

Ringmore Neighbourhood Plan

2020 – 2034

Basic Conditions Statement



Prepared by the Ringmore Neighbourhood Plan Steering Group on behalf of Ringmore Parish Council.

November 2020

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Introduction: -

1. This statement has been prepared to show how the proposed Ringmore Neighbourhood Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how basic conditions of neighbourhood planning and the considerations of Paragraph 8 of the Town & Country Planning Act 1990 have been met.
2. Ringmore Parish is a qualifying body and is entitled to submit a Neighbourhood Plan for its own parish. This Neighbourhood Plan expresses policies that relate to the development and use of land within the neighbourhood area only.
3. The Neighbourhood Plan will be submitted by Ringmore Parish Council, the appropriate qualifying body. It covers the area designated by South Hams District Council on 14th July 2017. Details of the application and its approval are available on South Hams District Council website at neighbourhoodplanning.swdevon.gov.uk/Ringmore. The neighbourhood area is defined by the parish boundary as shown on the Ringmore Parish Map which accompanied the Ringmore designation application completed on 27th June 2017. A copy of the application and the map is shown in [Appendix 1](#).
4. The application was duly advertised by South Hams District Council (SHDC) for four weeks commencing 28th June 2017 during which comments were invited about whether the plan area was appropriate. Notices of the application were also displayed on parish notice boards and the opportunity to comment was published on the SHDC website.
5. The District Council approved the application on 14th July 2017
6. The Ringmore Neighbourhood Plan covers the period from 2020 to 2034 which is in line with the Plymouth and SW Devon Joint Local Plan.
7. No provision for excluded development such as national infrastructure is contained in the plan.
8. This neighbourhood plan relates to Ringmore Parish only and there are no other overlapping neighbourhood plans being considered for this area.

2. The Concept of Ringmore Parish Neighbourhood Plan

9. Ringmore is a coastal parish set on the South Devon coast and lies entirely within the South Devon Area of Outstanding Natural Beauty (AONB). The southern part of the parish, down to the sea, is owned and administered by The National Trust. This area is contained within the Undeveloped Coast as defined in the Joint Local Plan and which stretches back from the sea to the road between Bulhorn Cross and Marwell and onto Kingston. There is a Conservation Area within Ringmore Village.
10. The parish experiences all the social, economic and environmental pressures and challenges associated with rural isolation, (narrow roads, no parking, no school, no all year round shop or Post Office, poor public transport) and an attractive and popular coastal location. The local economy rests primarily on tourism and agriculture. Job opportunities are few and house prices are higher than average.
11. The process of creating the Ringmore Neighbourhood Plan has been led by members of the local community and is part of the Government's approach to planning contained in the Localism Act of 2011. The Localism Act provides the legislation for parish councils to prepare neighbourhood plans, which will give their community greater control over local decisions like housing and planning. The Consultation Statement gives details of all consultations.

12. The Parish Questionnaire and Housing Needs Survey which forms the backbone of the community's opinions was devised by Devon Communities Together (DCT) but tuned by the steering group. DCT also independently and confidentially coordinated the results and only their report was forwarded to the steering group.
13. The aim of this neighbourhood plan is to put forward the wishes of the community as to any future development. The community's vision for the future of the parish as set out in the neighbourhood plan is:

'That the Parish continues to meet the needs and aspirations of local people by protecting and conserving the culture, heritage, bio-diversity and aesthetic qualities that make our environment unique. At the same time the economic prosperity needs to be supported and sustained so that the well being of the parish is maintained and it remains a thriving community in which to live, work, visit and play'.

The Objectives of the Neighbourhood Plan are: -

Housing: -

- Support housing development identified as required to specifically fulfil local housing requirements.
- Ensure that any new development is of a scale and design which is sympathetic to the existing built and non-built elements of the parish and does not devalue the unique character of the parish or overload the existing infrastructure.
- Support appropriate local self-build or community-led projects which deliver affordable housing solutions whilst adhering to the requirements of the Plan's stated objectives.
- Resist new development associated with second home ownership.

Tourism

- To maintain the coastal vistas and the rural tranquillity that makes Ringmore Parish an attractive place to visit.
- To balance the commercial aspirations of holiday business operators against loss of amenity for parish residents.
- To consider proposed holiday related developments in the context of infrastructure capacity (roads, sewerage, public transport, etc).
- To support provision of holiday accommodation in areas outside of the Undeveloped Coast, in locations where it can be demonstrated that any proposed development will exert no adverse impact on the environment and will not compromise the safety and capacity of the local road network.
- To support holiday caravan park operators where schemes are brought forward to enhance and improve their existing facilities.
- To maintain the formal status of holiday caravan parks as tourist accommodation and to avoid holiday caravans or lodges being used as permanent residential accommodation.
- To ensure that holiday and tourism development meets with other elements of this Neighbourhood Development Plan

Employment & Business

- To facilitate the needs of present and future employment opportunities in Ringmore Parish provided these are in accord with other relevant policies of this Plan.
- To nurture employment opportunities that go beyond tourism and farming and leads to economic activity throughout the year.
- To bolster the concept of working from home, whether as a discrete form of employment, or as a reliable alternative to commuting to places of work outside the Parish
- To ensure that agricultural developments and farm diversification does not unduly compromise the parish aesthetic or its peace and tranquillity.

Community Assets

- To preserve community assets for future generations.

Health & Wellbeing

- To support plans that add to or improve the facilities of the Parish, ensuring that they do not adversely affect current or future residents.

Natural Environment, Views and Open Spaces

- To conserve and enhance the outstanding natural beauty of the countryside, coastline, and beaches and support and protect the biodiversity of the parish through appropriate stewardship and management.
- To conserve the biodiversity of the parish.
- Resist any development or road scheme likely to have an adverse effect on tranquillity or dark skies by ensuring that appropriate lighting is installed.

Heritage

- To ensure that any planning application is sympathetic and does not detract from the character of the surrounding part of the Parish.

Local Green Spaces

- To ensure that any planning application does not have a deleterious effect on local green spaces.

Transport

- The encouragement of schemes which deliver improvements for access to and within the Parish which improve safety for all road users (motorised and non-motorised) whilst protecting the unique rural character of the area.

INFRASTRUCTURE AND RESOURCES

- To support the maintenance and improvement to the connectivity infrastructure within the Parish with the aim of developing a more sustainable community.

CLIMATE CHANGE

- To support low carbon energy creation schemes within the parish so long as they are small in scale, unobtrusive and sighted so as not to be detrimental to the AONB or the rural character of the Parish.

14. From the stage of the original concept to prepare a neighbourhood plan for the parish and throughout the preparation of the draft plan the local community have been consulted and actively involved in the process. Details of the consultation process are contained in the Consultation Statement, published separately.
15. Ringmore Parish Council has overseen the development of this plan by delegating the preparation to its Steering Group. However, the Neighbourhood Plan has been reported on and discussed at each of the Parish Council meetings since May 2017.
16. The Steering Group has been made up of members of the local community and although membership has evolved throughout the three-year period it has always included a number of Parish Councillors in the team. The then Chair of the Parish Council was a member for the first two years and in all, five different councillors have served on the Steering Group. The Steering Group members attended two training courses organised by Devon Communities Together. Latterly, the Steering Group has been supported by a consultant. The assistance of South Hams District Council is also gratefully acknowledged.

3. Compliance Statement

17. The draft Ringmore Neighbourhood Plan was made available for consultation in accordance with Section 14 of the Regulations, from Friday, 6th November to Friday 18th December 2020.

18. Section 15 of Part 5 of the Regulations sets out the requirements for the qualifying body submitting a neighbourhood plan to the local planning authority as follows:

Plan proposals

19. (1) Where a qualifying body submits a plan to the local planning authority, it must include:

a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates:

b) A consultation statement

c) The proposed neighbourhood development plan; and

d) A statement explaining how the proposed neighbourhood plan meets the requirements of Paragraph 8 of Schedule 4B of the 1990 Act.

20. Part (a) is provided in Appendix 1 of this statement, which includes the application, map, and designation decision notice.

21. Part (b) has been prepared and accompanies this statement.

22. Part (c) has been prepared and accompanies this statement.

23. With regard to Part (d) it is confirmed that the Ringmore Neighbourhood Plan meets the following basic conditions:

- The plan has regard to the national policies and advice contained in guidance issued by the Secretary of State.
- The plan contributes to the achievement of sustainable development.
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority.
- The plan does not breach and is compatible with the EU obligations.

Viz:- COMPATIBILITY WITH EU LEGISLATION

23.1. The Ringmore Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The consultation process included all sections of the community, including hard-to-reach and under-represented groups such as young people, children and the disabled, with local events in accessible locations and an effective digital presence.

23.2. South Hams District Council formally advised that the plan requires neither a Strategic Environmental Assessment (SEA) nor a Habitats Regulations Assessment (HRA).

23.3. Ringmore Neighbourhood Plan (Regulation 15 version draft) can be found on the Parish Council website www.ringmoreparishcouncil.ogov.uk

23.4 Strategic Environmental Assessment and Habitats Regulation Assessment Screening Opinion can be found in Appendix 3

- Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the plan.

24. The following sections explain how the Ringmore Parish Neighbourhood Plan has met the basic conditions.

4. Summary of Submission Documents and Supporting Evidence

25. In addition to the Basic Conditions Statement, the following documents have been prepared to support the preparation of the Neighbourhood Plan and to meet the Basic Conditions:

- The Ringmore Neighbourhood Plan has been developed with the community and contains proposals and policies to guide future development in the parish.
- The Ringmore Neighbourhood Plan Consultation Statement sets out the consultation and community process from early engagement with the community to understand their wishes for the future development of the parish, through open days and questionnaires up to the formal pre-submission consultation outlined in Regulation 14.
- The Neighbourhood Plan – the neighbourhood development plan for the designated area containing policies to guide future development in the area.
- The Strategic Environmental Impact Assessment (SEA) and/or screening opinion – assessing the environmental effect of the plan's policies. Appendix 3
- The Habitats Regulations Assessment (HRA) and/or screening opinion – assessing the effect of the plan's policies on habitats and species. Appendix 3
- The Monitoring Framework – outlining a framework of performance indicators against which the effectiveness of the plan's policies can be assessed.
- The Evidence Schedule – listing the key sources for evidence (other than community consultation) to underpin the plan.
- On or before the 6th of November 2020, Ringmore Parish Council requested South Hams District Council to provide a screening opinion for the Ringmore Neighbourhood Plan in accordance with the regulations in respect of a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA).

5. The Basic Conditions regarding National Policy and Guidance

26. The National Planning Policy Framework (NPPF), published in February 2019 provides a framework within which local communities can produce neighbourhood plans for their area and sets out how planning should help to achieve sustainable development.

27. The policies in paragraphs 7 to 14, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

28. The NPPF paragraph 8 states that there are three overarching objectives to sustainable development, which are interdependent and need to be pursued in mutually supportive ways:

- An economic objective – to help build a strong responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective –to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Achieving sustainable development

26. At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

27. The Ringmore Neighbourhood Plan has been prepared with a clear understanding of the need to achieve sustainable development and to ensure that the key elements for achieving these economic, social and environmental objectives, are being met.

28. A major concern for the community is that such facilities that do exist, e.g. The Church, Pub, WI hall and Parish Room are maintained for the use of all residents and visitors as social spaces in the future. The parish council does not own any land in the parish and therefore currently does not have any space to provide extra facilities. E.g., car parking.

29. This Neighbourhood Plan supports carbon reduction initiatives should they become available but the parish is dependent on actions at national and district level to improve public transport or access to recharging points and therefore reduce the need for private cars, fuelled by fossil fuels.

30. The Neighbourhood Plan supports initiatives which improve connectivity and enables better home working in this remote location. This improves the prospect for business in the parish and also cuts carbon emissions. The recent availability and popularity of video conferencing further promotes home working but requires high speed broadband connection to all parts of this area.

Conformity with Strategic Policies.

31. The Ringmore Neighbourhood Plan has been prepared to conform to the Plymouth and South West Devon Joint Local Plan 2019 (JLP) and its Supplementary Planning Document 2020. (SPD) The plan also recognises the National Planning Policy Framework and Guidance 2019.

32. During the consultation of the emerging JLP by two government examining inspectors an advice note was published to the effect that all villages in the South Hams AONB were removed from the list of sustainable villages JLP fig 5.8 and that Neighbourhood Plans would be empowered to resolve the need for a provision of housing for 'local needs'. The Housing Needs Survey for Ringmore revealed only one family requiring 'Affordable Housing' and two such houses exist in the parish. The opportunity to build for 'local need' exists in the AONB and Undeveloped Coast area.

33. The existing housing stock enjoys a regular annual churn with houses of all sizes and prices becoming available on a regular basis. Both small houses and plots of land have recently been for sale within the parish. These have been sold by auction or by private treaty. Some houses in the parish would benefit from major overhaul to comply with modern standards of insulation and efficiency and these give an economic opportunity to incomers, as well as local people to reside in the parish.

34. This Neighbourhood Plan does not identify sites for future development but currently there are three new builds currently ongoing and planning permission has been requested for development on a complete knock down basis at two further sites. The parish will continue to develop, as it has in the past, on a windfall basis of sites within the settlement area which has been slightly extended to meet with the perimeter of the Undeveloped Coastal area. This situation will be kept under regular review to ensure that local people have access to housing in the parish or area and if justified the building of 'Affordable Housing' in the AONB can be accommodated.

35. There has been active engagement with officers of South Hams District Council during the course of the preparation of the plan and officers have confirmed throughout the process that the policies of the Neighbourhood Plan have been consistent and in conformity with the strategic policies of the JLP.

36. The policies of the South Devon Area of Outstanding Beauty Management Plan 2019 - 2024 (AONB MP), South Devon Estuaries Environmental Management Plan 2016 – 2024 and South Devon and Dorset Coast Shoreline Management Plan, Durlston Head to Rame Head, June 2011 have also been taken into account when preparing the Neighbourhood Plan.

TABLE 1 – REGARD TO NPPF AND LOCAL PLANNING POLICIES FOR THE AREA

| Ringmore Neighbourhood Plan | Regard to NPPF | Conformity to Strategic Policies |
|---|---|--|
| RNP 1 Development within Settlement Area | The policy aims to allow for delivery of needed development, including exception sites, whilst conserving and enhancing the natural and the historic environment. NPPF 8,11, 77, 140 | The policy generally conforms with JLP policies SPT1, SPT2, SPT3, SPT11, TTV2 and TTV31. DEV25, DEV26 AONB South Devon Management Plan 2019-24 |
| RNP2- General Design Principles for New Development | The policy has regard to NPPF in aiming for good design with clarity about expectations to seek to achieve high quality, effective functionality, harmony with local character and a strong and distinctive sense of place. It also engages with NPPF objectives for conservation and to meet the challenges of climate change. NPPF 124, 20, 172, 173, 174, 185/6, 190/2/3 | The policy generally conforms with JLP policies SPT1, SPT2, DEV2, DEV10, DEV20, DEV29, DEV34 and DEV35. AONB South Devon Management Plan 2019-24 |
| RNP3- Development through CLT or other Private Self Build initiatives | This policy aims to allow small scale development with priority to identifiable local housing needs on exception sites, whilst conserving and enhancing the natural and the historic environment. NPPF 71,77, | The policy generally conforms with JLP policies DEV 8, DEV9, DEV10, TTV27 AONB South Devon Management Plan 2019-24 |
| RNP4 – Housing Development not for use as “Primary Residence” | The policy has regard to NPPF 7/8, 16, 29, 56, 61,77/8 guidance to support strong, healthy and vibrant communities, taking local circumstances into account and aiming to enhance or maintain the vitality of rural communities | The policy generally conforms with JLP policies SPT1, SPT2, SPT3, TTV2, DEV8, DEV9 and DEV12 AONB South Devon Management Plan 2019-24 |
| RNP5 - Other development, subdivision of existing plots for building or extension to existing buildings | The policy has regard to NPPF 13-16, 29, 70, 77, 78 in aiming to deliver a sufficient and sustainable supply of homes, including affordable homes, designed to mitigate and adapt to climate change using low carbon measures, and incorporating sustainable drainage. | The policy generally conforms with JLP policies SPT2, SPT3, TTV2, TTV26, TTV27, TTV28, TTV31, TTV32, DEV8, DEV9, DEV10, DEV20, DEV34 and DEV35, and LDF policies CS7, CS11, DP1, DP4, DP11 AONB South Devon Management Plan 2019-24 |
| RNP6 - New Tourism Developments | This policy aligns with the NPPF aspirations to enable rural tourism developments that respect the character of the countryside (para 83 (c)); and maintain the character of the Undeveloped Coast (para 170 (c)) | This policy conforms with the following sections of the JLP: SPT12, DEV1, DEV2 DEV15, DEV23, DEV24, DEV25, DEV26, DEV27, DEV28, DEV29, DEV32, DEV36 AONB South Devon Management Plan 2019-24 |
| RNP7 - Caravan Parks | This policy relates to paragraphs 83 and 84 of the NPPF | This policy conforms with the following sections of the JLP: SPT12, DEV1, DEV2 DEV15, DEV23, DEV24, DEV25, DEV26, DEV27, DEV28, DEV29, DEV32, DEV36 |
| RNP8 - Enhancement of Tourism Facilities | This policy relates to NPPF paragraph 172 (c); and 180 (c) | This policy conforms with the following sections of the JLP: SPT12, DEV1, DEV2 |

| | | |
|---|--|--|
| | | DEV15, DEV23, DEV24, DEV25, DEV26, DEV27, DEV28, DEV29, DEV32, DEV36 AONB South Devon Management Plan 2019-24 |
| RNP9 - Providing employment opportunities | This policy aligns with the NPPF aim of building a strong economy through taking local business needs into account and building on local strengths. The policy relates to NPPF paragraphs 81, 82, and 83 | This policy conforms with the following sections of the JLP: SO9, SO10, SPT1, SPT12, DEV2, DEV 11, DEV 14, DEV15, DEV23, DEV24, DEV25, DEV29. |
| RNP 10 - Agricultural development and farm diversification | This policy relates to NPPF paragraph 83 (b) | This policy conforms with the following sections of the JLP: SO9, SO10, SO11, SPT1, SPT12, DEV2, DEV 11, DEV 14, DEV15, DEV23, DEV24, DEV25, and DEV29. AONB South Devon Management Plan 2019-24 |
| RNP11 - Community assets | NPPF Paras. 20c, 28, 83(a),91(a), 92 (a),97 and 182 | JLP Policy SPT1, 2(i) AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: Planning Guidance Version 1 May 2017, Page 98 8.3 Community facilities |
| RNP12 - Health and wellbeing facilities | NPPF 7-11,20, Chapter 8, | JLP SPT2 para 1, SPT11 para 3.85, SPT12 para 3.88, SO11 para 6.4, DEV10 para 6.35, DEV28 para 6.105 AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: Planning Guidance Version 1 May 2017, Page 75 Acc/03, Page 102 para 180 Levasseur et al. BMC Public Health (2015) 15:503 DOI 10.1186/s12889-015-1824-0 |
| RNP13 – Proposals which retain and enhance the Natural Beauty of the Parish, which sits wholly within the South West AONB | NPPF 7-11, Chapter 15, 171/2 | |
| RPN14 - Biodiversity and maintenance of Devon banks and public access via footpaths | NPPF 7-11, 141, Chapter 15, 174 | |
| RPN15 –Tranquillity of the environment and maintain the dark skies. | NPPF Para 15, 125 | JLP Policy DEV 2 AONB South Devon Management Plan 2019-24 The Institute of Professionals and Dev 2.1, 2.4 and SDP 3.31 should be considered, and the International Commission on Illumination gives the values for obtrusive light illumination for exterior lighting installations and should be applied to all new builds within the parish. Lighting impacts upon habitats used by wildlife, particularly hedgerows, is stressed in SDP. 3.32. https://theilp.org.uk/publication/guidance-note-1-for-the-obtrusive-light-2020 |
| RNP16–Negativ impact on Heritage Assets listed in appendices i and ii | NPPF Paras 7-11, 28 and Chapter 16, 189 - 194 | JLP Policies para 6.77, Dev 25-part 3 ref Cultural Heritage AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: |

| | | |
|--|---|--|
| | | Planning Guidance Version 1 May 2017, Page 56, Section 12, Hist/P1-8 & Plan/P1 & P2 |
| RNP17 – Local Green Spaces | NPPF Para 99 | JLP Policy DEV 27 AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: Planning Guidance Version 1 May 2017, Page 46 Section 8 77 Acc/P3 and Page 95 Respecting Green Space |
| RNP18 - Transport infrastructure. | | |
| RNP19- Connectivity Infrastructure. | The policy has regard to NPPF 20, Chapter 10, in promoting high quality communications without undue infrastructure and in keeping with the locality. | The policy generally conforms with JLP policy SPT8. AONB South Devon Management Plan 2019-24 |
| RNP20 - Development of low carbon energy | The policy has regard to NPPF 8, 148, 151/2/4 Chapter 14,, guidance to plan for climate change, managing risk and aiming to help increase the use and supply of renewable and low carbon energy and heat. | The policy generally conforms with JLP policies SPT1, DEV34, DEV35 and DEV36. AONB South Devon Management Plan 2019-24 |

Appendix 1 Application for designation and area map

**Designation of Plan Area
Application Form**

 South Hams District Council

Name of Applicant – Must be a public or Chartered body

Contact Details – Please supply contact details of proposed lead

Name

Address

Email

Name of proposed plan area

Map of proposed plan area

Please supply a separate map showing the boundaries of the proposed plan area

Statement confirming why the proposed plan area is appropriate

Please explain why the plan area is an appropriate boundary, contained on a separate sheet if necessary

A statement that the organisation or body making the area application is a relevant body for the purposes of section 61C of the 1990 Act

Type of plan proposed – Please tick

Neighbourhood Development Plan Community Plan Plan & Local

Neighbourhood Development Order Community Right to Buy Order


Local Terms of Reference

Please supply a separate sheet detailing the Group's Terms of Reference

Please return to the Strategic Planning Team,
South Hams District Council, Fishcombe Lane,
Plymouth Road, Torquay, Devon, TQ1 1AB



Appendix 2 SHDC designation notice


**South Hams
District Council**


**South Hams District Council
Public Notice**

DESIGNATION OF A NEIGHBOURHOOD PLAN AREA

Ringmore Parish Council have applied and been successful in designating a neighbourhood plan area. This plan will consider how and where future development could take place in Ringmore Parish.

To view the plan area application please visit www.old.southhams.gov.uk/hneighbourhoodplans or contact the Council's Neighbourhood Planning Team, neighbourhood.planning@southhams.gov.uk for more information.

The proposed neighbourhood plan area follows the existing Parish boundary and there will be a chance for you to input into this plan in the future via the neighbourhood plan group.



Please note: Any comments made about the proposed plan area cannot be treated as confidential and may be made publicly available at the Council's offices and on the website. Your personal information will be held securely by South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998

Appendix 3 Environmental Screening Opinion from SHDC

Ringmore Neighbourhood Plan

(Regulation 14 version subject of consultation between 4th November 2020 and 18th December 2020)

Strategic Environmental Assessment and Habitats Regulation Assessment Screening Opinion March 2020

Draft SCREENING OPINION

SEA

Having taken all of the relevant policies of the draft Ringmore Neighbourhood Plan (Regulation 14 Version submitted to the Council on 4th November 2020) into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the Neighbourhood Plan since no development proposals are included in the Plan. The full reasons for this conclusion are set out in the screening report in Appendix 1.

HRA

Ringmore lies adjacent to the Start Point to Plymouth Sound and Eddystone SAC which comprises a reef off the coast of Devon and Cornwall. The Plan does not allocate any development sites. In the light of this Council consider the Ringmore Neighbourhood Plan will not have a significant effect on a European Site and therefore further assessment under the Habitat Regulations is not required. Full reasons are set out in Appendix 2 to this Report,

NB. This is a draft screening opinion, subject to consultation with the statutory bodies. A determination has not yet been made under regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004.

Summary

SEA

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

A neighbourhood plan is required to meet a number of basic conditions, one of which being it must not breach, and must be otherwise compatible with EU and Human Rights obligations. This requires neighbourhood plans to fully consider the requirements of the SEA regulations which transpose the EU's SEA Directive into law and which requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

A Strategic Environmental Assessment (SEA) Screening Opinion was prepared by South Hams District Council for the Ringmore Neighbourhood Plan Neighbourhood Plan which has despatched along with the relevant Version of the Plan.

Having taken all of the relevant policies of the draft Neighbourhood Plan into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the Ringmore Neighbourhood Plan. The reasons for this conclusion are set out in the screening report in Appendix 1.

HRA

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

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

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

Due to the no development being proposed in the Plan, the Council considers that the Ringmore Neighbourhood Plan will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in Appendix 2 of this report.

