

21 June 2019

## **EXECUTIVE**

A meeting of the **Executive** will be held on **Monday, 1st July, 2019** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS  
Managing Director

### **Membership:**

Councillors G Hook (Leader), Dewhirst (Deputy Leader), Connett, J Hook, Jeffries, Macgregor, Taylor and Wrigley

**Please Note:** Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the Council Chamber you are consenting to being filmed.

## **A G E N D A**

### **Part I**

1. **Apologies for absence**
2. **Minutes** (Pages 1 - 6)  
To approve and sign the minutes of the meeting held on 6 June 2019.
3. **Declarations of Interest**
4. **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

It is considered that the Committee would be unlikely to exclude the press and public during consideration of the items on this agenda, but if it should wish to do so, the following resolution should be passed:-

**RECOMMENDED** that, under Section 100A(4) of the Local Government Act 1072, the press and public be excluded from the meeting of the items 11, 12 and 13 on the grounds that they involve the likely disclosure of exempt information as defined in the paragraph 3 of Part 1 of Schedule 12A of the Act.

5. **Matters of urgency/matters of report brought forward with the permission of the Chairman**
6. **Public Questions (if any)**
7. **2018/19 Draft final accounts & Treasury Management** (Pages 7 - 26)
8. **South Hams Greater Horseshoe Bat SAC – HRA** (Pages 27 - 62)
9. **Teign Housing Clawback Agreement** (Pages 63 - 66)
10. **Executive Forward Plan** (Pages 67 - 72)  
To note forthcoming decisions anticipated to be made by the Executive over the next 12 months.

**Part II: Items suggested for discussion with the press and public excluded**

11. **Newton Abbot Redevelopment - Sherborne House** (Pages 73 - 86)
12. **Newton Abbot Redevelopment - Bradley Lane** (Pages 87 - 140)
13. **Brunswick Street, Teignmouth - to follow**

If you would like this information in another format, please telephone 01626 361101 or e-mail [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk)

## **EXECUTIVE**

**6 JUNE 2019**

Present:

Councillors G Hook (Leader), Dewhirst (Deputy Leader), J Hook, Jeffries, Macgregor, Taylor and Wrigley

Members in Attendance:

Councillors Bradford, Bullivant, Clarence, Daws, Mullone, Nutley, J Petherick, L Petherick and Purser

Apologies:

Councillor Connett

Officers in Attendance:

Phil Shears, Managing Director  
Martin Flitcroft, Chief Finance Officer  
Tony Watson, Interim Head of Commercial Services  
Lorraine Montgomery, Interim Head of Operations  
Rosalyn Eastman, Business Manager, Strategic Place  
Fergus Pate, Principal Delivery Officer  
Estelle Skinner, Green Infrastructure Officer,  
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer

### **31. MINUTES**

Minutes of the meeting on 9 April 2019 were confirmed and approved and signed as correct record.

### **32. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **33. MATTERS OF URGENCY/MATTERS OF REPORT BROUGHT FORWARD WITH THE PERMISSION OF THE CHAIRMAN**

The Leader advised of the need for the Executive meeting to be conducted in a business-like manner and that the forthcoming Constitution Review would be look at the Council procedures.

#### **34. NOTICE OF MOTION - NETTING ON DEVELOPMENT SITES**

The Portfolio Holder for Planning presenting the report on the Notice of Motion regarding Netting on Development Sites. The Portfolio Holder stated that the Council worked hard to maintain a high standard of environmental and wildlife protection and there had been no reports of netting in Local Planning Authority area to date. He asked the Executive to support the Council to call all developers not to use netting in Teignbridge and urgently write to the relevant Government Ministers calling on the Government to ban the use of netting at all sites with planning consent or identified in Local or emerging Local Plans.

The Portfolio Holder for Waste Management & Environmental Health proposed the recommendation, this was seconded by the Portfolio Holder for Communities & IT.

**RESOLVED** that the Council:-

- (1) call on all developers not to use netting in Teignbridge; and
- (2) urgently write to the relevant Government Ministers calling on the government to ban the use of netting at all sites with planning consent or identified in Local or emerging Local Plans.

#### **35. ARTIFICIAL 3G PITCH, COACH ROAD, NEWTON ABBOT**

Councillor Daws declared an interest in respect of objecting to the planning application.

Councillor Bradford declared an interest as she lived in the vicinity.

The Leader stated that while this proposal would be an important recreational facility that would benefit the wider local community it was important that the quality of life of the local residents was protected. The Leader continued had a positive meeting with representatives of the Wolborough residents group and Devon Football Association (DFA) to look to address the residents' concerns. It was proposed that a management plan be completed prior to the proposal going forward and the project would not start until this plan had been agreed.

Non-Executive Members raised issues regarding the environmental impact including the lack of a habitats regulations assessment, the loss of grass area by the planned car park and the planning conditions. Concerns were also raised in respect of the proposal for a rubber crumb artificial 3G pitch, its life span, the drainage impacts and the safety of the materials to be used.

In response to Members, the Interim Head of Operations clarified that the pitch would be maintained and regularly resurfaced.

The Interim Head of Commercial Services stated that the materials to be used and the drainage were covered by the planning conditions and the car park would have a lockable height restriction.

During discussion Executive Members acknowledged that the materials to be used would accord to national standards and welcomed the management plan which would be completed before works commenced.

The Leader proposed the amendment recommendation, this was seconded by the Portfolio Holder for Waste Management & Environmental Health.

**RESOLVED** that subject to the prior completion of a management plan as determined by the Interim Head of Operations (in consultation with the Leader, Portfolio Holder for Leisure and the Wolborough residents' group) between the Council and the Devon Football Association (DFA):-

- (1) contribution of £100,000 sporting facilities Section 106 money towards the construction of a new artificial pitch scheme on the Coach Road site be approved;
- (2) that the Council manages the new 70 space car park being built to facilitate the new playing pitch be approved;
- (3) the capital programme investment for improvements to and the lining of the access track to the Coach Road site and a payment of £10,000 for improvements to the footpath into Decoy Park be approved; and
- (4) that the Council make a joint application with the DFA for Football Foundation grant funding.

### **36. STATEMENT OF COMMUNITY INVOLVEMENT**

The Portfolio Holder for Planning presented the report to seek approval for the adoption of the Statement of Community Involvement (SCI) following a period of consultation and review, with an amendment to the recommendation that the Statement of Community Involvement be adopted in principle subject to minor changes with agreement of the Portfolio Holder for Planning and the Business Manager Strategic Place.

