

Appropriate Assessment		
The Conservation of Habitats and Species Regulations 2017, Section (63)		
Application Reference	18/1094/MOUT	
Brief description of proposal	Outline application for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445 sqm of new floorspace, new highway access, cycle and footway, improvements to flood attenuation, building layout and road layout, new hedgerow planting and associated infrastructure.	
Location	Land East of Two Bridges, Two Bridges Road, Sidford, Sidmouth	
Site is:	<p>Within 10km of the East Devon Heaths SPA (UK9010121)</p> <p>Within 10km of the East Devon Pebblebed Heaths SAC (UK0012602)</p> <p>(See Appendix 1 for list of interest features of the SPA/SAC)</p>	
Step 1 Screening for Likely Significant Effect on East Devon Heaths & Pebblebed Heaths		
Risk Assessment		
<p>Could the Qualifying Features of the European site be affected by the proposal?</p> <p>Consider both construction and operational stages.</p>	<p>No – it is not considered that the proposed employment uses at the site will materially add to recreational pressures or the need for tourist accommodation within the SPA and SAC. People employed at the site, including those employed in the construction of the proposal, are unlikely to visit the Heaths directly as a result of their work, or during break times.</p> <p>No residential development is proposed, which would lead to the likelihood of residents visiting the Heaths for recreational purposes. Furthermore, the scheme is not dependent on any residential development coming forward in combination with the proposal, which would have such an impact.</p>	
Conclusion of Screening		
Is the proposal likely to have a significant effect, either 'alone' or 'in combination' on a European site?	<p>East Devon District Council concludes that there would not be Likely Significant Effects 'alone' and/or 'in-combination' on features associated with the East Devon Heaths and Pebblebed Heaths</p> <p>See evidence documents on impact of development on SPA/SAC at: East Devon District Council - http://eastdevon.gov.uk/media/369997/execution-report-9th-june-2014.pdf</p> <p>An Appropriate Assessment of the plan or proposal is not necessary.</p>	
Local Authority Officer		Date:

