

Strategic Environmental Assessment - Screening Statement

DA2 North West Secmaton Lane Development Framework Plan Supplementary Planning Document

Revised 18 March 2016

1. Document Background and Context

1.1 The DA2 North West Secmaton Lane Development Framework Plan Supplementary Planning Document (SPD) has been prepared in line with the Teignbridge Local Plan 2013-2033.

1.2 The SPD contains:

- Policy context based upon the Teignbridge Local Plan regarding the DA2 allocation with particular focus on:
 - Masterplan
 - Landmark gateway development
 - At least 860 homes
 - 50 bed extra care housing scheme
 - Multi use building
 - Accessibility
 - Employment land
 - Green infrastructure including SANGS

1.3 The SPD provides detail on the implementation of policy DA2 and DA6 Dawlish Green Infrastructure as set out in the Teignbridge Local Plan 2013-2033. As such this policy has already been subject to a higher level of Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulation Assessment.

2. SEA Screening

3.1 Strategic Environmental Assessment (SEA) is a process to identify likely significant effects of a plan or policy on the environment. The requirement to assess certain plans and programmes is set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose the European Strategic Environmental Assessment Directive (2001/42/EC). An SEA is required where plans, may have significant environmental effects. Schedule 1 of the regulations set out the criteria for determining whether an SEA is required and these are considered below:

“1. The Characteristics of plans and programmes, having regard, in particular, to—

- a) The degree to which the plan or programmes 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 influence 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 risk 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.”

3.2 The SPD sets out additional detail on the implementation of Local Plan policy DA2 (North West Secmaton Lane) and DA6 which has already been subject to Strategic Environmental Assessment and Sustainability Appraisal. The Local Plan assessments took account of the environmental characteristics of the area, which have not changed since those assessments were prepared. The SPD concentrates on the mechanisms for delivering the DA2 allocation. Therefore, whilst setting out details in relation to the implementation and requirements of these policies, this is within the reasonably detailed framework already set by the Local Plan.

3.3 The SPD will not influence other plans in a hierarchy, but is itself highly influenced by the Local Plan, which has already been subject to Strategic Environmental Assessment. Its room for manoeuvre is relatively limited. It supports and clarifies the policies of the Local Plan in promoting the delivery of the DA2 allocation, but does not go significantly beyond the local plan requirements. No additional quantum of development is proposed compared with the Local Plan proposals. Where there are minor variations from the Local Plan in detail, these are set out and justified, but there is no indication that these will have a significantly different environmental impact compared with the Local Plan policies.

- 3.4 The Local Plan has also been subject to assessment under the Habitats Regulations, and the Local Plan policies contain appropriate requirements needed to mitigate any impacts on European Wildlife sites, prepared in conjunction with Natural England. The framework provides more detail on the timing of such mitigation, but does not significantly alter the strategy.
- 3.5 The [SA/SEA Report 2012](#) accompanying the Proposed Submission Local Plan assessed the potential environmental impacts of policy DA2. The following table demonstrates any implications or variations which have arisen from the SPD and which may require further SEA:

Table 1: Local Plan SA/SEA conclusions - Policy DA2

| SA/SEA Sustainability Objective | SA/SEA Comment (summarised) | Relevant SPD Details | Implications of SPD | Further SEA required? |
|---------------------------------|--|--|---|-----------------------|
| A. Natural Environment | <p>Greenfield site on the edge of Dawlish, visible from various viewpoints.</p> <p>Some impact on cirl bunting habitat is likely, although Local Plan makes significant mitigation proposals.</p> <p>Potential for increased visitor pressure on nearby internationally important wildlife sites at Dawlish Warren (Special Area of Conservation) and the Exe Estuary (Special Protection Area and RAMSAR) which will be mitigated through the proposed Dawlish Warren Coastal Park.</p> | <p>See SPD section 3.56 – 3.58, Biodiversity.</p> <p>The draft SPD states that the “DA2 allocation will lead to a loss of habitat relating to Cirl Bunting and other protected species, which will require compensatory habitat to be funded by, or provided by and managed in perpetuity by the developer.” This requires an assessment of biodiversity offsetting to ensure compensation and enhancement of unavoidable habitat loss and the phasing of development to protect the most vulnerable area of the site.</p> | <p>The draft SPD provides more detailed understanding of the site and as such has refined the site and application requirements to secure the necessary protection of biodiversity and Cirl Bunting in particular. No significant changes to this objective are expected. HRA screening indicates no need for further Appropriate Assessment.</p> | No |
| B. Built Environment | No direct impact | <p>The draft SPD is based on an assessment of key infrastructure, landscape and design requirements but does not set out design codes for the development. Reference is made</p> | <p>The draft SPD provides little additional detail in relation to this SEA objective that goes beyond the criteria previously assessed in the full SA/SEA for policies DA2 and S2 of the</p> | No |

