature of this site.</p> <ul style="list-style-type: none"> The majority of the site is only a few metres above mean sea level and drains through a large network of ditches, rhynes, drains and rivers. Active management is required to maintain the ground and surface water levels of the site. Management of the habitats present on the site is required to maintain the diverse structure and composition of vegetation. This would include hay cutting, light grazing and ditch drainage. Control of inappropriate or invasive species, an open landscape free of scrub is required for breeding waders. Birdlife found on the site is vulnerable to disturbance.
Somerset Levels and Moors Ramsar Site	6388.49	A large site fragmented into two parts lying east of Taunton, approximately 15km from the District boundary to the north east.	<ul style="list-style-type: none"> Ramsar criterion 2: Supports 17 species of British Red Data Book invertebrates. Ramsar criterion 5: Species with peak counts in winter: 97155 waterfowl Ramsar criterion 6: Species with peak counts in winter: Bewick's swan, Eurasian teal, Northern lapwing 	<ul style="list-style-type: none"> Birdlife found on the site is vulnerable to disturbance.
Bracket's Coppice SAC	53.66	A small site lying approximately 15km from the District's eastern boundary, situated to the south west of Yeovil.	<ul style="list-style-type: none"> Molinia meadows on calcareous, peaty or clayey-silt-laden soils Bechstein's bat 	<p>Grassland</p> <ul style="list-style-type: none"> Sward structure and composition provide a valuable indication of habitat quality. Maintaining appropriate drainage regimes and cutting or grazing may be used to maintain these habitats and prevent domination by rank grasses and scrub, though some scrub can be ecologically beneficial. The control of invasive species such as

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
				<p><i>Rhododendron</i> is required.</p> <ul style="list-style-type: none"> The maintenance of the soil nutrient balance is important for maintaining sward composition and the avoidance of chemical use, run-off, and damaging cultivation is required. <p>Bats</p> <ul style="list-style-type: none"> Appropriate management to maintain habitat diversity with a variety of broadleaved tree species of good age structure, a scrub layer, and other habitats such as ponds, rivers, hedges, grassy field verges and extensively managed pasture, which provide foraging areas and important habitat connectivity through linear features. The presence of dead, dying and “veteran” trees in situ and bat boxes are important for bat roosting, hibernating and breeding. Avoidance of disturbance to the bats while they are at maternity or hibernating roosts. Importance of the water quality within a stream passing through the site.
West Dorset Alder Woods SAC	329.29	A small site lying approximately 15km from the District’s eastern boundary, situated to the north east of Bridport.	<ul style="list-style-type: none"> Alluvial forests with a common alder and ash Molinia meadows on calcareous, peaty or clayey-silt-laden soils Old acidophilous oak woods with common oak on sandy plains Marsh fritillary butterfly Great crested newt 	<p>Woodlands:</p> <ul style="list-style-type: none"> Within woodlands, maintenance of natural processes and structural development is important, including regeneration potential, presence of features such as open glades, tussocky vegetation, wet ground features, dead and decaying wood, open glades etc. Woodland management should seek to maintain a graded transition of habitats from woodland edge to scrub, to grassland species. Management of deer, rabbits and livestock in addition to the control of invasive species is required. Water levels are particularly important for the wet woodland habitats found on this site. Air quality may also be important, particularly for lichen and moss communities. <p>Grassland</p>

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
				<ul style="list-style-type: none"> Sward structure and composition provide a valuable indication of habitat quality. Maintaining appropriate drainage regimes and cutting or grazing may be used to maintain these habitats and prevent domination by rank grasses and scrub, though some scrub can be ecologically beneficial. The control of invasive species such as <i>Rhododendron</i> is required. The maintenance of the soil nutrient balance is important for maintaining sward composition and the avoidance of chemical use, run-off, and damaging cultivation is required. <p>Butterflies</p> <ul style="list-style-type: none"> Suitable rotational cutting is required to provide grassland in different stages of succession and maintain the availability of <i>Succisa pratensis</i> which is a food plant for Marsh Fritillary. <p>Great Crested Newt</p> <ul style="list-style-type: none"> Maintenance of habitat diversity including unshaded, medium sized ponds, and a variety of terrestrial habitat such as woodland, scrub and grassland, fallen branches, and piles of logs and stones to provide suitable resting, foraging and hibernation areas. Control or elimination of fish and invasive/alien aquatic plants may be required
Chesil and the Fleet SAC	1631.63	A very long site stretching along the coastline eastwards from Lyme Regis. Lies approximately 2km from the District's eastern boundary at its nearest point.	<ul style="list-style-type: none"> Coastal lagoons Annual vegetation of drift lines Perennial vegetation of stony banks Mediterranean and thermo-Atlantic halophilous scrubs Atlantic salt meadows 	<p>All Habitats</p> <ul style="list-style-type: none"> Maintenance of water quality and associated sensitivity of vegetation. Includes importance of the quality of sea water, but also quality and quantity of ground water. These are dynamic habitats and this need to be taken account of when managing the site. Management needs to create space to enable landward roll-back to take place in response to sea-level rise. This should also allow the system to be dynamic and retain the flexibility to respond to associated changes, such as the movement of physical features within the system, e.g. annual vegetation of drift

Site Name	Area (ha)	Location	Qualifying Features	Key vulnerabilities and environmental conditions to support site integrity
				<p>lines.</p> <ul style="list-style-type: none"> • Maintenance of plant communities, substrate composition and water quality characteristic of each designated habitat. • It is important to maintain low levels of trampling of substrate and vegetation to enable an annual regeneration cycle. <p>Coastal Lagoons</p> <ul style="list-style-type: none"> • Maintenance of hydrological processes are important for this habitat, such as water salinity, temperature, sheltered flow regime, appropriately low freshwater input, and inflow of sea water through percolation. <p>Fish</p> <ul style="list-style-type: none"> • Water quality is an important factor in maintaining healthy fish populations and the management of the site should take this into account. <p>Birds</p> <p>Important factors for dark-bellied brent goose over winter are the maintenance of the current extent and distribution of suitable feeding and roosting habitat, levels of disturbance, water quality and quantity.</p>

Appendix 2

Review of other plans with potential for in-combination effects

REGIONAL

The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes – for Public Consultation July 2008

East Devon District falls within the Exeter sub-region identified in the South West RSS. The 2008 Proposed Changes Version of the RSS contains a strategy for Exeter, setting out emerging regional policies, which could potentially combine with those set out in the East Devon LDF to produce in-combination effects.

Housing: The RSS sets out targets for housing provision in the Exeter HMA up to 2026 as follows:

- 28,500 new homes within the Exeter HMA
- 17,100 new homes within East Devon to include 4,000 new homes at Area of Search 4B to the east of Exeter (East Devon) and 7,500 new homes at Cranbrook (East Devon), with the remaining 5,600 across the rest of East Devon.