Consultation

The statutory environmental bodies (Natural England, Historic England and Environment Agency) were consulted on 11th December 2020. The replies received from those bodies is included in Appendix 3.

Appendix 1

Ringmore Neighbourhood Plan

Strategic Environmental Assessment Screening Opinion

1.1 - Strategic Environmental Assessment (SEA) Process

The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC, this was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 or SEA Regulations. The Localism Act 2011 requires neighbourhood plans to comply with EU legislation, although not all neighbourhood plans will require full environmental assessment, depending on what they propose and what effect this might have on the environment.

The Neighbourhood Planning Regulations (General) 2012 as amended in January 2015 require qualifying bodies to submit to the LPA with their neighbourhood plan either a SEA report or a statement of reasons as to why this has not been necessary (Regulation 15(1)e). The latter will only be appropriate where the neighbourhood plan has been assessed using the criteria referred to in Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004; and where this assessment has shown that the neighbourhood plan is plan proposal is unlikely to have significant environmental effects. The 'Regulation 9' criteria are set out in Schedule 1 as follows:

1. The characteristics of plans and programmes, having regard, in particular, to—
 - (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - (d) environmental problems relevant to the plan or programme; and
 - (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—
 - (a) the probability, duration, frequency and reversibility of the effects;
 - (b) the cumulative nature of the effects;
 - (c) the transboundary nature of the effects;
 - (d) the risks to human health or the environment (for example, due to accidents);
 - (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - (f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
 - (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

As part of its duty to support neighbourhood plans, South Hams District Council agreed to undertake the screening process to determine whether the Ringmore Neighbourhood Plan is likely to have significant environmental effects, and consequently whether SEA is required.

1.2. Ringmore and environmental constraints in the Neighbourhood Plan Area

The Neighbourhood Plan Area covers the Ringmore Parish in South Hams District Council, Devon. Ringmore is a largely rural parish with a population of 210 (2011 Census). The residents live predominantly in the village of Ringmore itself with smaller hamlets at Challaborough and Marwell. The Plymouth & South West Devon Joint Local Plan (JLP) does not identify Ringmore in the 'Smaller Towns and Key Villages' tier of rural settlements.

The Ringmore Parish lies wholly within the South Devon AONB and partly in the Undeveloped Coast and Heritage Coast Designations.

The Parish lies adjacent to the Start Point to Plymouth Sound and Eddystone Special Area of Conservation (SAC).

There is one designated SSSIs in and close to the Parish, the Erme Estuary SSSI. The Erme Estuary is also a Marine Conservation Zone. Apart from these designated sites the Parish includes range of non-statutory designated sites which are identified in the Plan

There is one conservation areas in Ringmore's village centre and there are 23 Listed Buildings across the Parish. A list of non-designated heritage assets is provided in Appendix ii of the Plan.

1.3. Ringmore Neighbourhood Plan

The Draft Ringmore Neighbourhood Plan (the Plan) sets out policies and approaches which will add local detail to policies within the Joint Local Plan. The Plan sets out a vision for Ringmore as follows:

Ringmore must maintain its character as a living country village in an area of outstanding natural beauty.

That the Parish continues to meet the needs and aspirations of local people by protecting and conserving the culture, heritage, bio-diversity and aesthetic qualities that make our environment unique. At the same time the economic prosperity needs to be supported and sustained so that the well being of the parish is maintained and it remains a thriving community in which to live, work, visit and play.

The aims and objectives of how the plan achieves its Vision are set out in each chapter alongside the policies that give them effect.

The Plan contains 20 policies which are summarised below:-

Table 1. Summary of policies in the Plan

| Policy | Summary of aims and key environmental effects |
|---|---|
| <p>Policy RNP1 - Development within the Settlement Area New development will be supported within the Settlement Area, where justification of need is proven, and proposals are in line with: -</p> <ol style="list-style-type: none"> 1. The development is contained within the Settlement Area shown in fig 10 and the priority requirement for development will be for local housing needs and the need for development is clearly demonstrated. 2. The development meets the requirements of other higher-level relevant policies of the NP. | <p>This Policy defines the settlement boundary for the Ringmore village which is illustrated on fig 10 of the Plan.</p> |
| <p>Policy RNP2 - General Design Principles for New Development New housing development will only be supported where it can be demonstrated that: -</p> <ol style="list-style-type: none"> 1. The design is traditional, of good quality and sympathetic with the character of the surrounding built and non-built environment. 2. The character of the parish is not negatively affected. 3. Listed buildings and heritage assets are not adversely affected. 4. Enough “Off Road” parking is provided in line with SPD 2020 requirements. 5. New roof heights are not to be higher than existing attached buildings and no higher than the general height of buildings in the local area. The development should not impinge upon neighbour’s outlook or obstruct protected public views. 6. Any development satisfies the latest septic tank regulations (Jan 1st, 2020) and or ties into the existing South West Water Main Sewage without overwhelming capacity. 7. The development meets the requirements of all other relevant policies of the Plan. | <p>This policy sets out criteria against which development will be considered in respect of design, materials, car parking and amenity.</p> |
| <p>Policy RNP3 - Development through CLT or other Private Self Build initiatives Planning applications for small scale developments will be supported where community-led schemes or, private self-build can achieve affordable housing to meet local needs, subject to the following: -</p> | <p>This policy supports initiatives to provide affordable homes.</p> |

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| <p>1. The design meets the requirements in Policy RPN 2. 2. It must be for persons defined in the SPD as “local” or with strong local ties and provide affordable housing as such, in perpetuity.</p> | |
| <p>Policy RNP4 – Housing Development not for use as “Primary Residence” Any proposals for new development within the settlement area, other than one for one replacement housing, will be supported if the proposal is required: - 1. to meet identifiable local housing need and 2. Is to be used as a primary residence.</p> | <p>This policy requires that all new dwellings in the Parish be subject of a Principal Residence restriction.</p> |
| <p>Policy RNP5 - Other development, subdivision of existing plots for building or extension to existing buildings Development such as extensions, replacement houses, building on subdivided plots will be supported if it is demonstrated that: - 1. There is no loss to the character or environmental quality of the surroundings. 2. The site is adequately serviced by suitable existing highways allowing safe access and egress to the property. 3. The development respects the amenity of adjoining properties. 4. The development is in keeping with other constraints set within the housing policy section and meets all other relevant policies of the Plan. 5. The roof height of any new development should not be higher than the existing roof height of development on the plot.</p> | <p>This policy sets out criteria against which proposals for extensions to existing dwellings , replacement dwellings or the sub division of plots should be considered.</p> |
| <p>Policy RNP6 - New Tourism Developments in Ringmore Parish Support will be given to tourism developments which are primarily aimed at high turnover, short occupancy forms of holiday. Development proposals related to tourism must also demonstrate tangible economic benefit to the local community, and this will be weighed against any potential loss of amenity for permanent residents of the parish. Where economic gain for the local community does not significantly outstrip loss of amenity, the proposed development will not be supported. Only holiday development proposals that are accompanied with practical measures to ensure that they will remain as holiday accommodation for perpetuity will be supported.</p> | <p>This policy supports appropriate tourist development.</p> |
| <p>Policy RNP7 - Caravan Parks in Ringmore Parish Proposals for new camping, chalet or other holiday facilities will be supported where they are to be sited in areas outside the Undeveloped Coast, in locations where no adverse impact will be exerted on the environment and the safety and capacity of the rural</p> | <p>This policy sets out criteria against which caravan parks, chalets or other holiday facilities should be considered.</p> |