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| | | to the importance of securing a high quality gateway design and to the emerging District Design Guide and the existing Residential Development – Design Principles Planning Advice. | Local Plan. | |
| C. Climate Change | The site is on the edge of a town with a range of facilities, and within reasonable walking distance of the town centre at its southern end. Inclusion of employment will help to increase self-containment of Dawlish. | The draft SPD continues to promote sustainable movement (see section 3.38, Sustainable Movement of the SPD) and integrated employment uses on the site (see section 3.40 – 3.50, Employment, of the SPD). | A more detailed understanding of the site has refined the site and application requirements to promote walking and cycling links and to deliver employment uses on the site, as envisaged in the Local Plan policy and covered in the Local Plan SEA. | No |
| D. Resource Use | The travel benefits of increasing self containment through the employment provision are balanced against the greenfield nature of the site. | The site is entirely greenfield and is proposed to be extended outside of the adopted Local Plan boundaries in order to accommodate the full employment land requirement. This will increase the overall land take of the allocation by c. 2ha. | See Section 3.1 (c) of this Screening Statement. The additional area land developed is not a significant change in the context of the site as a whole. | No |
| E. Jobs and Local Economy | Additional employment within the site could create about 300 jobs. New housing will generate short term employment during build-out. New households will generate economic activity including supporting local shops and | Section 3.40 – 3.50 (Employment) of the draft SPD provides detail on the mix of unit sizes and distribution of employment land within the allocation. This has been based on a thorough assessment of highways, economies for utilities | A more detailed understanding of the site has refined the site and application requirements to help facilitate employment within the local area, but no significant change to the economic impacts are | No |

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| | businesses. | provision and impact on amenity of neighbouring properties. As above (D) for comments re. extension to allocation for employment land. | expected. | |
| F. Town Centres | Some additional expenditure within the town centre is likely. | The draft SPD promotes sustainable links to the town centre (see section 3.38 of the SPD) and also includes references to town centres within Criterion (g) Employment, but makes no other specific reference to town centres. | The draft SPD provides little additional detail in relation to this SEA objective that goes beyond the criteria previously assessed in the full SA/SEA for policies DA2 of the Local Plan. | No |
| G. Housing | Meeting a significant proportion of Dawlish's housing need. | See section 3.7 – 3.9 (Housing) of the draft SPD. The draft SPD sets out the specific housing requirements for the site including additional details relating to densities, custom build and extra care housing. | No additional implications to those identified in the full SA/SEA of Local Plan. | No |
| H. Health | Provision of additional employment and housing would lead to a general improvement in public health. Extra care housing for the elderly will have health benefits. | Sections 3.7 – 3.9 (Housing), 3.10 – 3.14 (Extra Care) and 3.40 – 3.50 (Employment) of the draft SPD provide additional detail to DA2 policy requirements and continue to promote the health and wellbeing of the community, change from on-site health and community provision to support for off-site facilities. | The revised proposals continue to provide health benefits but in a different way. These benefits are considered to be of a similar extent than the Local Plan proposals, reflected in the Local Plan SEA. | No |

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| I. Infrastructure | Significant infrastructure improvements will benefit the community, including a new link road from Elm Grove road to the A379 Exeter Road, footpath / cycle way links, extra care housing for the elderly, community building, and employment land. | Section 4.1 – 4.3 (Public Infrastructure) of the draft SPD provides schedules outlining the specific infrastructure requirements of the site. | A more detailed understanding of the site has refined the site and application requirements to help facilitate infrastructure delivery in line with the Local Plan objectives. Minor variations to the method of delivery of community and health facilities do not significantly alter the impact on this objective. | No |
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Table 2: Local Plan SA/SEA conclusions - Policy DA6

| SA/SEA Sustainability Objective | SA/SEA Comment (summarised) | Relevant SPD Details | Implications of SPD | Further SEA required? |
|--|--|---|--|------------------------------|
| A. Natural Environment | Significant potential biodiversity and landscape enhancement | The draft SPD provides further detail to policy DA6 in relation to how green infrastructure in association with DA2 will be delivered. | A more detailed understanding of the site has refined the site and application requirements to help facilitate infrastructure delivery in line with Local Plan objectives. | No |
| B. Built Environment | Supports the design of the adjoining allocation | The draft SPD continues to promote the provision of green infrastructure (see section 3.82, DA6- Dawlish Green Infrastructure, of the SPD) which will support the design of the adjoining allocation. | The draft SPD provides little additional detail in relation to this SEA objective that goes beyond the criteria previously assessed in | No |