An annual average of 855 net dwellings will be required in East Devon over the period 2006-2026.

Employment Land: The RSS states that planning for employment will provide for about 28,500 jobs over the plan period in the Exeter TTWA including the provision of 120ha of employment land – 100ha in Exeter and East Devon and a further 20ha in Area of Search 4B to the east of Exeter.

Transport provision: Action should be taken to improve movement and accessibility for all on the corridor between Cranbrook and Exeter City Centre. This should comprise demand management measures, sustainable travel measures; and if necessary, targeted new infrastructure investment to unlock pinch points.

HRA Findings: The Habitats Regulations Assessment of the SW RSS¹⁰ identifies a number of international nature conservation sites which are particularly vulnerable to harm from recreational activities as a result of their proximity to urban areas or their attractiveness for recreation to local residents or tourists. Particular sites at risk from recreational pressure include (in the East Devon District +15km):

- Chesil and the Fleet SPA/Ramsar site
- East Devon Pebblebed Heath SAC
- East Devon Heaths SPA
- Exe Estuary SPA
- Exe Estuary Ramsar site

LOCAL PLANS AND STRATEGIES

Exeter Core Strategy: Draft Preferred Options Paper 2006

Exeter City lies directly to the west of East Devon District.

¹⁰ Land Use Consultants in association with Levett-Therivel Sustainability Consultants (2008) South West Regional Spatial Strategy Proposed Changes: Habitats Regulations Assessment (Final Report)

Housing: The Exeter Core strategy reiterates the housing allocations set out in the South West RSS (10,500 dwellings in the city by 2026), with a new settlement to the east of the city expected to accommodate around 6,500 dwellings by 2026. The preferred approach, as set out in the Core Strategy, is to continue to make full and effective use of land within the urban area without causing unacceptable harm to its amenity and character and to meet the shortfall with regional targets through sustainable urban extensions on greenfield land.

Employment: The Core Strategy reiterates that the RSS proposes 120 hectares of employment land in the Exeter area up to 2021 of which some 40 hectares are already identified through the current permissions and allocations within the City and 55 hectares are committed through strategic employment proposals at Skypark and the science park to the east of the City in East Devon. There is an aim to retain a higher proportion of graduates from Exeter University within the city and a key element in this will be the development of a science park immediately to the east of the City boundary, adjoining Junction 29 of the M5.

The Core Strategy states that the opportunities for new employment land within Exeter to meet the immediate 25 hectare requirement are limited and that development of the land to the north and west of the city is not desirable, with better opportunities being found to the south and east of Exeter.

HRA work is currently being carried out in relation to the Core Strategy, and the findings will be made available later on in 2010 as the Submission version of the Core Strategy nears publication. The next iteration of the Core Strategy is due for publication shortly (the Submission version) and this will supersede the 2006 Preferred Options report. Due to the uncertainties surrounding the RSS it is not yet known whether the housing allocations from the regional level will be carried forward or whether these will be amended. It will therefore be necessary to revisit this review when the Submission version of the plan is published with the revised housing figures included.

Mid Devon Core Strategy: Adopted July 2007

Mid Devon District borders East Devon to the north.

Housing: The Mid Devon Core Strategy reiterates the housing figures set out in the South West RSS – average of 320 dwellings per annum in the District up to 2026. The Core Strategy Policy COR3 allows for the provision of around 6,800 new dwellings between 2006 and 2026 and sets a target of 30% affordable housing within this figure.

Employment: Core Strategy Policy COR4 (Meeting Employment Needs) states that 300,000 sq metres of employment floor space will be developed, along with approximately 10,000 sq metres of retail (sales) floor space.

No HRA work was carried out alongside the Core Strategy as there are no European sites within the District.

Taunton Deane

Taunton Deane borders East Devon to the north.

The Borough has started work on producing a Core Strategy; however this is currently at Issues and Options stage and no HRA work has been carried out. As such, it is not yet possible to assess how policies included in this Core Strategy may act in combination with the East Devon LDF to affect nearby European sites.

South Somerset Core Strategy: Issues and Options (April 2008)

South Somerset District borders East Devon to the north east. The District has started work on producing a Core Strategy; however this is currently at Issues and Options stage and no HRA work has been carried out. As such, it is not yet possible to assess how policies included in this Core Strategy may act in combination with the East Devon LDF to affect nearby European sites.

West Dorset

West Dorset District borders East Devon to the east.

The District has started work on producing a Core Strategy; however this is currently at Issues and Options stage and no HRA work has been carried out. As such, it is not yet possible to assess how policies included in this Core Strategy may act in combination with the East Devon LDF to affect nearby European sites.

Devon Local Transport Plan

The Devon LTP 2006-2011 is currently in the process of being updated through the production of LTP2; however at present the 2006-11 version remains current.

The Plan sets out the requirement for local transport plans to be produced, and for this to be undertaken in line with central government guidance. It also sets out the regional and local policy context in which the Plan has been written, and highlights issues of key importance to Devon's transport network, such as the rural nature of much of the county.

Strategies included within the plan relate to congestion, accessibility, road safety, demand management, bus, bus information and freight distribution. It also establishes integrated priorities for four sub-areas, with the Exeter sub-region extending into East Devon. High levels of car ownership and congestion in and around Exeter are highlighted as key issues for concern in the sub-region. The strategy for the sub-region therefore focuses on, amongst other things, encouraging modal switch by investment in infrastructure,

In relation to the development planned to the east of Exeter, such as the Cranbrook new community, the Plan highlights the need for improved accessibility, and sets out a major scheme of works to ensure that the necessary transport infrastructure to support the new development is in place. This will include major improvements around junction 29 of the M5, in particular on the A30, improvements to the northern end of the Clyst Honiton bypass and the provision of bus priority lanes on the old A30.

WATER PLANS

South West Water Resources Plan (2010-2035)

This plan has been prepared by South West Water. All water companies are required to prepare a Water Resource Management Plan (WRMP) to include data on climate change, metering policy, leakage, water conservation and many other areas relevant to the provision of adequate supplies of drinking water for the next 25 years. The SW Water Resources Plan takes into consideration growth in the East Devon District, such as the planned new community at Cranbrook, when making forecasts of population increases. However, it also assumes an increase in water efficiency in new properties.

The East Devon District lies within the Wimbleball Strategic Supply Area (SSA) of the South West Water district and includes 7 of the area's Water Into Supply Zones (WISs): Broadclyst, Exmouth, Woodbury, Ottery St Mary, Honiton, Axminster and Stockland. The area is served primarily (but not exclusively) by the Wimbleball Reservoir, which is used principally for making augmentation releases to the River Exe for subsequent abstraction near Tiverton and Exeter. These releases support abstractions from the natural flow of the River Exe.