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| <p>road network will not be compromised. Proposals for expansion of holiday caravan park provision in the parish will not be supported. For the avoidance of doubt, expansion of existing holiday caravan park provision includes any proposal to increase the geographical footprint of the park, any proposal to increase the number of static caravans, the forming of additional concrete caravan bases and re-purposing of existing holiday park facilities such as car and boat parks, dog-run areas, and waste storage areas to accommodate more caravans or “lodges”.</p> | |
| <p>Policy RNP8 - Enhancement of Tourism Facilities in Ringmore Parish Proposals for enhancement and updating of existing tourism facilities, including holiday caravan parks, will be supported, but only where other policies in this Plan have been addressed. In the case of proposed holiday caravan park enhancements, these will be supported only where they are accompanied by competent measures for lighting, landscaping and planting that will significantly ameliorate visual impact, transport network and offer reductions in levels of light pollution and noise. Any development proposal that would lead to returning any part of existing holiday parks, including the seafront and seafront car parks, to a natural state will be supported, provided that other policies in this Plan are met.</p> | <p>This Policy supports appropriate enhancement/upgrades to existing tourism facilities.</p> |
| <p>Policy RNP9 - Employment and Business: providing employment opportunities This Plan supports proposals for expansion of employment opportunities in Ringmore Parish, in particular opportunities for home-working, where:- 1. The amenity of residents in the parish is not adversely affected due to noise, inappropriate or excessive vehicle parking and any other type of disturbance. 2. The privacy of neighbouring residents is not adversely affected. 3. The peaceful and tranquil atmosphere of the parish is not unduly compromised. 4. Appropriate proposals for screening and landscaping are included where necessary to preserve the parish aesthetic. 5. Any proposed new buildings are sensitive to their surroundings and comply with other policies in this plan.</p> | <p>This policy sets out criteria against which employment and business proposals should be considered.</p> |
| <p>RNP 10 - Employment & Business: agricultural development and farm diversification Proposals for repurposing agricultural land to create new touring caravan or camping sites will be supported where these are to be sited outside of the Undeveloped Coast, in locations where no</p> | <p>This policy identifies circumstances under which agricultural diversification would be acceptable.</p> |

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| <p>adverse impact will be exerted on the environment and the safety and capacity of the local road network will not be compromised. Repurposing agricultural land for siting static caravans will not be supported.</p> <p>All proposals for farm diversification schemes will be expected to comply with relevant policies elsewhere in this plan.</p> | |
| <p>Policy RNP11 - Maintain or develop community assets</p> <p>Proposals which seek to maintain or improve the community assets as viable business and important community hubs will be supported so long as they meet the following criteria: -</p> <ol style="list-style-type: none"> 1. The Journeys End Inn as a parish asset is maintained such that if a change of use is required for any reason it is still maintained as some form of parish asset. 2. All Hallows Church is maintained to continue to provide pastoral care and act as a community hub. 3. The Parish Room is maintained and or improved as a social space for the benefit of all. 4. The Women’s Institute Hall is maintained and or improved as a social space for the benefit of all. | <p>This policy seeks to encourage maintenance and improvements to existing community facilities.</p> |
| <p>Policy RNP12 – Improvement to health and wellbeing facilities</p> <p>Support will be given to any proposal, which contributes towards the health and wellbeing of residents, provided it does not contravene other policies in the Plan.</p> | <p>This policy supports proposals aimed at improving the health and wellbeing of the local community.</p> |
| <p>Policy RNP13 – Area of Outstanding Natural Beauty</p> <p>Proposals which retain and enhance the Natural Beauty of the Parish, which sits wholly within the South West AONB, will be supported provided that:-</p> <ol style="list-style-type: none"> 1. The proposals do not cause harm to the appearance and character of the AONB or result in harm to significant views on the approach and across the parish. These views can be found in appendix iv.’ 2. Developments which result in the loss or deterioration of irreplaceable habitats will be refused unless there are wholly exceptional reasons and provision of a suitable mitigation strategy. 3. Development proposals that demonstrate that there are no adverse impacts on the natural environment (landscape and biodiversity) or that satisfactorily mitigate these impacts and enhance the natural environment where there is the opportunity to do so, will be supported. 4. Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the | <p>This policy seeks to retain and enhance the setting of the Parish in the context of its location in the AONB.</p> |

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| <p>development, and such measures should include the use of native species of trees and hedges where planting is required.</p> | |
| <p>Policy RPN14 – Biodiversity Proposals which support, protect and enhance the biodiversity of the parish and maintain the Devon Banks and public access via public footpaths, permissive paths, and the coastal path will be supported provided that:- 1. Proposals that might adversely affect wildlife sites and habitats are avoided. Sites for the Cirl Bunting and Horseshoe and other varieties of bats exist in the parish and enjoy special protection which must be respected. 2. If it is possible to satisfactorily mitigate any adverse effects on the wildlife and biodiversity of the parish this must form part of the planning application at its inception. 3. All new developments should include measures to enhance the biodiversity of the area.</p> | <p>This policy seeks to support, protect and enhance the biodiversity of the parish and sets out, with this in mind, criteria against which development proposals should be considered.</p> |
| <p>Policy RPN15 – To protect the tranquillity of the environment and maintain the dark skies. Any appropriate development should meet the E1 standard for any outside lighting, including security lighting, as detailed in Guidance Note 01/2020, Guidance notes for the reduction of obtrusive light, issued by the Institution of Lighting Professionals.</p> | <p>This policy aims to maintain to protect against development that would undermine the dark sky currently enjoyed by the parish.</p> |
| <p>Policy RNP16 – All planning applications should avoid a negative visual impact on any Heritage Asset listed in appendices i and ii or in its proximity. The latter has, in this respect, the same weight as Grade II Listing.</p> | <p>This policy seeks to protect heritage assets from unacceptable development.</p> |
| <p>Policy RNP17 – Local Green Spaces All planning applications should avoid a negative visual impact and should not infringe on the area of any Green space listed or in its proximity. The Town Well site at SX 65085 45879 – the Well Head is Grade II listed. The Bowling Green – a ½ acre strip of land centred at SX 65107 45711. The Bus Shelter Green at SX 65262 45963. The Challaborough Boat Green at SX 64759 44954.</p> | <p>This policy identifies Local Green Spaces.</p> |
| <p>Policy RNP18 - Maintenance or Improvement to Transport infrastructure delivering safety improvements for all road users. Schemes which deliver improvements to safe access to and within the Parish will be supported if: - 1. The existing network of mainly single-track roads bordered by traditional Devon Banks is not damaged causing degradation to the rural character of the Parish.</p> | <p>This policy seeks to promote road safety.</p> |

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| <p>2. Due thought is exercised regarding vehicle speed and size restrictions with applicable signage.</p> <p>3. Existing footpaths, cycle ways and bridleways are maintained or improved.</p> <p>4. Separation of non-motorised vehicle users from motorised vehicles is improved.</p> <p>5. Streetlighting is not developed.</p> | |
| <p>Policy RNP19 - Connectivity Infrastructure.</p> <p>Proposals which seek to improve connectivity for either business or private use will be supported, so long as they meet the following criteria: -</p> <p>1. The scale of any such development is sympathetic to the surrounding environment with transmitters/ receivers or other equipment placed such that there is no loss of amenity or damage to Heritage buildings or sites.</p> <p>2. Any such equipment is sensitivity sighted, screened, or camouflaged such that they do not detract from or diminish the essential qualities of the AONB.</p> <p>3. Locally important views, skylines and vistas are not negatively impacted.</p> <p>4. In respect of development proposals for communications infrastructure, applicants must demonstrate that they have fully explored opportunities to erect apparatus on existing buildings, masts or other structures and ensure that the number of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network.</p> <p>5. Wherever possible, provision should be made for suitable ducting to enable more than one service provider to provide connections to individual properties from connection cabinets located on the public highway, or some alternative point available to different service providers.</p> | <p>This policy supports proposals that bring about improved connectivity and sets out criteria against which development required to achieve this aim should be considered.</p> |
| <p>Policy RNP20 - Development of low carbon energy production within the Parish.</p> <p>Schemes which are small in scale, unobtrusive and deliver improvements to low carbon or renewable energy creation within the Parish will be supported if: -</p> <p>1. The scale of any such development is sympathetic to the surrounding environment.</p> <p>2. Any such scheme is sensitively sighted and screened such that it does not detract from or diminish the essential qualities of the AONB.</p> <p>3. Proposals for the change of land use to accommodate the installation of renewable energy equipment, such as solar panels or wind turbines, will be supported only where the visual impact does not affect the amenity of residents or the general parish aesthetic.</p> | <p>This policy seeks to promote appropriate low carbon production and sets out criteria against which development, which is aimed at this, is considered.</p> |

2.0. SEA Screening and Statement of Reasons

Table 2 below provides the screening determination of the need to carry out a full Strategic Environmental Assessment for the Ringmore Neighbourhood Plan, including a statement of reasons for why this has not been considered necessary. The statutory consultees consisting of Natural England, Historic England and the Environment Agency will be consulted to ask for their comments.