The Portfolio Holder for Planning proposed the recommendation, this was seconded by the Portfolio Holder for Sport, Recreation & Culture.

**RESOLVED** that the Statement of Community Involvement (SCI) 2019 as attached to this report be adopted in principle subject to minor changes with agreement of the Portfolio Holder for Planning and the Business Manager Strategic Place.

### **37. WRAY VALLEY TRAIL FUNDING**

The Portfolio Holder for Climate Change Emergency & Housing introduced the report for funding to complete the final stages of the Wray Valley Trail multi-user

route. This is an important strategic route which supports public health benefits and leisure and tourism related spend.

The Green Infrastructure Officer outlined the background and the strategic importance of the delivery of the final stages of the Wray Valley Trail. The funds would contribute towards a better quality of surface, quantity and quality of route marking, landscaping and opportunities for display of artefacts.

Members welcomed the delivery of the final stage of this important route encouraged physical activity and would bring economic benefits to the district.

The Portfolio Holder for Climate Change Emergency & Housing proposed the recommendation, this was seconded by the Portfolio Holder for Sport, Recreation & Culture.

**RESOLVED** that:-

- (1) funding of a £100,000 contribution to Devon County Council towards delivery of the final stages of the Wray Valley Trail multi-user route be approved; and
- (2) the Business Manager Strategic Place and the Solicitor to the Council be given delegated authority to complete an associated funding agreement with Devon County Council.

#### **38. EXECUTIVE FORWARD PLAN**

**RESOLVED** that the Forward Plan be noted.

#### **39. EXCLUSION OF PRESS AND PUBLIC**

The Portfolio Holder for Waste Management & Environmental Health proposed, seconded by the Portfolio Holder for Sport, Recreation & Culture. that because financial sensitivity issues concerns the Council and third parties, the Council go into Part II and exclude the press and public.

**RESOLVED** that under Section 100(A)(4) of the Local Government Act 1972, the Press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

#### **40. MODIFICATION OF FUNDING AGREEMENT WITH RSPB FOR ASHILL CIRL BUNTING NATURE RESERVE**

The Portfolio Holder for Planning presented the report regards the modification of Funding Agreement with Royal Society for the Protection of Birds (RSPB) for Ashill ciril bunting nature reserve.

In response to Member's questions, the Green Infrastructure Officer clarified the reasons for the modifications of the funding agreement.

The Portfolio Holder for Planning proposed the recommendation, this was seconded by the Portfolio Holder for Communities and IT.

**RESOLVED** that modification of the Funding Agreement with RSPB for Ashill circl bunting nature reserve as per the circulated report be approved.

Chairman

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TEIGNBRIDGE DISTRICT COUNCIL

**EXECUTIVE**

LEADER: Cllr Gordon Hook

PORTFOLIO HOLDER: Cllr Alan Connett

**DATE:** 1 July 2019

**REPORT OF:** Chief Finance Officer

**SUBJECT:** 2018/19 DRAFT FINAL ACCOUNTS & TREASURY  
MANAGEMENT

**PART I**

**RECOMMENDATIONS**

**That the Executive resolve**

- (a) To note the draft revenue results.
- (b) To approve the draft year end capital and updated programme at appendix 1.
- (c) To note the lending list at appendix 2.

**The Executive recommends to Council**

- (d) That the draft treasury management results for 2018/19 at appendix 3 are noted.

**1 PURPOSE**

- 1.1 To report the 2018/19 draft final revenue results including draft closing general reserves.
- 1.2 To bring the 2018/19 draft final capital and updated ongoing programme for members' approval including draft closing capital funding and resources carried forward.
- 1.3 To report the draft financial results of the treasury management function for the year ended 31 March 2019.
- 1.4 To note the treasury management lending list.

## TEIGNBRIDGE DISTRICT COUNCIL

### **2 BACKGROUND**

- 2.1** The Accounts and Audit Regulations 2015 set out the requirements for the production and publication of the annual statement of accounts. The statement has to be produced and certified by the Chief Finance Officer by 31 May. It has to be brought for Full Council approval after external audit and by 31 July.
- 2.2** The financial records for 2018/19 have been balanced and closed and the draft accounts prepared. The £31 million housing benefit claim is complete and ready for the statutory external audit. The £30 million provisional business rates return which provides the information for rates retention has been completed and certified. A final certified return has to be submitted by 31 July when the accounts have been audited. This report is based on the draft accounts.
- 2.3** The statement of accounts and financial records are being audited by our external auditors Grant Thornton during June and July. If any accounts alterations are required the details will be reported to Audit Scrutiny Committee on 17 July with the external audit accounts report. Any revenue or capital resource effects will be brought to Executive in the next budget monitoring report on 8 October. We are not aware of any such alterations at this point.
- 2.4** The 2018/19 revenue and capital budgets were approved on 22 February 2018 and updated by Council on 28 February 2019. This report compares the draft results to the updated budget.
- 2.5** An updated treasury management statement and authorised lending list was approved at the February 2019 budget meeting. This was based on the latest edition of the treasury management code published by the Chartered Institute of Public Finance & Accountancy. There have been no further changes to the authorised lending list.

### **3 2018/19 DRAFT REVENUE RESULTS**

- 3.1** The draft closing general reserves at 31 March 2019 are £2.0 million. This is improved on the updated budget by £37,000. There is £2.3 million in the earmarked business rates reserve to cover future funding and income fluctuations. The revenue contributions to capital carried forward has £2.0 million at 31 March 2019.
- 3.2** There are specific grants or contributions totalling £3.4 million in earmarked reserves. The main items here are £0.5 million from the government for community led housing, £1.1 million relating to housing rent charges and £0.3 million for open spaces being largely section 106 contributions. There is a further £1.5 million of earmarked reserves for specific carry forwards which have been reviewed by Strategic Leadership Team. This total includes various

## TEIGNBRIDGE DISTRICT COUNCIL

housing enabling and homelessness prevention initiatives, rural aid, elector fund project monies, town centre projects and other miscellaneous works.

- 3.3** In 2014/15 a new earmarked reserve was set up for our share of usable funds held from the Strata joint operations. This now stands at £210,000. The joint operation started trading on 1 November 2014 and is owned by Teignbridge, Exeter and East Devon district councils with Teignbridge owning 27.4%. The business of Strata is the operation and provision of a shared information communications technology service to each of the councils.