The Wimbleball SSA is also dependent on the significant groundwater resources of East Devon. The geology of East Devon includes Permian breccias and sandstones, Triassic conglomerates and sandstones, and sandstones of the Lower Cretaceous Upper Greensand. Some Chalk blocks in the extreme east of the catchment have also been exploited historically. Of these strata the Triassic Sandstone Group (the Otter Sandstone and Budleigh Salterton Pebble Beds) of the southern part of the Otter valley is the most significant in terms of public water supply. The typical method of abstraction in this area is from groups of boreholes, such as at Dotton and Otterton.

Within the Wimbleball SSA, the predicted level of water availability up for 2034/35 is greater than the level of forecast demand. However, within the East Devon District, the Plan has identified a number of Otter Valley sources as being at risk from reduced water levels due to climate change, of which one coastal site was considered at particular risk due to both groundwater level fall and rising sea level.

Catchment Abstraction Management Strategies

The Environment Agency has prepared **Catchment Abstraction Management Strategies (CAMS)** which are six-year plans detailing how the EA is going to manage water resources in each catchment. The CAMS seek to understand how much water the natural environment needs, how much water is available for abstraction, how much water is currently licensed to be used and whether this balances with what is available. Each area within the catchment is assigned a 'resource availability status' which indicates whether the catchment resources are in balance or not.

Otter, Sid, Axe and Lim

The CAMS for the Otter, Sid, Axe and Lim lies between the Blackdown Hills and Woodbury Common. The main urban areas include Honiton, Axminster and Sidmouth.

The CAMS found that the Otter Water Resource Management Unit (WRMU) was

classed as 'over-licensed' and that the Tale, Upper Otter, Coly and Otter Sandstone WRMUs were classed as having 'no water available'.

Exe

The CAMS for the Exe Catchment covers an area of approximately 1,532km² and lies between Exmoor and the Brendon Hills. The mostly densely populated parts of the catchment are Exeter, Tiverton, Crediton, and along the Culm Valley near Collumpton.

There are over 1,600 abstraction licences in the Exe CAMS area. The CAMS found particular units of the catchment (WRMU1, 2, 3 and 4) were all classed as having 'no water available' and that units WRMU6 and WRMU7 (groundwater) were classed as 'over-licensed'.

Appendix 3

HRA Screening Matrix for Core Strategy Options

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Core Strategy Objectives				
<p>1. To secure a bright green future through promoting environmental sustainability and to include:</p> <ul style="list-style-type: none"> • Promoting the greening of urban areas and tree planting in new developments; • Production of renewable energy and reductions in energy consumption; • Taking account of projected climate change; • Reducing the carbon footprint of East Devon; • Reducing waste and reducing the need to travel, where practicable. 	<p>No - the proposal is intended to protect the natural environment and would not itself lead directly to development.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2. To promote opportunities for new business to start up and for existing businesses to expand and develop in urban and rural areas:</p> <ul style="list-style-type: none"> • In order to meet changing and evolving business demands and opportunities; • To promote traditional and sustainable green tourism; • To support the role of Exeter International Airport. 	<p>Uncertain – this proposal could lead to the development of employment land, which could have adverse impacts on European sites in the District depending on its location and scale. In addition, the promotion of tourism in East Devon may result in European sites in the District coming under greater pressure from human presence and recreation. However, more detail about any planned development is required in order to more accurately predict the likely effects.</p>	<p>Development of employment land</p> <p>Infrastructure development</p> <p>Increased vehicle traffic</p> <p>Increased tourism/recreation activities</p>	<p>Physical loss</p> <p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p>	<p>Unclear at this stage; any of the District's European sites may be affected depending on the location of development.</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
			Air pollution	
<p>3. To raise household incomes in the District above regional averages: through promoting economic activity and employment opportunities close to where people live and encouraging and promoting access to education and training for all residents of the District.</p>	<p>Uncertain - if this policy were to lead to development of employment land, this could have adverse effects on European sites; but more detail is needed with regards to the precise type, location and scale of development. However, if the employment land is to be located close to where most people live (i.e. in the District's main urban centres) direct effects in terms of physical loss or damage are less likely as concentrating development in urban areas will help to steer development and land use change away from sensitive European sites.</p>	<p>Development of employment land</p> <p>Increased vehicle traffic</p>	<p>Physical loss</p> <p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p>	<p>Unclear at this stage; any of the District's European sites may be affected depending on the location of development.</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>4. To provide the widest range of market and affordable housing; with access to services and to meet the needs of the whole community.</p>	<p>Uncertain –housing development may have adverse impacts on European sites although more detailed information is required with regards to the precise location and scale of development in order to accurately predict any likely impacts.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Unclear at this stage, any of the District’s European sites may be affected depending on the location of development.</p>
<p>5. To link up communities: to create opportunities for coordinated and efficient provision and delivery of services and access to information to ensure accessibility by a range of means of transport for all to:</p> <ul style="list-style-type: none"> • Health facilities; • Retail outlets; • Places to work; • Cultural, leisure and sporting 	<p>Uncertain – the development of transport infrastructure may have an adverse affect on European sites, but more detailed information is needed about the type and location of any development in order to accurately predict any likely impacts.</p>	<p>Development of transport infrastructure</p> <p>Increased vehicular traffic</p>	<p>Physical loss</p> <p>Physical damage</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p>	<p>Unclear at this stage, any of the District’s European sites may be affected depending on the location of development.</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
facilities; and <ul style="list-style-type: none"> Community services, social care and policing. 				
6. To protect, enhance and ensure we make the best use of our natural assets, to recognise the importance of our finest natural assets.	No – the objective is intended to protect the natural environment, including biodiversity.	N/A	N/A	N/A

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>7. To focus most large scale development in East Devon's West End: to ensure significant new growth is located close to major transport routes and networks and major economically vibrant population centres.</p>	<p>Uncertain - concentration of development in urban areas will help to steer development and land use change away from European sites and associated sensitive areas, which would help to avoid direct effects such as physical loss or damage. However, it is not clear exactly where development would be planned, and there are a number of European sites in East Devon's West End, which may be adversely affected depending on the precise type, location and scale of development.</p>	<p>Development (e.g. housing, employment, infrastructure, tourism)</p> <p>Recreation activities</p> <p>Vehicular traffic</p> <p>Artificial lighting</p> <p>Water abstraction</p>	<p>Physical loss</p> <p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Exe Estuary SPA/Ramsar site</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Dawlish Warren SAC</p>
<p>8. To meet the needs of market and coastal towns: to ensure we encourage growth and development to meet needs and encourage the prosperity of our towns, whilst maintaining their local distinctiveness.</p>	<p>Uncertain – more detailed information is required with regards to the precise type, location and scale of any development that may result from this proposal. In particular, a number of European sites are located in the coastal areas of East Devon District; therefore growth and development in and around coastal towns may potentially have adverse impacts on these sites.</p>	<p>Development (e.g. housing, employment, infrastructure, tourism)</p> <p>Vehicular traffic</p>	<p>Physical loss</p> <p>Physical damage e.g. through trampling, erosion or fragmentation</p>	<p>Uncertain – development around market towns could potentially affect any of the European sites in the East Devon District. However, development in</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
		Artificial lighting Water abstraction	Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	coastal areas is particularly likely to affect the following sites: Dawlish Warren SAC East Devon Heaths SPA East Devon Pebblebed Heaths SAC Exe Estuary SPA/Ramsar site Beer Quarry and Caves SAC Sidmouth to West Bay SAC
9. Promote a sustainable countryside and sustainable rural communities: to ensure we promote the vitality and viability of our rural communities and meet their varied and many needs.	No - development would not occur through this objective alone because it would be implemented through sub-ordinate policies which are more detailed and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.	N/A	N/A	N/A