Table 2: SEA screening

| Criteria | Significant environmental effect? | Reason |
|---|-----------------------------------|---|
| 1. The characteristics of plans and programmes, having regard, in particular, to— | | |
| (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources; | NO | The broader policy framework is set by the NPPF and the Local Plan. The Ringmore Neighbourhood Plan does not propose significant new development in addition to or in contradiction of the Local Plan. |
| (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy; | NO | Neighbourhood plans should be taken into account by other proposed plans, including the Local Plan, but there are no plans or programmes that need to be in conformity with it. The Plan will therefore not significantly influence other plans and programmes. |
| (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development; | NO | The policies in the Ringmore Neighbourhood Plan are not considered likely to have a significant environmental impact on the integration of environmental considerations. Any development proposed will be in accordance with environmental protection policies of the adopted Local Plan and the National Planning Policy Framework (NPPF). |
| (d) environmental problems relevant to the plan or programme; and | NO | The Plan proposes no development and contains policies that seek to protect the environment and will not give rise to unacceptable environmental impacts. |
| (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection). | NO | The Neighbourhood Plan is not relevant as a plan for implementing EC legislation. |
| 2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to— | | |
| (a) the probability, duration, frequency and reversibility of the effects; | NO | Any effects of the proposals advanced by the Plan are considered to have minimal |

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| | | environmental impact. Policies in the Plan, that support development, seek to minimise any potential impacts. |
| (b) the cumulative nature of the effects; | NO | The effects from the Plan as a whole are not considered to be significantly greater than those from any individual policy. |
| (c) the transboundary nature of the effects; | | The Plan will not have any transboundary effects. |
| (d) the risks to human health or the environment (for example, due to accidents); | NO | There are considered to be no risks to human health. |
| (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected); | NO | The Neighbourhood Plan area covers the Parish of Ringmore. The population of the Neighbourhood Area is approximately 210 and covers a small geographical area. This is considered to be a small area in terms of potential wider environmental effects. |
| (f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and | NO | As already illustrated, the vulnerable areas which may be effected have been identified in the Plan and are protected against in appropriate development by the policies contained therein. |
| (g) the effects on areas or landscapes which have a recognised national, Community or international protection status. | NO | As above and elsewhere in this document. In addition, the Plan contains policies which are likely to have a positive effect on the environment generally. |

2.1 SEA Screening Opinion

The Ringmore Neighbourhood Plan does not identify any sites for development and proposes a continuity of land uses as they exist at present. Furthermore, the Plan includes a suite of policies that are devised to meet the Plan’s Vision and Objectives which seek to protect the environment and mitigate any impacts that may arise from implementation of the Plan.

Having taken into account all the policies included into account and having assessed potential impacts on Designated Sites and Landscapes, this screening opinion has concluded that SEA is not required.

Appendix 2

Ringmore Neighbourhood Plan Habitats Regulations Assessment: Screening

1.0. The HRA process

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

The ‘Natura 2000 network’ (more commonly referred to as ‘European Sites’) of sites are designated for the importance of habitats, species and birds (under the ‘Habitats Directive’ for Special Areas of Conservation,

and the 'Birds Directive' for Special Protection Areas). The designation of European Sites was intended to provide legal protection for this flora and fauna of a European importance, requiring their maintenance or restoration in a favourable condition.

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

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

1.1. The HRA screening process for Neighbourhood Plans

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

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

An Appropriate Assessment will consider the implications for the European Site in view of the conservation objectives (generally to restore or maintain the features which led to the designation of the site), and consider whether the plan could affect the integrity of the site. A plan should only be agreed once the competent authority has established that the plan will not adversely affect the integrity of the European Sites.

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

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

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

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

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

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

- Sites within the plan area

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

EUROPEAN SITES THAT COULD POTENTIALLY BE AFFECTED BY THE RINGMORE NEIGHBOURHOOD PLAN

| SOUTH HAMS EUROPEAN SITES | | | | |
|-------------------------------------|---|---|--|---|
| Site Name & Designation | Qualifying Interests | Site vulnerabilities | Potential effects associated with development (general) | Likelihood of a Significant Effect from the Ringmore Neighbourhood Plan |
| Dartmoor SAC | <p>Northern Atlantic wet heath with <i>Erica tetralix</i></p> <p>European dry heath</p> <p>Blanket bog</p> <p>Old sessile oak woodlands <i>Ilex</i> and <i>Blechnum</i> in the British Isles</p> <p>Southern damselfly <i>Coenagrion mercuriale</i></p> <p>Otter <i>Lutra lutra</i></p> <p>Atlantic salmon <i>Salmo salar</i></p> | <p>Visitor and recreational pressure including accidental and deliberate burning, trampling and erosion particularly of blanket bog, disturbance of otters by activity on/near rivers</p> <p>Nutrient/acid deposition causing habitat loss</p> <p>Water quality – effect on Atlantic salmon and Otter</p> | <p>Increased recreational pressure resulting from new development</p> <p>Air pollution associated with new development</p> | None due to geographical separation and lack of impact pathways |
| Plymouth Sound and Estuaries | Sandbanks which are slightly covered by sea water all the time | Increased pressure for recreational moorings and facilities, port development, dredging | Increased recreational pressure - physical damage | None due to geographical separation and lack of impact pathways |

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| SAC | Estuaries Mudflats and sandflats not covered by seawater at low tide Large shallow inlets and bays Reefs Atlantic salt meadows Shore dock Allis shad | Sensitivity to oil pollution Allis shad vulnerable to noise, vibration and degraded water quality | | |
| South Dartmoor Woods SAC | Old sessile oak woodlands <i>Ilex</i> and <i>Blechnum</i> in the British Isles European dry heath | Visitor and recreational pressures Air pollution (associated with atmospheric nitrogen deposition from agriculture, industry, vehicles) | Increased recreational use – trampling and erosion/fires Air pollution associated with new development | None due to geographical separation and lack of impact pathways |
| Tamar Estuaries Complex SPA | Internationally important populations of Avocet and Little Egret | Disturbance to Avocet and Little Egret Habitat loss – water quality, acid and nitrate deposition in important wetland areas | Increased recreational pressure associated with development – visual and noise disturbance of Avocet and Little Egret Additional housing in vicinity of SPA increasing discharge of pollutants from waste water treatment works (non-toxic contamination) | None due to geographical separation and lack of impact pathways |
| Start Point to Plymouth Sound and Eddystone SAC | Reefs | Fishing | Recreational angling | None: the Neighbourhood Plan is not proposing any development that may affect the SAC. |
| South Devon Shore Dock | Vegetated sea cliffs of the | Recreational disturbance | Additional pressure from new residents recreation along coastal areas | None due to geographical separation and lack of impact pathways |

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|--------------------------------|--|---|---|---|
| SAC | Atlantic and Baltic coasts Shore dock Rumex rupestris | | | |
| Blackstone Point SAC | Shore dock Rumex rupestris | None identified in SIP | Changes to surface water runoff quality | None due to geographical separation and lack of impact pathways |
| Lyme Bay and Torbay SAC | Reefs and sea caves | Public access and disturbance | Additional pressure from new residents recreation along coastal areas | None due to geographical separation and lack of impact pathways |
| South Hams SAC | Various habitats (associated with Berry Head site) and Greater Horseshoe Bat | Lighting, loss of supporting habitat in wider landscape for foraging and commuting, disturbance | Lighting, loss of supporting habitat in wider landscape for foraging and commuting, disturbance | None due to geographic separation and lack of impact on pathways. |

2.1. Conservation Objectives

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

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

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

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

2.2 Criteria with which to screen the Neighbourhood Plan

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

| | Category A : No Negative Effect |
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| A1 | Options / policies that will not themselves lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy. |
| A2 | Options / policies intended to protect the natural environment, including biodiversity. |
| A3 | Options / policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European Site . |
| A4 | Options / policies that positively steer development away from European sites and associated sensitive areas |
| A5 | Options / policies that would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas. |
| | |
| | Category B: No significant effect |
| B | An option or policy or proposal that could have an effect but would not be likely to have a significant (negative) effect because the effects are trivial or 'de minimis', even if combined with other effects. |