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| | | | the full SA/SEA for policies DA6 of the Local Plan. | |
| C. Climate Change | Significant open space close to town helps minimise the need for residents to drive to access such facilities. Improved cycle and walking provision will support reductions in car travel. | The draft SPD continues to promote the provision of green infrastructure (see section 3.82, DA6 – Dawlish Green Infrastructure, of the SPD) which will help minimise the need for residents to drive to access such facilities. | The draft SPD provides little additional detail in relation to this SEA objective that goes beyond the criteria previously assessed in the full SA/SEA for policies DA6 of the Local Plan. | No |
| D. Resource Use | Benefits arising from reduction in travel. Benefits from opportunities for local food production. | The draft SPD continues to promote the provision of green infrastructure (see section 3.82, DA6 – Dawlish Green Infrastructure, of the SPD), which will help deliver benefits from reduction in travel and opportunities for local food production. | The draft SPD provides little additional detail in relation to this SEA objective that goes beyond the criteria previously assessed in the full SA/SEA for policies DA6 of the Local Plan. | No |
| E. Jobs and Local Economy | No impact | None | None | No |
| F. Town Centres | No impact | None | None | No |
| G. Housing | No impact | None | None | No |
| H. Health | Additional access to open space and cycle/ pedestrian | The draft SPD continues to promote the provision of green infrastructure | The draft SPD provides little additional detail in | No |

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| | routes will encourage physical activity, improving health. | (see section 3.82, DA6 – Dawlish Green Infrastructure, of the SPD) which will provide additional access to open space and cycle/ pedestrian routes, encouraging physical activity and improving health. | relation to this SEA objective that goes beyond the criteria previously assessed in the full SA/SEA for policies DA6 of the Local Plan. | |
| I. Infrastructure | Add to green infrastructure within the area. | The draft SPD continues to promote the provision of green infrastructure (see section 3.82, DA6 – Dawlish Green Infrastructure, of the SPD) which will add to green infrastructure within the area. | The draft SPD provides little additional detail in relation to this SEA objective that goes beyond the criteria previously assessed in the full SA/SEA for policies DA6 of the Local Plan. | No |

3. Variations

3.1 The SEA screening should assess any variations to the relevant policies that the SPD has introduced. The following variations to the Local Plan policies have been proposed in the draft SPD:

a. Temporary SANGS

Suitable Alternative Natural Green Space (SANGS) is needed to relieve visitor pressure on the Dawlish Warren SAC and the Exe Estuary SPA and RAMSAR. SANGS is required in association with the implementation of DA2 in order to meet its HRA requirements.

In order for the development at DA2 to progress a Temporary SANGS may need to be provided ahead of the provision of the Dawlish Coastal Park (DA7). As such, the SPD makes provision for a temporary SANGS to be provided adjacent to the site (see the development framework plan for further details). This temporary measure will enable the timely delivery of the development whilst mitigating the impacts identified in the SA/SEA and HRA of the Local Plan. Overall there is no significant environmental difference arising from this change, which will provide an interim measure if necessary to bridge the gap to the permanent SANGS solution.

b. Multipurpose building

Policy DA2 requires the delivery of a multipurpose building capable of incorporating health and early years' facilities. Through more detailed assessments of need undertaken as part of the preparation of the draft SPD it has become apparent that the health and early year's element of the multipurpose building would be better provided in other ways. In response, the SPD promotes the use of financial contributions secured through S106 payments to support the existing facility at the Red Rock Centre and at the Barton Surgery rather than provide a new surgery. The provision of the Red Rock facility within close proximity to the site, and which is proposed to be enhanced through financial contributions, it is considered that there will therefore be no significant environmental difference arising from this change.

c. Employment

Policy DA2 requires the provision of at least 3ha of land for employment development. 3 hectares of employment land will be located in a single area within and adjoining Development Area 4. In order to improve deliverability of the employment land and access to the north of the site, the employment land is shown partly inside the settlement limit with further phases outside the settlement limit. Provision in this location will enable clustering of business uses, economic uses, economies of utilities provision and servicing, and minimise impact on neighbouring uses. Development

Area 4 is the most accessible part of the DA2 allocation allowing commercial traffic to access directly off the A379.

During the preparation of the Local Plan, reasonable alternatives to the allocation of land at DA2 for employment were assessed through the SA/SEA process. Two main options were considered (Land to the immediate west of the A379 Exeter Road and Land to the immediate east of the A379 Exeter Road). The SA/SEA concluded that both of these options had strong positive benefits in terms of SA/SEA objective E Jobs and Local Economy and limited natural environmental impact. Since the SA/SEA was undertaken, land to the immediate east of the A379 Exeter Road was granted planning permission on appeal for housing development and is subsequently no longer available. Land to the immediate west of the A379 Exeter Road was therefore allocated in the adopted Local Plan as part of the DA2 allocation.

Having assessed the reasonable alternatives and the conclusions of the original SA/SEA undertaken for the Local Plan, it is considered that the overall impact on the local environment will not be significantly different from the Local Plan SEA as a result of the slight extension to the boundary of the allocation.

4. Conclusion

Accordingly, the Local Planning Authority is of the view that the draft SPD is such that there are no new significant effects likely to arise through the implementation of the DA2 North West Secmaton Lane Development Framework Plan that have not previously been identified through the full SA/SEA of the Teignbridge Local Plan. Therefore full Strategic Environmental Assessment of the DA2 North West Secmaton Lane Development Framework Plan SPD is not required.

After a review of the Development Framework Plan following changes to the SPD, it is noted that these changes create no new likely significant effects and as such a Strategic Environmental Assessment is not required. However any further changes will need additional reviews alongside the main document.