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
10. To ensure we plan ahead: to make sure that physical, social and cultural infrastructure is provided to support, facilitate and complement new development.	Uncertain – the development of physical infrastructure may have adverse effects on European sites, although more detail is required with regards to the type, scale and location of any development in order to more accurately assess the likely effects on European sites.	Development of infrastructure Increased vehicular traffic	Physical loss Physical damage Non-physical disturbance (e.g. noise or light pollution) Air pollution	Unclear at this stage, any of the District's European sites may be affected depending on the location of development.
Options for Major Growth in East Devon's West End				
Option 1 - Expansion of Skypark	Uncertain – this proposal involves expanding Skypark to the east of the current proposed area and south of the old A30. This would focus development within reasonably close proximity of East Devon Pebblebed Heaths SAC and East Devon Heaths SPA as well as the Exe Estuary SPA/Ramsar site , which may be adversely affected by impacts such as increased traffic movement to and from the site. However, this effect will depend on the patterns of movement to and from the site which are uncertain at this stage. In addition, there may be indirect effects if the expansion of employment provision to the east of Exeter leads to an increased population in the area, as this may increase recreational pressures on nearby designated sites.	Development of employment Land Increased vehicular traffic Artificial lighting Increased human presence Recreation activities	Physical disturbance Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution	East Devon Pebblebed Heaths SAC East Devon Heaths SPA Exe Estuary SPA/Ramsar site
Option 2 - Expansion in the	Uncertain – this proposal involves expansion to	Development of	Physical	East Devon

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
vicinity of the Proposed Science Park	the north or east of the proposed Science Park site. This proposal would again focus development fairly close to the Exe Estuary SPA/Ramsar site as well as East Devon Pebblebed Heaths SAC and East Devon Heaths SPA , which may be adversely affected by impacts such as traffic movement to and from the site. Again there may be indirect effects if the expansion of employment provision to the east of Exeter leads to an increased population in the area, as this may increase recreational pressures on nearby designated sites.	employment Land Increased vehicular traffic Artificial lighting Increased human presence Recreation activities	disturbance Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution	Pebblebed Heaths SAC East Devon Heaths SPA Exe Estuary SPA/Ramsar site

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 3 - Expansion of the Airport Business Park	Uncertain – this proposal involves expanding the Airport Business Park to the east. This would again focus development within fairly close proximity of East Devon Pebblebed Heaths SAC and East Devon Heaths SPA as well as the Exe Estuary SPA/Ramsar site , which may be adversely affected by impacts such as increased traffic movement to and from the site, although this is uncertain present due to a lack of information about the likely patterns of movement to and from the site. Again there may be indirect effects if the expansion of employment provision to the east of Exeter leads to an increased population in the area, as this may increase recreational pressures on nearby designated sites.	Development of employment Land Increased vehicular traffic Artificial lighting Increased human presence Recreation activities	Physical disturbance Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution	East Devon Pebblebed Heaths SAC East Devon Heaths SPA Exe Estuary SPA/Ramsar site
Option 4 - Provision of further employment land at Cranbrook new community	Uncertain - this proposal involves providing employment land within the Cranbrook New Community. Although incorporating employment land in with the housing development may reduce levels of out-commuting, it may also increase commuting into the area which may have adverse affects on nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site). In addition, increased employment provision to the east of Exeter may indirectly lead to an increased in recreational pressures on European sites in the area as a	Development of employment Land Increased vehicular traffic Artificial lighting Increased human presence Recreation activities	Physical disturbance Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution)	East Devon Pebblebed Heaths SAC East Devon Heaths SPA Exe Estuary SPA/Ramsar site

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	result of a higher population.		Air pollution	
Option 5 – Provision of mixed employment and residential development	Uncertain – further information is required regarding the precise location and scale of development in order to predict the likely affects on European sites. However, there is a possibility that development of employment land incorporated within residential development in East Devon’s West End would have an adverse impact on a number of European sites that exist nearby (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site) as a result of increased traffic movements in the area.	Development of employment sites Residential development Vehicular traffic Artificial lighting	Physical loss Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution	Unclear at this stage, any of the European sites in the West End of the District may be affected depending on the location of any development resulting from the proposal. This could include any of the following sites: East Devon Pebblebed Heaths SAC East Devon Heaths SPA Exe Estuary SPA/Ramsar site Dawlish Warren SAC
Options for the Expansion of Cranbrook New Community				

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 1 - Expansion to the west across to Station Road</p>	<p>Uncertain - this proposal would involve up to 800 additional dwellings to the west of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. Although the site has good access to rail and road based public transport, it is likely that vehicle traffic would still increase overall. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p>
<p>Option 2 - Expansion to the south west, north of the Treasbeare Farm ridge line</p>	<p>Uncertain - this proposal would involve up to 1,800 additional dwellings to the south west of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. Although the site has good access to rail and road based public transport, it is likely that vehicle traffic would still increase overall. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. Although the site has good access to rail and road based public transport, it is likely that vehicle traffic would still increase overall. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown. Directing additional housing development to the south of Cranbrook means that it would be in closer proximity to the nearby European sites and they are therefore more likely to experience adverse effects from recreation and traffic.</p>	<p>developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 3 - Expansion to the south	Uncertain - this proposal would involve up to 1,000 additional dwellings to the south of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown. Directing additional housing development to the south of Cranbrook means that it would be in closer proximity to the nearby European sites and they are therefore more likely to experience adverse effects from recreation and traffic.	Housing development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	Any of the European sites in the West End of the District may be affected. This would include any of the following sites: East Devon Pebblebed Heaths SAC East Devon Heaths SPA Exe Estuary SPA/Ramsar site Dawlish Warren SAC
Option 4 - Expansion to the north east, to the east of Burrow Road	Uncertain - this proposal would involve up to 2,700 additional dwellings to the north east of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East	Housing development Development of other services and	Physical damage e.g. through trampling, erosion or fragmentation	Any of the European sites in the West End of the District may be affected. This would include any of the