## **4 REVENUE BUDGET VARIATIONS 2018/19**

The most significant variations and points to note for the year were as follows:

- Car parking income was down £73,000 on the probable budget of £3.6 million. Leisure income was £39,000 better than the probable budget of £2.3 million. Building control and development management income was £46,000 better than the probable budget of £2.0 million. The total fees and charges income for all services was £41,000 above the probable budget of £9.6 million.
- Our share of business rates income including the Devon pilot gain for the year was £321,000 more than anticipated in the probable budget. We do however have a year end deficit on the rates collection fund of just under £1.3 million of which our 40% share is £0.5 million. The deficit is mainly due to lower income to the fund. The business rates retention reserve has a balance of £2.3 million. This is to cover the deficit, future funding and income fluctuations and potential appeals.
- Overall salary costs including vacancy savings were underspent by £36,000 on the probable budget on a total salary cost of £17.2 million including employer's national insurance and superannuation. The saving is after any redundancy costs. There were some minor overspends on other expenditures e.g. repairs, legal fees, bed and breakfast accommodation and other fees.
- Unfunded discretionary rate relief awarded in the year was £132,000 as compared with £127,000 in 2017/18.
- For 2018/19 sundry debt write offs were £111,000 (2017/18 £157,000) or 0.8% of debt raised in the year. Council tax write offs were £165,000 (2017/18 £276,000) or 0.15% of the charge raised. National non-domestic rate write offs were £78,000 (2017/18 £114,000) or 0.20% of the charge.

## **5 2018/19 DRAFT FINAL CAPITAL PROGRAMME & FUTURE YEARS**

- 5.1** The draft final capital programme is shown at appendix 1. The original estimate of £35.1 million for 2018/19 was approved at Council on 22 February 2018. This had been decreased by probable stage in the February 2019 budget update to £14.4 million mainly due to the rescheduling of provisions for town centre improvement works for Newton Abbot and Teignmouth town

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centres and leisure provision expenditure. The actual spend in 2018/19 was £9.5 million. The difference of £4.9 million from the updated budget is mainly due to:

- The works to Market Walk fascias and roofing were completed during 2018/19. The remaining £0.462 million budget has been carried forward pending associated works to kiosks and paving.
- £0.353 million probable budget relating to Cattle Market and Bradley Lane enabling works was unspent and has been carried forward.
- £0.421 million of the probable budget for the Minerva Building was unspent and has been carried forward. The building, which was purchased during 2018/19, is undergoing refurbishment works, continuing during the current year to prepare for new tenants.
- £0.359 million of the South West coastal regional monitoring probable budget of £1.123 million for the year was unspent. This is all funded by grant from the Environment Agency and other external contributions and the remaining budget has been carried forward. Work is progressing in the current year and the programme continues during 2020/21.
- £0.385 million of the probable budget for the Coastal Asset Review and Coastal Asset Review (project management support) was unspent. This is also funded by grant from the Environment Agency and has been carried forward.
- £0.232 million of the Energy/Utility reduction budget was unspent and has been carried forward. £0.100 million probable budget was also carried forward in relation to Teignmouth Lido boiler.
- The probable budget for affordable housing including empty homes projects was £0.781 million. £0.534 million was spent the remaining £0.247 million relating to Starcross, Denbury, shared equity and Haldon has been carried forward.
- £0.604 million of the private sector housing probable budget which is mainly grant funded was unspent. The remaining better care funding relating to disabled facilities grants has been carried forward.
- £0.216 million probable budget towards infrastructure projects funded from the Community Infrastructure Levy has been carried forward, including £0.060 million for cycle paths and £0.156 million for the purchase of land for Suitable Alternative Natural Green Spaces (SANGS). A further £0.230 million of Section 106-funded probable budget was carried forward in relation to the ongoing instatement works at the Dawlish countryside park and boardwalk at Dawlish Warren.

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- £0.190 million of S106-funded probable budget for play area improvements was unspent and has been carried forward. £0.230 million of Section 106-funded budget was also carried forward in relation to Newton Abbot sports facilities.
  - £0.287 million has been carried forward relating to IT improvements being carried out by Strata.
- 5.2** At the end of 2018/19 there was £5.2 million of capital receipts carried forward made up of £3.4 million general receipts plus £1.8 million from housing. Actual right to buy receipts for 2018/19 were £0.653 million which is £47,000 lower than the £0.700 million forecast in the probable budget. There is also £2.7 million community infrastructure levy available towards funding investment as per the local plan. As already mentioned in 3.1 there is £2.0 million for revenue contributions to capital carried forward to 2019/20.
- 5.3** Recent additions to the capital programme for the current and future years include £0.300 million for the Wray Valley and Teign Estuary cycle trails (previously general cycle path provisions and funded from CIL), £0.220 million for the 3G artificial playing pitch at Coach Road, Newton Abbot, £6.786 million for Halcyon Road, Newton Abbot, funded from prudential borrowing, £4.900 million for the Dawlish link road and bridge, due in 2021 and to be funded from government grant. A contribution of £5.100 million CIL towards improvements of the A382 has also been approved (previously a provision). As this is scheduled for 2022/23, it is beyond the time-scale of the current programme but noted for information.

## **6 TREASURY MANAGEMENT RESULTS 2018/19 & LENDING LIST 2019/20**

- 6.1** The financial results of the treasury management function have to be reported to Council in accordance with the Chartered Institute of Public Finance and Accountancy 'Treasury Management Code 2017'. Teignbridge's lending has been carried out in accordance with its defined strategy and with adherence to its restricted list of approved investment institutions. There was no long term borrowing in 2018/19 and that is currently expected to continue to be the case during 2019/20.
- 6.2** The average funds available for investment have increased in 2018/19 by £2.5 million to £14.6 million, from £12.1 million in 2017/18. This is mainly due to grants and contributions which were received in advance of expenditure. Net interest earned has increased from £40,000 in 2017/18 to £103,000 in 2018/19. The average rate achieved has increased from 0.33% in 2017/18 to 0.71% in 2018/19, due to the Bank of England's base rate increasing to 0.75% in August 2018. Call account rates continue to be low because of the current banking regulations requiring banks to keep greater capital buffers.
- 6.3** Interest rates earned have been consistently better than the standard benchmark 7 day London Interbank Offer Rate (LIBOR) which for the same lending would have averaged 0.63% for the year (0.33% in 2017/18). Base

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rate increased from 0.5% to 0.75% in August 2018. For future base rates it will be difficult nationally to strike a balance between keeping growth going while not letting inflation get out of hand post Brexit. There continues to be uncertainty about future demand, inflation and the outcome of the European Union negotiations.