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| | Category C: Likely significant effect alone |
| C1 | The option, policy or proposal could directly affect a European site because it provides for, or steers, a quantity or type of development onto a European site, or adjacent to it. |
| C2 | The option, policy or proposal could indirectly affect a European site e.g. because it provides for, or steers, a quantity or type of development that may be very close to it, or ecologically, hydrologically or physically connected to it or it may increase disturbance as a result of increased recreational pressures. |
| C3 | Proposals for a magnitude of development that, no matter where it was located, the development would be likely to have a significant effect on a European site. |
| C4 | An option, or policy that makes provision for a quantity / type of development (and may indicate one or more broad locations e.g. a particular part of the plan area), but the effects are uncertain because the detailed location of the development is to be selected following consideration of options in a later, more specific plan . The consideration of options in the later plan will assess potential effects on European Sites, but because the development could possibly affect a European site a significant effect cannot be ruled out on the basis of objective information. |
| C5 | Options, policies or proposals for developments or infrastructure projects that could block options or alternatives for the provision of other development or projects in the future, which will be required in the public interest, that may lead to adverse effects on European sites, which would otherwise be avoided. |
| C6 | Options, policies or proposals which depend on how the policies etc are implemented in due course, for example, through the development management process. There is a theoretical possibility that if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European site. |
| C7 | Any other options, policies or proposals that would be vulnerable to failure under the Habitats Regulations at project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning.' |
| | |
| | Category D: Likely Significant effect in combination |
| D1 | The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies or proposals provided for or coordinated by Our Plan the cumulative effects would be likely to be significant. |
| D2 | Options, policies or proposals that alone would not be likely to have significant effects but if their effects are combined with the effects of other plans or projects , and possibly the effects of other developments provided for in Our Plan as well, the combined effects would be likely to be significant. |
| D3 | Options or proposals that are, or could be, part of a programme or sequence of development delivered over a period, where the implementation of the early stages would not have a significant effect on European sites, but which would dictate the nature, scale, duration, location, timing of the whole project, the later stages of which could have an adverse effect on such sites. |
| | |

3.0. Ringmore Neighbourhood Plan screening

Table 1: HRA Screening


| Policy/Proposal | Category (A,B,C,D) | Reason for category (unless clear) | Potential impacts on European sites | European sites affected | Mitigation required |
|-----------------|----------------------|---|-------------------------------------|-------------------------|---------------------|
| All Policies | A1, A2, A3,A4 and A5 | No development proposed and policies proposed seek to protect and mitigate potential impacts. | None | None | None |

3.1. HRA CONCLUSION AND SCREENING OPINION

It is considered that the Ringmore NP will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required.

Appendix 3 – Consultation responses

| | |
|--|--|
| David Stuart Historic Places Adviser | Dear Duncan Thank you for your consultation on the draft SEA Screening Report on the emerging Ringmore Neighbourhood Plan. I can confirm that we have no objection to the view that a full SEA is not required. |
| Historic England South West | I can confirm too that in our response to the recent Regulation 14 consultation on the Plan there were no issues associated with it upon which we wished to comment. Kind regards |
| Sarah Squire MRTPI Sustainable Places – Planning | Hi Duncan, Our standard response: In general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. Otherwise we consider that any potential for environmental |

| | |
|---|--|
| <p>Advisor Environment Agency –</p> | <p>effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.</p> <p>For info, due to reduced capacity within the team we are taking a risk based approach to Neighbourhood Planning work. Ringmoor parish is not a priority area for us and we have chosen not to engage at the regulation 14 consultation stage.</p> <p>Kind regards</p> |
| | <p>Hi Duncan,</p> <p>On the basis of the settlement boundary paper prepared by the Ringmore Neighbourhood Planning Group I'm happy to agree that the Plan does not allocate sites for development and, therefore, it is Natural England's opinion that neither further SEA nor Appropriate Assessment are required.</p> <p>Kind regards</p> <p>Stephanie Parker-Stephenson Lead Adviser (Sustainable Development) Devon, Cornwall and Isles of Scilly Natural England, Sterling House, Dix's Field Exeter, EX1 1QA, Mobile. 07799438517 Landline. 0208 415 2145 www.gov.uk/natural-england</p>  <p>Thriving Nature for people and planet</p> <p>During the current coronavirus situation, Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders. Please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at http://www.gov.uk/coronavirus and Natural England's regularly updated operational update at https://www.gov.uk/government/news/operational-update-covid-19.</p> <p>Stay home. Protect the NHS. Save lives.</p> <p>Stephanie.....I enclose a Paper prepared by the Ringmore NP Group justifying their choice of Settlement Boundary and setting out the Group's response to your concerns regarding potential development opportunities at Ringmore Veian and Cross Manor. I would say the Council support the views expressed by the Group in terms of both the choice of Settlement Boundary and the potential impacts that could arise from development of the</p> |

green spaces that you identified as of concern.

I would hope that this information alongside my email to you dated 22/1/21 (4th in the email trail below) will assist in your review of the SEA/HRA Screening Opinions.

Regards
Duncan

I am responding to some of the questions you have raised as part of the Regulation 14 Consultation for the Ringmore Neighbourhood Plan and from your questions arising from your examination of the SEA/HRA Screening Opinion submitted to NE by South Hams District Council (your ref:- 336564 18-12-20).

The Ringmore Settlement Area and Boundary

The proposed Settlement Boundary for the village of Ringmore identified in the Ringmore Neighbourhood Plan closely follows the original Development Boundary set by SHDC Planning Dept. several years ago.

The area outside this boundary is covered by the Undeveloped Coast Policy (DEV24) in the Plymouth and SW Devon JLP and its SPD 2020 which details stringent conditions for any new development in the Undeveloped Coast.

This Neighbourhood Plan modifies the old Development Boundary by a few feet in a couple of areas to make sure that the new Settlement Boundary exactly coincides with the boundary of the Undeveloped Coast and avoids any grey areas between the two.

In coming to this conclusion the Steering Group took account of the following:-

1. The whole of Ringmore Parish including the village of Ringmore is inside the AONB and the JLP and SPD lays down strict conditions for any development in the area. This includes the need for any new build to establish that it is for "local demand" in perpetuity as specified in the SPD.

The Housing Needs Survey showed that there was zero local demand that could not be satisfied by the existing housing stock. There is sufficient churn of the existing housing stock to give everyone the opportunity to live in Ringmore if they wish. This includes long lease rented accommodation. In the past few years houses have been sold by auction as well as private treaty.

There are houses that started as beach huts and require significant upgrading to meet modern standards and these give an opportunity for people to afford a place in Ringmore and then to improve it over time. Several houses have been torn down and rebuilt on the same foundations.

There are currently three houses under construction, two of which are in the Settlement Boundary and one is a knock down in the Undeveloped Coast region.

2. The area outside Ringmore Village is in the Undeveloped Coast and is subject to those Policies (DEV24 and Dev25) as set out in the JLP and SPD.
3. Inside the old Development Boundary and the new Settlement Boundary there is a Conservation Area and any development inside that area must comply with the regulations applicable.
4. There are many Grade II listed buildings inside the Settlement Boundary and these will require the developer and Planning Officer to take due consideration of their position.
5. The JLP does not require Ringmore to identify housing sites (together with other villages in the AONB in the area) leaving it to Neighbourhood Plans to decide what is best for that village. Any sites that do become available will be regarded as windfall sites. In any case, any small sites are automatically regarded as windfall sites.

In summary from the above we concluded that most of the parish was covered by

existing higher level legislation...AONB and JLP (Undeveloped Coast), Heritage Coast, Grade II Heritage Assets and Conservation Area. The NP could not interfere with these regulations and did not need to.

Secondly on the basis of lack of demand from local people there was no need to designate sites and we were not required to do so by the JLP but we are always open to review this if demand changes. There is plenty of opportunity for people to move into Ringmore parish with a wide variety of accommodation from the existing housing stock available.

You raised the question of two specific sites within the village of Ringmore, so I shall deal with these in some detail. Neither site has applied for, nor to our knowledge, is likely to apply for planning permission for new build development. Both sites are inside the AONB, Heritage Coast, Settlement Boundary and Conservation Area and so are subject to all the higher level JLP Policies that apply to those designations as detailed above.

Cross Manor SX 65239 45827

This plot is the garden of a Grade II listed house "Cross Manor". The house has recently been reduced to its bare walls and then rebuilt and is still under final finishing construction. (PA Nos:- 0498/20/HHO and 0499/20/LBC) The photo below was taken a couple of years ago. The adjacent house is 'Seaview' also Grade II listed.

The Garden Wall surrounding the property is 12 foot high and is independently Grade II listed. I attach photos of the house and garden. The owners are long term 24/7 residents of Ringmore who are improving the house for their own occupancy. I would estimate the current value of the house and garden to be in excess of £1.5 million.