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site, such as recreational pressure and additional vehicle traffic. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown. Development here would be some distance from the town centre, railway station and employment areas, meaning that additional road traffic is especially likely to result from the proposal.</p>	<p>facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>following sites:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 5 - Expansion to the east across to the stream running between Hand and Pen and Southbrook</p>	<p>Uncertain - this proposal would involve up to 1,300 additional dwellings to the east of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p>
<p>Option 6 - Expansion to the south east</p>	<p>Uncertain - this proposal would involve up to 1,400 additional dwellings to the south east of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. In addition, residential growth in this area may affect</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p> <p>East Devon Pebblebed Heaths SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown. Directing additional housing development to the south of Cranbrook means that it would be in closer proximity to the nearby European sites and they are therefore more likely to experience adverse effects from recreation and traffic. Development here would be some distance from the town centre, railway station and employment areas, meaning that additional road traffic is especially likely to result from the proposal.</p>	<p>activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 7 - Expansion to the east of the stream running between Hand and Pen and Southbrook</p>	<p>Uncertain - this proposal would involve up to 1,100 additional dwellings to the east of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p>
<p>Option 8 - Expansion to the east of the lane running between Little Cobden and Crockernhayes</p>	<p>Uncertain - this proposal would involve up to 1,900 additional dwellings to the east of Cranbrook, and the resulting increase in population may compound activities that could adversely affect the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site), such as recreational pressure and additional vehicle traffic. In addition, residential growth in this area may affect</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p> <p>East Devon Pebblebed Heaths SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.	activities Possible increase in vehicle traffic Artificial lighting	Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	East Devon Heaths SPA Exe Estuary SPA/Ramsar site Dawlish Warren SAC
Options for a Second New Community				

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 1 – Development adjoining Pinhoe</p>	<p>Uncertain – the development of 4,000 new dwellings in this area may have adverse impacts on the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site). The limited highway capacity on the B3181 means that new infrastructure would be required, the development of which may have additional impacts on European sites through noise and other disturbance both during and after construction. In addition, the Examination in Public Panel for the Devon Structure Plan in 2003 found that sustainable transport choices would not be available in this location. As such, development of a new community here is particularly likely to have adverse effects through increased traffic movements. The increased population may also put European sites under greater pressure from recreational activities. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this particular effect is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	homes.			

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 2 - Clyst St Mary/Westpoint	<p>Uncertain – this option directs residential development within fairly close proximity of a number of European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site) which may be adversely affected by the increasing population, for example through increased pressure from recreation or traffic movements. In addition, transport analysis has shown that infrastructure improvements in the area would be required, which may result in adverse impacts on European sites both during and after construction. The option may also involve the provision of a new secondary education facility alongside the residential development, and depending on the rearrangement of catchment areas, this may lead to further additional traffic generation. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Any of the European sites in the West End of the District may be affected. This would include any of the following sites:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Exe Estuary SPA/Ramsar site</p> <p>Dawlish Warren SAC</p> <p>The northern part of the East Devon Pebblebed Heaths SAC and the East Devon Heaths SPA are in particularly close proximity to the proposed development.</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 3 - An alternative site	Uncertain – the precise impacts of this proposal would depend on the location and scale of development. However, the second new community planned is intended to be located on either the southern or eastern side of Exeter, either of which would direct development within reasonably close proximity of the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site). As such, any site selected may have adverse effects resulting from the increased population, for example through increased recreational pressures or additional traffic movements. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.	Housing development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	Any of the European sites in the West End of the District may be affected. This would include any of the following sites: East Devon Pebblebed Heaths SAC East Devon Heaths SPA Exe Estuary SPA/Ramsar site Dawlish Warren SAC
Options for an Urban Extension to Exeter				

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 1 - Land to the north east of Pinhoe between the B3181 and the M5 in the vicinity of Pinn Court Farm.</p>	<p>Uncertain – the development of additional dwellings in this area may have adverse impacts on the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site) as a result of the increased population, for example through increased recreational pressure or increased traffic movements. The limited highway capacity on the B3181 means that new infrastructure may be required, the development of which may have further negative impacts on European sites through noise and other disturbances both during and after construction. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>The northern part of the Exe Estuary SPA/Ramsar site, the East Devon Pebblebed Heaths SAC and the East Devon Heaths SPA are in particularly close proximity to the proposed development, therefore are most likely to be affected.</p> <p>Dawlish Warren SAC May also be affected by increased recreational pressure.</p>
<p>Option 2 - Land to the north east of Pinhoe on the north west side of the B3181 between the city boundary and Westclyst.</p>	<p>Uncertain – the development of additional dwellings in this area may have adverse impacts on the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary</p>	<p>Housing development</p> <p>Development of other services and</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p>	<p>The northern part of the Exe Estuary SPA/Ramsar site, the East Devon Pebblebed Heaths</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>SPA/Ramsar site) as a result of the increased population, for example through increased recreational pressure or increased traffic movements. The limited highway capacity on the B3181 means that new infrastructure may be required, the development of which may have further negative impacts on European sites through noise and other disturbances both during and after construction. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>SAC and the East Devon Heaths SPA are in particularly close proximity to the proposed development, therefore are most likely to be affected.</p> <p>Dawlish Warren SAC May also be affected by increased recreational pressure.</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 3 - Land straddling the B3181 involving parts of Options 1 and 2 above.</p>	<p>Uncertain – the development of additional dwellings in this area may have adverse impacts on the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site) as a result of the increased population, for example through increased recreational pressure or increased traffic movements. The limited highway capacity on the B3181 means that new infrastructure may be required, the development of which may have further negative impacts on European sites through noise and other disturbances both during and after construction. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>The northern part of the Exe Estuary SPA/Ramsar site, the East Devon Pebblebed Heaths SAC and the East Devon Heaths SPA are in particularly close proximity to the proposed development, therefore are most likely to be affected.</p> <p>Dawlish Warren SAC May also be affected by increased recreational pressure.</p>
<p>Option 4 – land to the east of the M5 and the proposed Science Park north of Blackhorse and south of the Exeter to Waterloo railway line.</p>	<p>Uncertain – the development of additional dwellings in this area may have adverse impacts on the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary</p>	<p>Housing development</p> <p>Development of other services and</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p>	<p>The northern part of the Exe Estuary SPA/Ramsar site, the East Devon Pebblebed Heaths</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>SPA/Ramsar site) as a result of the increased population, for example through increased recreational pressure or increased traffic movements. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>SAC and the East Devon Heaths SPA are in particularly close proximity to the proposed development, therefore are most likely to be affected.</p> <p>Dawlish Warren SAC May also be affected by increased recreational pressure.</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 4a – land to the east of the M5 and north of the Exeter to Waterloo railway line.</p>	<p>Uncertain – the development of additional dwellings in this area may have adverse impacts on the nearby European sites (East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site) as a result of the increased population, for example through increased recreational pressure or increased traffic movements. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>Housing development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>The northern part of the Exe Estuary SPA/Ramsar site, the East Devon Pebblebed Heaths SAC and the East Devon Heaths SPA are in particularly close proximity to the proposed development, therefore are most likely to be affected.</p> <p>Dawlish Warren SAC May also be affected by increased recreational pressure.</p>
<p>Option 5 - An alternative site.</p>	<p>Uncertain – the likely impacts of this proposal would depend on the location and scale of development. If large-scale development were to take place in the vicinity of a European site, there is potential for negative effects to occur as a result of the increased population, for example through increased recreational pressure or increased traffic movements. Development on the south or east side of Exeter would be most likely to have adverse effects on European sites, as it</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p>	<p>The northern part of the Exe Estuary SPA/Ramsar site, the East Devon Pebblebed Heaths SAC and the East Devon Heaths SPA are in particularly close proximity to any development</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>would direct development towards a number of sites. In addition, residential growth in this area may affect hydrological regimes at nearby European sites and East Devon Pebblebed Heaths SAC, East Devon Heaths SPA and the Exe Estuary SPA/Ramsar site are all vulnerable to changes in water availability/water quality. However, this is uncertain as it would depend on the location and scale of water abstraction and wastewater treatment required to supply the new homes which is at present unknown.</p>	<p>developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>taking place around Exeter, therefore are most likely to be affected.</p> <p>Dawlish Warren SAC May also be affected by increased recreational pressure.</p>
Options for Axminster				