- 6.4** Full details of draft treasury management results and prudential indicators are shown at appendix 3.
- 6.5** The authorised treasury management lending list was approved at the February 2019 Council budget meeting. Principality has re-entered the list due to improved ratings. From 1 January 2019, the largest UK banks must separate core retail banking from investment banking in order to support financial stability and make any potential failures easier to manage without the need for a government bailout. The banks have begun to address ring-fencing, each taking their own approach about which side of the bank is best suited for local authorities. In some cases, ring-fencing affected ratings. Officers continue to monitor all ratings to ensure they meet the councils lending criteria.

## **7 MAIN IMPLICATIONS**

The implications members need to be aware of are as follows:

### **7.1 Legal**

Monitoring and reporting of the treasury management results is required by the CIPFA Treasury Management Code.

### **7.2 Resources**

The report notes an overall favourable revenue variation for 2018/19. Cash flow is forecast to be positive over the next twelve months apart from some possible minor temporary borrowing. Capital is funded over the three year plan period 2019/20 to 2021/22 with the use of prudential borrowing where necessary.

## **8 GROUPS CONSULTED**

As described in paragraph 2.3 the external auditors are auditing the financial records and accounts during June and July.

## **9 TIME-SCALE**

This report covers the year 2018/19 but also refers to the Financial Plan for 2019/20 to 2021/22.

## TEIGNBRIDGE DISTRICT COUNCIL

### 10 JUSTIFICATION

Regular budget monitoring and reporting of the annual financial results is required by the Council's Constitution and Financial Rules.

### 11 DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on Monday 8 July 2019.

**Martin Flitcroft**  
**Chief Finance Officer**  
**Interim Head of Corporate Services**

<b>Wards affected</b>	All
<b>Contact for more information</b>	Martin Flitcroft on 01626 215246 or Claire Moors on 01626 215242
<b>Background Papers (For Part I reports only)</b>	Budget and budget monitoring files. Treasury management working files including CIPFA Treasury Management Code 2017. Year end files including Accounts & Audit Regulations 2015.
<b>Key Decision</b>	Yes
<b>In Forward Plan</b>	Yes
<b>In O&amp;S Work Programme</b>	No
<b>Appendices</b>	App 1 - Capital programme App 2 - Treasury management lending list App 3 - Treasury management performance

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**TEIGNBRIDGE DISTRICT COUNCIL  
CAPITAL PROGRAMME 2018-19 TO 2021-22**

**Appendix 1**

			35,142	14,356	9,535	27,849	34,719	23,885	15,075	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST (as at Feb 2019)	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET		BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2018-19	2019-20	2019-20	2020-21	2021-22	
			£'000	£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)		(Inc Fees)		(Inc Fees)		
KG1	Bakers Park	Bakers Park development (S106)	489		3	489	702			8. Out and about and active
KW4	Bishopsteignton	Bishops Avenue improvements (RS)	-	20	20	-				9. Strong communities
<b>KP1</b>	<b>Boat Cove, Dawlish</b>	<b>Feasibility (CR)</b>			-		10			4. Great places to live & work
KL1	Broadband	Contribution to Superfast Broadband (RS)	-	-	-	250	250			6. Investing in prosperity
Bid 28	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Asbestos (RS)	-	-	-	101	101			8. Out and about and active
Bid 31	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre central boiler installation (CR)	45	-	-	45	45			8. Out and about and active
Bid 4	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Improvement Plan (S106/BC).	1,545	-	-	1,545	1,545			8. Out and about and active
K1	Broadmeadow Sports Centre	Broadmeadow Sports Centre Roof (CR)	68	-	-	68	68			8. Out and about and active
KM8	Car parks	Multi-storey office facilities (RS)	-	33	45	-				3. Going to town
KM9	Car parks	Point Car Park Machinery (RS)	-	20	16	-				3. Going to town
Bid 229e	Carbon Management	Provision for Carbon Management Programme (CR)	340	-	-	340	340			10. Zero heroes
KY5	Carbon Management	Energy/Utility Reduction (CR)	75	308	76		232			10. Zero heroes
Bid 245	Churchyards	Provision for Churchyards (RS)	-	-	-	45	45			4. Great places to live & work
KD4	Churchyards	Closed Churchyards (RS,CR)		57	45		15			4. Great places to live & work
KR3	Coastal Monitoring	SW Regional Coastal Monitoring Programme. (GG,EC)	732	1,123	764	798	1,391	724		9. Strong communities
KR5	Coastal Monitoring	Coastal asset review: project management support (GG)	-	176	50		126			9. Strong communities
KR6	Coastal Monitoring	Coastal asset review (GG)	200	327	68		359			9. Strong communities
KW2	Collett Way	Collett Way - re-lay to adoption standard (CR)	-	52	3		-			6. Investing in prosperity
<b>KP4</b>	<b>Colley Brook, Kingsteignton</b>	<b>Gabion Basket Replacement (S106)</b>			-		35			9. Strong communities
K18	Combeinteignhead	Combeinteignhead (Env.Agency)	155	-	-					9. Strong communities
KW3	Cricketfield	UTC Cricketfield Footpath (CR)	-	-	-	45	45			3. Going to town
Bid 211	Cycle paths	Provision for Other cycling (CIL)	50	-	-	280	180	100		7. Moving up a gear
<b>KG3</b>	<b>Cycle paths</b>	<b>Wray Valley Trail (CIL)</b>			-		100			7. Moving up a gear
Bid 211	Cycle paths	Provision for Dawlish/Teignmouth Cycle Schemes (later years) (CIL)	-	-	-			65	100	7. Moving up a gear
Bid 211	Cycle paths	Provision for Heart of Teignbridge cycling (later years) (CIL)	-	-	-			115	100	7. Moving up a gear
KG8	Cycle paths	(Updated) Dawlish/Teignmouth Cycle Schemes (CIL)	30	60	-	180	40	140		7. Moving up a gear
<b>KG8</b>	<b>Cycle paths</b>	<b>Teign Estuary Trail (CIL)</b>			-		200			7. Moving up a gear
KG8	Cycle paths	(Updated) Heart of Teignbridge Cycle Provision (CIL)	120	-	-	180	180	50		7. Moving up a gear
<b>KX7</b>	<b>Dawlish</b>	<b>Dawlish link road and bridge (GG)</b>		<b>15</b>	-				<b>4,900</b>	7. Moving up a gear

**TEIGNBRIDGE DISTRICT COUNCIL  
CAPITAL PROGRAMME 2018-19 TO 2021-22**

**Appendix 1**

			35,142	14,356	9,535	27,849	34,719	23,885	15,075	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST (as at Feb 2019)	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET		BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2018-19	2019-20	2019-20	2020-21	2021-22	
			£'000	£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)		(Inc Fees)		(Inc Fees)		
Bid 2	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Improvement Plan (CIL).	-	-	-	-	-	435	-	8. Out and about and active
Bid 7	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Drainage Overhaul & Improve (CR)	40	-	-	40	40	-	-	8. Out and about and active
KR7	Dawlish Warren	Contribution to Dawlish Warren Beach Management Scheme (EC)	-	20	20	-	-	-	-	9. Strong communities
KM1	Dawlish Warren	Dawlish Warren Car Park Renovations (RS,CR)	200	220	226	-	-	-	-	3. Going to town
KS5	Dawlish Warren	Dawlish Warren Toilets (CR)	-	12	-	-	12	-	-	4. Great places to live & work
Bid 78	Dawlish Warren Visitor Centre	Provision for Dawlish Warren Visitor Centre (HRA/S106/CIL,EA,HLF,EC)	-	-	-	-	-	1,464	-	4. Great places to live & work
KB8	Dawlish Warren	Dawlish Warren Boardwalk (S106)	-	100	-	-	100	-	-	4. Great places to live & work
KB4	Dawlish Warren	Fencing (EC)	-	11	-	-	11	-	-	4. Great places to live & work
KP2	Dawlish Water	Wall Repair (RS)	-	25	21	-	-	-	-	4. Great places to live & work
KL4	Employment Land	Purchase of Minerva Building (GG,PB)	-	2,829	2,408	1,136	1,468	-	-	6. Investing in prosperity
KL5b	Employment Land	Provision for other employment land purchase and infrastructure (BC: Prudential Borrowing)	-	-	-	2,000	2,000	-	-	6. Investing in prosperity
<b>KL2</b>	<b>Employment Land</b>	<b>Newton Abbot feasibility (BC)</b>	-	-	-	-	20	-	-	6. Investing in prosperity
K34	Energy Company	Energy Company (CIL)	177	-	-	177	177	-	-	9. Strong communities
<b>KD1</b>	<b>Forde House</b>	<b>HR Refurb (CR)</b>	-	-	11	-	7	-	-	What else we will do
KT2	Forde Road Depot	Provision for Forde Road depot concrete repairs (CR)	-	46	-	-	17	-	-	2. Clean scene
Bid 297	Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	-	-	-	5,350	-	5,350	-	6. Investing in prosperity
Bid 297	Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	-	-	-	200	200	-	-	6. Investing in prosperity
<b>KX8</b>	Heart of Teignbridge	Provision for A382 Improvements (CIL) (£5.1 m by 2022-23)	-	-	-	-	-	-	-	7. Moving up a gear
KW6	Heart of Teignbridge	Kingsteignton/Kingskerswell Education Provision (CIL)	1,250	1,250	1,250	-	-	-	-	4. Great places to live & work
KW8	Heart of Teignbridge	Houghton Barton land (EC)	-	23	3	134	153	-	-	4. Great places to live & work
<b>KX2</b>	<b>Heart of Teignbridge</b>	<b>SW Mutual Bank (CR)</b>	-	-	50	-	-	-	-	6. Investing in prosperity
J1	Housing	Discretionary - Disrepair Loans & Grants (GG/CR)	105	50	17	50	50	50	50	1. A roof over our heads
JW4a	Housing	Statutory - Disabled Facilities (GG)	1,000	1,706	1,135	1,000	2,000	1,000	1,000	1. A roof over our heads
JY3	Housing	Broadhempston Community Land Trust (CR,RS)	-	60	60	-	10	-	-	1. A roof over our heads
JY3	Housing	Exception site Starcross (CR)	-	65	-	-	65	-	-	1. A roof over our heads
JY3	Housing	Exception site Denbury (CR,GG)	-	50	-	-	100	-	-	1. A roof over our heads
<b>JY3</b>	<b>Housing</b>	<b>Moretonhampstead (Teign Housing) (EC)</b>	-	-	-	-	85	-	-	1. A roof over our heads
JY3	Housing	Downsizer initiative Shutterton Dawlish Warren (CR)	-	180	180	-	-	-	-	1. A roof over our heads
JY3	Housing	Surplus TDC sites in Newton Abbot (East St) (CR)	-	-	-	115	115	-	-	1. A roof over our heads
<b>JY3</b>	<b>Housing</b>	<b>East St (Feasibility) (RS)</b>	-	-	1	-	8	-	-	1. A roof over our heads
<b>Bid</b>	<b>Housing</b>	<b>Provision for Drake Road feasibility (GG,CR,RS,PB)</b>	-	-	-	-	128	-	-	1. A roof over our heads
<b>Bid</b>	<b>Housing</b>	<b>Provision for Drake Road (GG,CR,RS,PB)</b>	-	-	-	-	272	-	-	1. A roof over our heads

**TEIGNBRIDGE DISTRICT COUNCIL  
CAPITAL PROGRAMME 2018-19 TO 2021-22**

**Appendix 1**

			35,142	14,356	9,535	27,849	34,719	23,885	15,075	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST (as at Feb 2019)	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET		BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2018-19	2019-20	2019-20	2020-21	2021-22	
			£'000	£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)		(Inc Fees)		(Inc Fees)		
<b>JY3</b>	<b>Housing</b>	<b>Bradley Bends feasibility (RS)</b>			-		<b>10</b>			1. A roof over our heads
JY3	Housing	Longstone Cross Ashburton (CR)	-	-	-	100	100			1. A roof over our heads
JY3	Housing	Compulsory purchase/Empty Homes Projects (CR)	314	-	-			300		1. A roof over our heads
<b>JY3</b>	<b>Housing</b>	<b>Provision for Shared Equity Scheme (S106)</b>		105	-		<b>667</b>			1. A roof over our heads
JY3	Housing	Shared Equity Scheme (CR)	-		-		<b>105</b>			1. A roof over our heads
JY3	Housing	Glebelands, Buckfastleigh (S106)	-	43	43					1. A roof over our heads
JY3	Housing	Affordable Housing unallocated (CR)	86	-	-	-	<b>48</b>	200	200	1. A roof over our heads
JY5	Housing	Additional plots Haldon (S106,CR)	-	278	250		<b>21</b>			1. A roof over our heads
Bid 80	HRA contribution	Provision for HRA (CIL)	35		-	118	118	61	70	4. Great places to live & work
KV1	IT - Committee	Replacement IT Equipment/ Committee Mgt (RS)	-	21	17	<b>10</b>	<b>47</b>			What else we will do
KV3	IT - provision for Mobile Working	Mobile Working (RS,CR)	-	55	29	68	<b>94</b>			What else we will do
KV4	IT - Customer Services	Customer Portal (RS)	-	189	147		<b>71</b>			What else we will do
KV5	IT - Finance	Cash and Income Management (RS)	-		-	22	<b>22</b>			What else we will do
KV6	IT - Convergence	Strata projects: Convergence Projects (RS)	-	40	18		<b>22</b>			What else we will do
KV6	IT 17-18 Strata projects	Strata business plan (RS)	-	81	-		<b>81</b>			What else we will do
KV6	IT - Car parks	(Updated) Car Park systems upgrade (CR)	-	11	-		<b>12</b>			3. Going to town
KV7	IT - Planning	Strata projects: Uniform Implementation (RS)	-	58	-		<b>58</b>			What else we will do
KV8	IT - Capital contribution	Ongoing contributions towards Strata (RS)	41	41	41	41	41	41	41	What else we will do
KV9	IT - HR	Strata projects: Human Resources (RS)	-	31	15		<b>16</b>			What else we will do
KW1	IT - Customer Services	Reception Management (RS)	-	28	7		<b>20</b>			What else we will do
KW7	IT - Customer Services	Open channel/open access (RS)	-	11	5		<b>5</b>			What else we will do
KW9	IT - Customer Services	ECM (RS)	-		-	14	<b>14</b>			What else we will do
KX1	IT - Legal Services	Legal Case Management (RS)	-		-	18	<b>18</b>			What else we will do
KP3	Kenton	Kenton Watercourse (Env.Agency)	-	100	38					4. Great places to live & work
Bid 300	Kingsteignton	Provision for Kingsteignton Open Space (S106)	60	60	-		<b>60</b>			8. Out and about and active
KG2	Leisure	Provision Playing Pitch Improvement Plan (S106)	175		-	<b>300</b>	<b>280</b>			8. Out and about and active
<b>KG4</b>	<b>Leisure</b>	<b>3G artificial playing pitch, Coach Road, Newton Abbot (S106, CR)</b>			-		<b>220</b>			8. Out and about and active
KG9	Leisure	CCTV (RS,S106)	-	40	37					8. Out and about and active
KX9	Marsh Barton	Marsh Barton Station (CIL)	-		-			1,300		7. Moving up a gear
Bid 43	Michaels Field	Provision for Michaels Field Phase 2 (S106/grant)	-		-	136	<b>136</b>			8. Out and about and active
Bid 23	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre fire alarm control panel (CR)	30		-				30	8. Out and about and active
Bid 236a/b & 237	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre AC Unit , Accoustic main sports hall & sports hall cooling system. (CR)	90		-				90	5. Health at the heart
Bid 3	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre Improvement Plan (S106;RS;CR)	350		-				350	8. Out and about and active

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**TEIGNBRIDGE DISTRICT COUNCIL  
CAPITAL PROGRAMME 2018-19 TO 2021-22**

**Appendix 1**

			35,142	14,356	9,535	27,849	34,719	23,885	15,075	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST (as at Feb 2019)	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET		BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2018-19	2019-20	2019-20	2020-21	2021-22	
			£'000	£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)		(Inc Fees)		(Inc Fees)		
KG6	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre lift refurbishment (S106)	-	41	37					8. Out and about and active
KF1	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre gym floor covering (S106)		15	15					8. Out and about and active
KF5	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre Gym Equipment (RS,S106)	40	109	69	40	73	40	40	8. Out and about and active
Bid 299	Newton Abbot Town Centre	Provision for Newton Abbot Town Centre Improvements (BC: Prudential Borrowing;CR)	18,000	-	-	2,100	100	7,500	5,300	3. Going to town
<b>KX1</b>	<b>Newton Abbot Town Centre</b>	<b>Halcyon Rd (BC: Prudential Borrowing)</b>			-		<b>6,786</b>			3. Going to town
KL6	Newton Abbot Town Centre	Market Walk improvement works (CR, RS)	-	1,950	1,488		<b>462</b>			3. Going to town
KL9	Newton Abbot Town Centre	Cattle Market Enabling Works (CR)	-	200	-		<b>200</b>			3. Going to town
KL7	Newton Abbot Town Centre	Bradley Lane Enabling Works (RS,CR)	-	153	-		<b>153</b>			3. Going to town
<b>KW9</b>	<b>Newton Abbot Town Centre</b>	<b>Cinema (CR)</b>			<b>45</b>		<b>17</b>			3. Going to town
<b>KW4</b>	<b>Newton Abbot Town Centre</b>	<b>Sherborne Rd Planter (CR)</b>			-		<b>14</b>			3. Going to town
KW5	Open Spaces	Carl bunting land (S106)	-	134	134		<b>125</b>	<b>125</b>	<b>125</b>	4. Great places to live & work
<b>KB9</b>	<b>Open Spaces</b>	<b>Dormouse habitat improvements (S106)</b>			-		<b>12</b>			4. Great places to live & work
KB3	Open Spaces	Purchase of Gator (EC)	-	13	13					4. Great places to live & work
KB5	Open Spaces	Rangers' Vehicle			20					4. Great places to live & work
<b>KB6</b>	<b>Open Spaces</b>	<b>Mill Marsh Park, Bovey Tracey (S106)</b>			-		<b>75</b>			4. Great places to live & work
KS4	Pavilions Teignmouth	Pavilions, Teignmouth (CR)	-	64	10		<b>55</b>			3. Going to town
K7	Penns Mount Park	Penns Mount Hilltop Park (CIL)	-		-			400		4. Great places to live & work
Bid 44	Play area equipment/refurb	Provision for Dawlish play space flagship provision (S106)	-	-	-	75	75			8. Out and about and active
Bid 45	Play area equipment/refurb	Provision for Powderham Newton Abbot play space equipment (S106)	30	30	-		<b>30</b>			8. Out and about and active
Bid 47	Play area equipment/refurb	Provision for Newton Abbot Play Area (S106)	74	74	-		<b>74</b>			8. Out and about and active
KJ1	Play area equipment/refurb	Coombe Valley Play Area (S106)	-	50	24		<b>26</b>			8. Out and about and active
Bid 46	Play area equipment/refurb	Provision for Decoy refurb (S106/CIL)	-	-	-	150	150			8. Out and about and active
Bid 49	Play area equipment/refurb	Provision for Den, Teignmouth play area overhaul (S106/CIL)	200		-	200	200			8. Out and about and active
Bid 50	Play area equipment/refurb	Provision for Higher Woodway, Teignmouth play area refurb (S106)	30	30	-		<b>30</b>			8. Out and about and active
Bid 51	Play area equipment/refurb	Provision for Meadow Centre Teignmouth play area major refurb (S106)	30	30	-		<b>30</b>			8. Out and about and active
Bid 58	Play area equipment/refurb	Provision for Palace Meadow, Chudleigh play space overhaul (S106)	-		-			15		8. Out and about and active
Bid 67	Play area equipment/refurb	Provision for Teignbridge-funded play area refurb/equipment (CR)	114		-	114	114			8. Out and about and active
KJ2	Play area equipment/refurb	Ogwell play area (S106)	-	43	43					8. Out and about and active
KS1	Public Conveniences	Wallgate Replacements (RS)	75	82	76					2. Clean scene
KP1	Sandygate	Sandygate, Kingsteignton (Env.Agency 2022-27)	-	-	-					9. Strong communities
KB1	SANGS/Open Spaces	SANGS land purchase (GG; CIL)	700	190	34	475	<b>631</b>		435	4. Great places to live & work
KB1	SANGS/Open Spaces	SANGS instatement (GG; CIL)			-	298	298		95	4. Great places to live & work
KB7	SANGS/Open Spaces	SANGS: Dawlish (CIL; S106)	-	118	46	-	<b>130</b>			4. Great places to live & work
Bid 95	South West Exeter	Provision for South West Exeter Transport (2022-27) (CIL)	-		-					7. Moving up a gear

			35,142	14,356	9,535	27,849	34,719	23,885	15,075	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST (as at Feb 2019)	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET		BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2018-19	2019-20	2019-20	2020-21	2021-22	
			£'000	£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)		(Inc Fees)		(Inc Fees)		
K13	South West Exeter	(Updated) SW Exeter Education Provision (CIL)	-	-	-	1,000	1,000	1,950		4. Great places to live & work
Bid 5	Sport & Leisure	Provision for Sports Provision (CIL)	-	-	-	65	65	311		8. Out and about and active
Bid 72	Sport & Leisure	Provision for Outdoor sport facility to serve Newton Abbot area (S106)	460	230	-	230	230			8. Out and about and active
K6	Sport & Leisure	Sports allocation (CIL)	358	-	-	358	358			8. Out and about and active
Bid 90	Teignbridge	Provision for Education (CIL)	-	-	-			2,050	2,050	4. Great places to live & work
Bid 40	Teignmouth Lido	Provision for Teignmouth Lido boiler replacement (CR)	100	100	-		100			8. Out and about and active
KM7	Teignmouth Point	Point Upper, Teignmouth Resurface (RS)	-	62	58					3. Going to town
Bid 227	Sport & Leisure	Provision for Water Users' Facility (CR)	30	-	-	-	-			8. Out and about and active
Bid 228	Teignmouth Town Centre	Provision for Teignmouth Town Centre Improvements (BC: Prudential Borrowing)	6,900	-	-	6,900	6,900			6. Investing in prosperity
KX3	Teignmouth Town Centre	Teignmouth Town Centre Improvements feasibility (BC: Prudential Borrowing)	-	-	-		215			6. Investing in prosperity
KL5	Teignmouth	Beachcomber café (RS)	-	130	-		130			3. Going to town
Bid 77	Teignmouth	Provision for Teignmouth open space (S106)	50	-	-	50	50			4. Great places to live & work
Bid 116	Waste Management	Provision for Bulking Station - replace telehandlers (2022-27) (CR)	-	-	-					2. Clean scene
KS8	Waste Management	Bulking Station - baler (RS)	-	205	201					2. Clean scene
Bid 118	Waste Management	Provision for Bulking Station - replace Sortline (2022-27) (CR)	-	-	-					2. Clean scene
Bid 120	Waste Management	Provision for Waste vehicles - additional recycling (RS)	-	-	-	200	200			2. Clean scene
Bid 121	Waste Management	Provision for: Replace kerbsider (CR)	50	50	-	100	150			2. Clean scene
KS0	Waste Management	Purchase of Wheeled Bins (RS)	99	109	98	99	99	99	99	2. Clean scene
<b>KT1</b>	<b>Waste Management</b>	<b>Bulking Station Silo Refurbishment (CR)</b>	-	-	-		29			2. Clean scene
KT6	Waste Management	Bulking Station Expansion or Relocation & Vehicle Space (CR)	-	70	5					2. Clean scene
			<b>35,142</b>	<b>14,356</b>	<b>9,535</b>	<b>27,849</b>	<b>34,719</b>	<b>23,885</b>	<b>15,075</b>	

Code /bid no.	Asset/Service Area	Description	35,142	14,356	9,535	27,849	34,719	23,885	15,075	Totals (£'000)
			ORIGINAL	LATEST (as at Feb 2019)	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET		BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2018-19	2019-20	2019-20	2020-21	2021-22	
			£'000	£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)		(Inc Fees)		(Inc Fees)		

FUNDING GENERAL										
Revenue contributions applied to existing expenditure										
Capital Receipts Unapplied - Brought forward	(3,494)	(3,275)	(3,275)	(2,493)	(3,470)	(1,618)	(1,618)			
Capital Receipts - Anticipated	(100)	(311)	(352)	(650)	(130)	-	-			
Budgeted Revenue Contribution plus additional for specific schemes	(550)	(1,429)	(1,302)	(128)	(201)	(180)	(180)			
Use of Revenue Contributions Reserve		(1,809)	(1,232)	-	(779)	-	-			
Government Grants	(987)	(2,727)	(1,805)	(1,899)	(2,938)	(1,505)	(4,900)			
S106	(1,780)	(961)	(370)	(1,459)	(2,510)	(312)	(255)			
Other External Contributions	(1,400)	(245)	(157)	(134)	(205)	(510)	-			
Community Infrastructure Levy	(2,909)	(1,500)	(1,250)	(3,461)	(3,677)	(6,978)	(2,850)			
Internal Borrowing	-	(227)	(1,577)	(662)	(828)	-	-			
Capital Receipts Unapplied - Carried forward	1,183	2,493	3,470	2,013	1,618	1,618	1,278			
Business cases: Prudential borrowing	(23,600)	(1,829)	-	(17,711)	(17,814)	(12,850)	(5,300)			
HOUSING										
Capital Receipts Unapplied - Brought forward	(758)	(1,296)	(1,296)	(1,526)	(1,781)	(1,835)	(2,035)			
Capital Receipts - Anticipated	(50)	(60)	(88)	(50)	(50)	(50)	(50)			
Capital Receipts - Right to Buy	(700)	(700)	(653)	(700)	(700)	(700)	(700)			
Better Care Funding and other government grants.	(1,000)	(1,706)	(1,135)	(1,000)	(2,080)	(1,000)	(1,000)			
S106			-	-	(688)					
Other External Contributions		(300)	(43)	-	(43)	-	-			
Internal or Prudential Borrowing			(250)	-	(170)					
Budgeted Revenue Contribution plus additional for specific schemes.		-	(1)	-	(108)	-	-			
Capital Receipts Unapplied - Carried forward	1,003	1,526	1,781	2,011	1,835	2,035	2,535			
<b>TOTAL FUNDING</b>	<b>(35,142)</b>	<b>(14,356)</b>	<b>(9,535)</b>	<b>(27,849)</b>	<b>(34,719)</b>	<b>(23,885)</b>	<b>(15,075)</b>			