Any development would have to comply with the existing AONB, Heritage Coast, Settlement Area, Conservation Area requirements and it would not be possible to gain entry to the site from the main thoroughfare due to the Grade II listing of the garden wall. There is a driveway to the rear of the property which is co owned by the three houses that use it. Any permission for a fourth owner would have to have the agreement of the other three. In any case the listed garden wall runs the full length of the garden in this area (see garden photo below)

If however in the unlikely event and in spite of all these difficulties, a development was to be given permission by SHDC Planning then such a development would be surrounded by a 12 ft high Grade II listed wall which would mean that such development would not be seen by the public from the surrounding area and would therefore not impinge on the AONB.



Cross Manor under reconstruction - Garden site to the left surrounded by garden wall.



Above Top Left:- The Garden wall from the road.

Above Top Right:- Small Garden in front of house

Above Centre:- Main Garden as it is today with surrounding Grade II listed stone wall.

Ringmore Vean Garden SX 65035 45944

The second site mentioned is the garden of Ringmore Vean. Ringmore Vean is across the lane from Mount Pleasant Cottages Grade II listed and just above Middle Manor, Clock Barn and Lower Manor. All Grade II listed.

Ringmore Vean itself was substantially altered in the mid 1800's and is therefore not a listed property.

The old photo below shows that The Vean is on a steeply sloping site which falls in two directions at right angles to each other. The bottom of the garden there is a stream and culvert carrying waste surface water from the upper parts of the village as far away as the Bigbury parish border and eventually down to the sea at Ayrmer Cove.

The house and garden are subject to the JLP Policies relating to the AONB, Heritage Coast, Settlement Area and Conservation Area. The garden in question contains a large swimming pool and is landscaped on several levels.

The outside wall of The Vean runs alongside the road above the property and prevents any view of the garden from the road. There is a private access road at the western end of the property giving access to Mandava, a modern bungalow. There is no access to the public which would give a view of The Vean's garden.



This old photo shows the steep slope and garden of Ringmore Vean. Land to the right has already been built on in the 1980's with a modern bungalow 'Maple Bank'. Mount Pleasant Cottages can be seen in the background to the right. The North Elevation shows the slope and the barrier of the house wall to any view of the garden.



The photo on the left shows the western boundary of the plot and neighbours private driveway. The south elevation again shows the slope of the garden and house. In summary we think it very unlikely that the owner of this house would sell the garden area for development but if it was the case, any Planning Application would have to comply with a complicated set of JLP Policies covering the AONB, Settlement Area and Conservation Area as well as taking into account the Heritage aspects of nearby buildings. This means that any future occupant would have to prove a 'local' connection as described in the JLP SPD 2020. Any resulting structure would be shrouded from public view by the house wall and from the (no access) private driveway to the west.

From: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>

Sent: 25 January 2021 11:11

To: Duncan Smith <Duncan.Smith@swdevon.gov.uk>

Subject: RE: Ringmore Neighbourhood Plan: Draft SEA/HRA Screening

Hi Duncan,

Yes, that should be the case but I will just need to see the justification report before I can confirm.

Thanks
Steph

From: Duncan Smith <Duncan.Smith@swdevon.gov.uk>

Sent: 25 January 2021 10:26

To: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>

Subject: RE: Ringmore Neighbourhood Plan: Draft SEA/HRA Screening

Stephanie....Many Thanks for your email. In terms of settlement boundary, I will work with the Group as they prepare their justification. I will ask them to take a specific look at the sites which you have highlighted. We will get back to you on this.

In terms of Appropriate Assessment as indicated to you in my last email the NP is making no allocations bar Local Green Space. I would hope on the basis of this and the settlement boundary justification the Group can illustrate that neither SEA or AA is required.

Regards
Duncan

From: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>

Sent: 25 January 2021 09:40

To: Duncan Smith <Duncan.Smith@swdevon.gov.uk>

Subject: RE: Ringmore Neighbourhood Plan: Draft SEA/HRA Screening

Hi Duncan,

Thank-you for your email.

I suspect that the detailed justification being prepared by the Group will ease any concerns I might have about the settlement boundary. In fairness, the boundary has been drawn tighter than some we've seen but there are areas such as around Ringmore Vean (which I suspect is just a residential curtilage) and the area of green near Cross Manor that would benefit from justification. The Paper they are preparing will, I'm sure, help to explain their reasoning for including or excluding land from the boundary, and if it makes it clear that none of the undeveloped areas are available for development then the second part of my letter will have been addressed too. If it is clear that the Plan isn't making allocations then there won't be a need for Appropriate Assessment.

Kind regards
Stephanie





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From: Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Sent: 22 January 2021 13:15
To: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>
Subject: RE: Ringmore Neighbourhood Plan: Draft SEA/HRA Screening

Dear Stephanie....Thank you for your letter.

In terms of SEA...I would be pleased if you would let me know your specific areas of concern in relation to the Ringmore NP Settlement boundary in order that the issue you raise can be addressed. I have been in contact with the Ringmore Group who are preparing a detailed justification for the boundary selected. My past experience, however, relating to a similar issue arising relating to Salcombe, Brixton and Kingston, is that the Group can best address this matter if you are specific in your concerns.

As for the request for HRA I am somewhat surprised. The Ringmore NP makes no formal allocations apart from Local Green Space. The neighbouring/ nearby Parishes, Kingston and South Huish, whose Plans have passed through Examination, did not require HRA. As you will note each of these Plans (enclosed) contain a similar policy to that

being questioned in the Ringmore NP (RNP1). The remainder of the policies in the Ringmore NP are very restrictive in terms of inappropriate development. I'd be pleased if you would revisit your decision in the light of this.

Regards
Duncan

South Huish Extract

Policy SH H1 Affordable Housing

Proposals for affordable housing development within the settlement boundaries or as exception sites will be supported where:

- a) The number of affordable homes to be delivered is in line with the need as defined by Devon Homes Choice or the local affordable housing register in place at the time and , where a need has been identified, includes custom and self-built plots where feasible;
- b) The range and size of dwellings is in line with the need as defined by Devon Homes choice including dwellings suitable for the elderly;
- c) It will provide housing for young families in the form of starter homes;
- d) Homes shall be occupied by people with a local connection;
- e) Affordable housing for sale is subject to a legal restriction to ensure the homes remain affordable and that the discount is maintained in perpetuity;
- f) Any cross-subsidy from market housing in line with SHDC Joint Local Development Plan Policy DEV 8, such market housing is subject to a principal residence condition as set out in Policy SH H2;

Kingston Extract

POLICY KNP1: DEVELOPMENT AND THE DEVELOPMENT BOUNDARY

1. Development will be permitted inside the development boundary shown in the plan, provided it is in scale and character with the site and surroundings, is of an appropriate density, and will cause no significant adverse impacts on the AONB, natural or historic assets, local amenity, traffic, parking or safety.
2. Elsewhere in the parish development will be strictly controlled and permitted only where it can be delivered sustainably and requires a countryside location or will meet a proven local need which cannot be met inside the development boundary. Given our aims with regard to housing (see 2.10 above), the latter may include development of a suitable small exception site or sites outside the development boundary (but adjacent or very near to it) such as is described in 4.12.4 below and in KNP 5 subparagraph 5

From: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>

Sent: 19 January 2021 15:15

To: Duncan Smith <Duncan.Smith@swdevon.gov.uk>

Subject: RE: Ringmore Neighbourhood Plan: Draft SEA/HRA Screening

Hi Duncan,

Please find attached Natural England's response to the consultation on the Ringmore NDP SEA/HRA screening report. The advice might look a bit formal but I'm really just advising

that a few procedural tweaks are needed to make sure the process is followed correctly and transparently.

I hope they help, let me know if you have any queries.

Kind regards

Stephanie Parker-Stephenson
Lead Adviser (Sustainable Development)
Devon, Cornwall and Isles of Scilly
Natural England, Sterling House, Dix's Field
Exeter, EX1 1QA,
Mobile. 07799438517
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From: Duncan Smith <Duncan.Smith@swdevon.gov.uk>

Sent: 10 December 2020 17:10

To: SPDC <SPDC@environment-agency.gov.uk>; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; Stuart, David <David.Stuart@HistoricEngland.org.uk>

Cc: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

Subject: Ringmore Neighbourhood Plan: Draft SEA/HRA Screening

All.....I enclose for your comments a Draft Screening Opinion for SEA/HRA for the Ringmore Neighbourhood Plan (Re 14:Submission Version). I also enclose a copy of that Plan for your information. I look forward to receiving your response.

Regards

Duncan

Duncan Smith

Duncan Smith

Neighbourhood Planning Officer

South Hams District and West Devon Borough Councils

Email: Duncan.smith@swdevon.gov.uk

Telephone: 01803 861178

March 2021