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 1 – development to the north	Yes – the proposal involves development on greenfield land to the north of the town. This would steer development directly adjacent to the River Axe SAC , which could be adversely affected by development. The site is vulnerable to changes in water quality/supply, therefore abstraction to supply residential properties or discharge of treated waste water from development may have negative effects, although this is dependent on the planned source of water supply and treatment to support the new development. The nearby Sidmouth to West Bay SAC may also be adversely affected by increased recreational pressure resulting from a higher population.	<p>Housing/employment development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>River Axe SAC</p> <p>Sidmouth to West Caves SAC</p>
Option 2 – development to the east	Yes – the proposal involves development on greenfield land to the east of the town. This would steer development within very close proximity of the River Axe SAC , which could be adversely affected by development. The site is vulnerable to changes in water quality/supply, therefore abstraction to supply residential properties or pollution from development may have negative effects, although this is dependent on the planned source of water supply and	<p>Housing/employment development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing</p>	<p>Physical damage</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to</p>	<p>River Axe SAC</p> <p>Sidmouth to West Caves SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	treatment to support the new development. The nearby Sidmouth to West Caves SAC may also be adversely affected by increased recreational pressure resulting from a higher population.	developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	hydrological regimes e.g. effects on water quantity/quality	
Option 3 – development to the south	Yes – the proposal involves development on greenfield land to the south of the town. This would steer development within very close proximity of the River Axe SAC , which could be adversely affected by development. The site is vulnerable to changes in water quality/supply, therefore abstraction to supply residential properties or discharge of treated waste water from development may have negative effects, although this is dependent on the planned source of water supply and treatment to support the new development. The nearby Sidmouth to West Caves SAC may also be adversely affected by increased recreational pressure resulting from a higher population.	Housing/employment development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	River Axe SAC Sidmouth to West Caves SAC

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 4 – development within the existing urban areas	Uncertain – this proposal would involve concentrating growth within the existing urban area, therefore steering development further away from greenfield land near the River Axe SAC . However, depending on the exact type and scale of development, an increase in the population in Axminster, or in the number of people travelling in and out of the town, may have adverse impacts on the nearby European sites through additional traffic movements and increasing recreational pressure. In addition, the River Axe SAC , which lies directly adjacent to the town, is vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development in the town may have negative effects, although again this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.	Housing/employment development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	River Axe SAC Sidmouth to West Caves SAC
Options for Budleigh Salterton				
No spatial options are set out for development in and around Budleigh Salterton. However, it is stated that “some outwards expansion of Budleigh Salterton would allow employment development to make the town	Uncertain – more detailed proposals regarding the type, scale and location of development in or around the town are needed in order to more accurately assess the likely effects on European sites. However, Budleigh Salterton lies closely to the south of East Devon Pebblebed Heaths SAC and East Devon Heaths SPA , therefore	Housing/employment development Infrastructure development Development of	Physical damage e.g. through trampling, erosion or fragmentation Non-physical	East Devon Pebblebed Heaths SAC East Devon Heaths SPA

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>more self contained and residential development that would provide some affordable housing”.</p>	<p>any development taking place to the north of the town may place particular pressure on these sites. Dawlish Warren SAC and the Exe Estuary SPA/Ramsar site also lie closely to the west of the town, therefore may face increasing pressure from recreational activities or traffic movements, depending on the type and scale of any development to take place here.</p>	<p>other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Dawlish Warren SAC</p> <p>Exe Estuary SPA/Ramsar site</p>
<p>Options for Exmouth</p>				

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 1 – developing on the northern edge of the town to the north of Dinan Way</p>	<p>Yes – this proposal involves directing development to the north of Exmouth, therefore towards the East Devon Heaths SPA, East Devon Pebblebed Heaths SAC and the Exe Estuary SPA/Ramsar site, which may be adversely affected by activities such as traffic movements and increased recreation pressures. Dawlish Warren SAC may also be affected by an increased population in the vicinity and the resulting pressure for recreation space. In addition, Dawlish Warren SAC, the Exe Estuary SPA/Ramsar site, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are all vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Dawlish Warren SAC</p> <p>Exe Estuary SPA/Ramsar site</p>
<p>Option 2 – development on land to the east of Exmouth north of Salterton Road</p>	<p>Yes – this proposal involves directing development to the east of Exmouth, therefore towards the East Devon Heaths SPA and East Devon Pebblebed Heaths SAC, which may be adversely affected by activities such as traffic movements and increased pressure for recreation space. Dawlish Warren SAC and</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>the Exe Estuary SPA/Ramsar site may also be affected by an increased population in the vicinity and the resulting pressure for recreation space. In addition, Dawlish Warren SAC, the Exe Estuary SPA/Ramsar site, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are all vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Dawlish Warren SAC</p> <p>Exe Estuary SPA/Ramsar site</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 3 – development of land on the south east side of Exmouth in/around the Littleham valley area.</p>	<p>Yes – this proposal involves development within close proximity to a number of European sites (Dawlish Warren SAC, the Exe Estuary SPA/Ramsar site, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC), which are likely to be adversely affected by an increased local population and the resulting increase in activities such as recreation and traffic movements. In addition, these sites are all vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Dawlish Warren SAC</p> <p>Exe Estuary SPA/Ramsar site</p>
<p>Option 4 – a limited potential exists for development within the built fabric of the town.</p>	<p>Uncertain –development within the existing urban area would focus development further away from sensitive European sites; however Exmouth lies in the vicinity of several sites that may be adversely affected by an increase in the town’s population, e.g. as a result of increasing recreational pressures or vehicle traffic movements. However, the fact that there is only limited potential for infill development means that</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Dawlish Warren SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>an increase in population to the extent that may cause such effects is less likely. In addition, Dawlish Warren SAC, the Exe Estuary SPA/Ramsar site, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are all vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Exe Estuary SPA/Ramsar site</p>
Options for Honiton				

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 1 – expansion to the north	Uncertain – although Honiton lies some distance from the nearest European sites, and therefore development in and around the town will help to steer development away from European sites and associated sensitive areas, an increase in the population of East Devon resulting from residential development in Honiton may place increased pressure on European sites in the area as a result of increasing demand for recreation space or higher volumes of traffic on the region’s roads. However, the precise effects will depend on factors such as the type and scale of development and on the availability of alternative recreation space and sustainable transport options, all of which are at present unknown.	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Any of East Devon’s European sites may potentially be affected. Those lying closest to Honiton, and therefore most likely to be affected are:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>River Axe SAC</p> <p>Beer Quarry and Caves SAC</p> <p>Sidmouth to West Bay SAC</p>
Option 2 – expansion to the east	Uncertain – although Honiton lies some distance from the nearest European sites, and therefore development in and around the town will help to steer development away from European sites and associated sensitive areas, an increase in the population of East Devon resulting	<p>Housing development</p> <p>Infrastructure development</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p>	<p>Any of East Devon’s European sites may potentially be affected. Those lying closest to Honiton, and therefore most</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>from residential development in Honiton may place increased pressure on European sites in the area as a result of increasing demand for recreation space or higher volumes of traffic on the region's roads. However, the precise effects will depend on factors such as the type and scale of development and on the availability of alternative recreation space and sustainable transport options, all of which are at present unknown.</p>	<p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>likely to be affected are:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>River Axe SAC</p> <p>Beer Quarry and Caves SAC</p> <p>Sidmouth to West Bay SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 3 – expansion to the south	Uncertain – although Honiton lies some distance from the nearest European sites, and therefore development in and around the town will help to steer development away from European sites and associated sensitive areas, an increase in the population of East Devon resulting from residential development in Honiton may place increased pressure on European sites in the area as a result of increasing demand for recreation space or higher volumes of traffic on the region’s roads. However, the precise effects will depend on factors such as the type and scale of development and on the availability of alternative recreation space and sustainable transport options, all of which are at present unknown.	Housing development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	Any of East Devon’s European sites may potentially be affected. Those lying closest to Honiton, and therefore most likely to be affected are: East Devon Pebblebed Heaths SAC East Devon Heaths SPA River Axe SAC Beer Quarry and Caves SAC Sidmouth to West Bay SAC
Option 4 – expansion to the west	Uncertain – although Honiton lies some distance from the nearest European sites, and therefore development in and around the town will help to steer development away from European sites and associated sensitive areas, an increase in the population of East Devon resulting	Housing development Infrastructure development	Physical damage e.g. through trampling, erosion or fragmentation	Any of East Devon’s European sites may potentially be affected. Those lying closest to Honiton, and therefore most

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>from residential development in Honiton may place increased pressure on European sites in the area as a result of increasing demand for recreation space or higher volumes of traffic on the region's roads. However, the precise effects will depend on factors such as the type and scale of development and on the availability of alternative recreation space and sustainable transport options, all of which are at present unknown.</p>	<p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>likely to be affected are:</p> <p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>River Axe SAC</p> <p>Beer Quarry and Caves SAC</p> <p>Sidmouth to West Bay SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 5 – infill development within the existing urban area	Uncertain – although Honiton lies some distance from the nearest European sites, and therefore development in and around the town will help to steer development away from European sites and associated sensitive areas, an increase in the population of East Devon resulting from residential development in Honiton may place increased pressure on European sites in the area as a result of increasing demand for recreation space or higher volumes of traffic on the region’s roads. However, the precise effects will depend on factors such as the type and scale of development and on the availability of alternative recreation space and sustainable transport options, all of which are at present unknown.	Housing development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	Any of East Devon’s European sites may potentially be affected. Those lying closest to Honiton, and therefore most likely to be affected are: East Devon Pebblebed Heaths SAC East Devon Heaths SPA River Axe SAC Beer Quarry and Caves SAC Sidmouth to West Bay SAC
Options for Ottery St Mary				
Option 1 – development to the north	Uncertain - the proposal involves expansion of the town to the north, which is within reasonably close proximity of the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA , therefore an increase in the town’s population	Housing development Infrastructure development	Physical damage e.g. through trampling, erosion or fragmentation	East Devon Pebblebed Heaths SAC East Devon Heaths

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>may increase recreational pressure on these sites, or result in increased traffic movements in the area which may have adverse effects. However, these effects are dependent on the scale of residential growth planned and are therefore uncertain at this stage. In addition, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although again this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>SPA</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 2 – development to the east	Uncertain - the proposal involves expansion of the town to the east, which is within reasonably close proximity of the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA , therefore an increase in the town's population may increase recreational pressure on these sites, or result in increased traffic movements in the area which may have adverse effects. However, these effects are dependent on the scale of residential growth planned and are therefore uncertain at this stage. In addition, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although again this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.	Housing development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	East Devon Pebblebed Heaths SAC East Devon Heaths SPA
Option 3 – development to the south	Uncertain - the proposal involves expansion of the town to the south, which is within reasonably close proximity of the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA , therefore an increase in the town's population may increase recreational pressure on these sites, or result in increased traffic movements in the area which may have adverse effects. However,	Housing development Infrastructure development Development of other services and	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g.	East Devon Pebblebed Heaths SAC East Devon Heaths SPA

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>these effects are dependent on the scale of residential growth planned and are therefore uncertain at this stage. In addition, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although again this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 4 – development to the west</p>	<p>Uncertain - the proposal directs development to the west of the town, and therefore within fairly close proximity of the nearby East Devon Pebblebed Heaths SAC and East Devon Heaths SPA. Even through development would still lie a reasonable distance away from the sites, an increase in population on the side of the town closest to the European sites means that the adverse effects of increased recreational pressures and traffic movements are considered more likely to have a negative effect. In addition, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown, therefore this particular effects is uncertain.</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p>
<p>Option 5 – development within the existing urban area</p>	<p>Uncertain - the proposal involves expansion of the town through infill development, which would direct development away from European sites. However, Ottery St Mary is within reasonable proximity of the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA, therefore an increase in the town's population</p>	<p>Housing development</p> <p>Infrastructure development</p> <p>Development of</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>may increase recreational pressure on the sites, or result in increased traffic movements in the area which may have adverse effects. However, these effects are dependent on the scale of residential growth planned and are therefore uncertain at this stage. In addition, East Devon Heaths SPA and East Devon Pebblebed Heaths SAC are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although again this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	
Options for Seaton				

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 1 – development to the north east	Yes – the proposal involves development to the north east of the town, towards the River Axe SAC . Development here would also be still in fairly close proximity to two European sites lying to the south of the town (Beer Quarry and Caves SAC and Sidmouth to West Bay SAC) and these sites may also be adversely affected. An overall increase in Seaton’s population or an increase in the volume of tourist activity in the town resulting from development would be likely to place additional pressure on these sites through demand for recreation space. In addition, the River Axe SAC is vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown, therefore this particular effects is uncertain.	Housing development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	Beer Quarry and Caves SAC Sidmouth to West Bay SAC River Axe SAC Chesil and the Fleet SAC
Option 2 – development to the north west	Yes – the proposal involves development to the north west of the town, towards the River Axe SAC . Development here would also be still in fairly close proximity to two European sites lying to the south of the town (Beer Quarry and Caves SAC and Sidmouth to West Bay SAC) and these sites may also be adversely	Housing development Infrastructure development Development of	Physical damage e.g. through trampling, erosion or fragmentation Non-physical	Beer Quarry and Caves SAC Sidmouth to West Bay SAC River Axe SAC

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>affected. An overall increase in Seaton's population or an increase in the volume of tourist activity in the town resulting from development would be likely to place additional pressure on these sites through demand for recreation space. In addition, the River Axe SAC is vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown, therefore this particular effects is uncertain.</p>	<p>other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 3 – development in the existing urban area	Yes – the proposal involves infill development within the existing urban area, which would focus development away from greenfield land near sensitive European sites. However, an increase in the town’s overall population or an increase in the volume of tourist activity resulting from development is likely to place additional recreational pressures on the European sites lying in the vicinity of Seaton (Beer Quarry and Caves SAC and Sidmouth to West Bay SAC). In addition, the River Axe SAC to the north of Seaton is vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties in Seaton or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown, therefore this particular effects is uncertain.	Housing development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	Beer Quarry and Caves SAC Sidmouth to West Bay SAC River Axe SAC
Options for Sidmouth				
Option 1 – development to the north west	Yes – directing growth to the north west of Sidmouth would direct development towards the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA . Development in and around the town is likely to result in impacts such as increased traffic movements and recreation pressures from the growing population, which	Housing/employment development Infrastructure development Development of	Physical damage e.g. through trampling, erosion or fragmentation Non-physical	East Devon Pebblebed Heaths SAC East Devon Heaths SPA

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>may have negative impacts on these nearby European sites as well as Sidmouth to West Bay SAC and Beer Quarry and Caves SAC to the east. In addition, East Devon Pebblebed Heaths SAC and East Devon Heaths SPA are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties in Sidmouth or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown, therefore this particular effect is uncertain.</p>	<p>other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>Sidmouth to West Bay SAC</p> <p>Beer Quarry and Caves SAC</p>

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
Option 2 – development to the north	Yes – directing growth to the north of Sidmouth would direct development towards the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA . Development in and around the town is likely to result in impacts such as increased traffic movements and recreation pressures from the growing population, which may have negative impacts on these nearby European sites as well as Sidmouth to West Bay SAC and Beer Quarry and Caves SAC to the east. In addition, East Devon Pebblebed Heaths SAC and East Devon Heaths SPA are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties in Sidmouth or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown, therefore this particular effect is uncertain.	Housing/employment development Infrastructure development Development of other services and facilities to support new housing developments Increased recreation activities Possible increase in vehicle traffic Artificial lighting	Physical damage e.g. through trampling, erosion or fragmentation Non-physical disturbance (e.g. noise or light pollution) Air pollution Interruption to hydrological regimes e.g. effects on water quantity/quality	East Devon Pebblebed Heaths SAC East Devon Heaths SPA Sidmouth to West Bay SAC Beer Quarry and Caves SAC
Option 3 – development to the east	Yes – directing growth to the east of Sidmouth would focus development towards Sidmouth to West Bay SAC and Beer Quarry and Caves SAC . Development here is likely to result in impacts such as increased traffic movements and recreational pressures, which may have negative impacts on these nearby European sites. In	Housing/employment development Infrastructure development Development of	Physical damage e.g. through trampling, erosion or fragmentation Non-physical	Sidmouth to West Bay SAC Beer Quarry and Caves SAC

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
	<p>addition, development would still be in reasonably close proximity to East Devon Pebblebed Heaths SAC and East Devon Heaths SPA, both of which are vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties around Sidmouth or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown, therefore this particular effect is uncertain.</p>	<p>other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	

LDF Option	Could the option have likely significant effects on European site(s)?	Likely activities (operations) to result as a consequence of the option	Likely effects if option implemented	Site(s) potentially affected
<p>Option 4 – development within the existing urban area</p>	<p>Uncertain – this proposal would involve concentrating growth within the existing urban area, therefore focusing development away from greenfield land near to vulnerable European sites. However, depending on the exact type and scale of development, a significant increase in the population of Sidmouth, or in the number of people travelling in and out of the town, may have adverse impacts on the nearby European sites (Sidmouth to West Bay SAC, Beer Quarry and Caves SAC, East Devon Pebblebed Heaths SAC and East Devon Heaths SPA) through additional traffic movements and increasing pressure for recreation space. However, as the scope for infill development within the town is fairly limited, development of the scale that could lead to such effects would appear to be less likely. In addition, East Devon Pebblebed Heaths SAC and East Devon Heaths SPA are both vulnerable to changes in water quality/supply, therefore abstraction to supply additional residential properties within Sidmouth or discharge of treated waste water from new development may have negative effects, although this will depend on the scale of development and the planned source of water supply and treatment, both of which are at present unknown.</p>	<p>Housing/employment development</p> <p>Infrastructure development</p> <p>Development of other services and facilities to support new housing developments</p> <p>Increased recreation activities</p> <p>Possible increase in vehicle traffic</p> <p>Artificial lighting</p>	<p>Physical damage e.g. through trampling, erosion or fragmentation</p> <p>Non-physical disturbance (e.g. noise or light pollution)</p> <p>Air pollution</p> <p>Interruption to hydrological regimes e.g. effects on water quantity/quality</p>	<p>East Devon Pebblebed Heaths SAC</p> <p>East Devon Heaths SPA</p> <p>Sidmouth to West Bay SAC</p> <p>Beer Quarry and Caves SAC</p>