Revenue contribution re: previous years' expenditure	(771)	-	-	(77)	(77)	(382)	(519)			
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Programme Funding

Budgeted and additional Revenue Contribution	(550)	(1,429)	(1,303)	(128)	(309)	(180)	(180)			
Revenue Contributions earmarked reserve.		(1,809)	(1,232)	-	(779)	-	-			
Capital Receipts	(2,916)	(1,623)	(413)	(1,395)	(2,678)	(550)	(590)			
Section 106	(1,780)	(1,261)	(370)	(1,459)	(3,198)	(312)	(255)			
Other External Contribution	(1,400)	(245)	(200)	(134)	(248)	(510)	-			
Grant	(1,987)	(4,433)	(2,940)	(2,899)	(5,018)	(2,505)	(5,900)			
Community Infrastructure Levy	(2,909)	(1,500)	(1,250)	(3,461)	(3,677)	(6,978)	(2,850)			
Internal borrowing		(227)	(1,827)	(662)	(828)	-	-			
Business cases: Prudential borrowing	(23,600)	(1,829)	-	(17,711)	(17,984)	(12,850)	(5,300)			
<b>Total</b>	<b>(35,142)</b>	<b>(14,356)</b>	<b>(9,535)</b>	<b>(27,849)</b>	<b>(34,719)</b>	<b>(23,885)</b>	<b>(15,075)</b>			
Balance of capital receipts	(2,186)	(4,019)	(5,251)	(4,024)	(3,453)	(3,653)	(3,813)			

Key: EC - External Contributions  
GG - Government Grant  
CR - Capital Receipt  
RS - Revenue Savings  
BC - Business Case  
\* - Provisional scheme, pending full approval  
Denotes a change in the programme

**TEIGNBRIDGE DISTRICT COUNCIL TREASURY MANAGEMENT:  
AUTHORISED LENDING LIST FROM 28 FEBRUARY 2019**

**Lending list**

The current authorised lending list has been updated to take account of changes in ratings and banks and is shown below for approval.

Type of Lender	Details	
1. Current Banker	Lloyds Bank	£3,000,000 limit
2. Local Authorities	All	£3,000,000 limit
3. UK Debt Management Office Deposit Facility (UK government AA/Aa2/AA rated) no limit.		
4. UK Treasury Bills (UK government AA/Aa2/AA rated) no limit.		
5. Public Sector Deposit Fund	AAAmmf	£3,000,000 limit
6. Aberdeen Liquidity Fund	AAAmmf	£3,000,000 limit
7. Top UK-registered Banks and Building Societies, subject to satisfactory ratings.		

Institution	Tier	90 day limit	180 day limit	364 day limit	Overall limit
		£	£	£	£
Close Brothers Ltd	1	3,000,000	2,000,000	1,000,000	3,000,000
Santander UK plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Nationwide Building Society	1	3,000,000	2,000,000	1,000,000	3,000,000
NatWest Bank	1	3,000,000	2,000,000	1,000,000	3,000,000
Lloyds Bank plc and Bank of Scotland plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Coventry Building Society	2	2,000,000	1,000,000		2,000,000
Clydesdale Bank	3	1,000,000			1,000,000
Nottingham Building Society	3	1,000,000			1,000,000
Skipton Building Society	3	1,000,000			1,000,000
Yorkshire Building Society	3	1,000,000			1,000,000
Leeds Building Society	3	1,000,000			1,000,000
Principality	3	1,000,000			1,000,000
Royal Bank of Scotland	3	1,000,000			1,000,000

Officers will continue to seek the best rate, balanced against risk, at the time of investment. Use of call and notice accounts with Santander, Lloyds and Clydesdale continue. These accounts provide access to flexible deposits, with a range of access options and interest rates. Treasury Bills, an AA/Aa2/AA (very securely) rated, short dated form of Government debt which are issued by the Debt Management Office via a weekly tender are also included on the lending list, offering the Council an additional secure investment option.

From 1 January 2019, the largest UK banks separated core retail banking from investment banking in order to support financial stability and make any potential failures easier to manage without the need for a government bailout. The banks have addressed ring-fencing, each taking their own approach about which side of the bank is best suited for local authorities. Officers continue to monitor all ratings to ensure they meet the council's lending criteria.

**TEIGNBRIDGE DISTRICT COUNCIL TREASURY MANAGEMENT:**  
**AUTHORISED LENDING LIST FROM 28 FEBRUARY 2019**

## Teignbridge District Council Treasury Management Year-End Results 2018-19

Teignbridge District Council has adopted CIPFA's *Treasury Management in the Public Services: Code of Practice and Cross-Sectoral Guidance Notes 2017 Edition*. One of the requirements is the provision of a year-end report of treasury management activities.

Activities Undertaken: Daily lending and borrowing from 1 April 2018 to 31 March 2019:

### Fixed-term lending

<b>Borrower</b>	<b>Terms %</b>	<b>Amount Lent £</b>	<b>Dates</b>	<b>Total Days Lent in year</b>	<b>Interest Earned in year £</b>
Close Brothers	1.00%	1,000,000	03/04/18 – 15/03/19	346	9,479.45
DMO	0.25%	8,000,000	16/04/18 – 20/04/18	4	219.18
Nottingham Building Society	0.55%	1,000,000	15/05/18 – 10/08/18	87	1,310.96
Coventry Building Society	0.70%	1,000,000	15/05/18 – 09/11/18	178	3,413.70
DMO	0.25%	1,000,000	15/05/18 – 21/05/18	6	41.10
DMO	0.25%	1,000,000	15/06/18 – 19/06/18	4	27.40
DMO	0.25%	1,000,000	02/07/18 – 04/07/18	2	13.70
DMO	0.25%	2,000,000	16/07/18 – 19/07/18	3	41.10
Nationwide Building Society	0.71%	1,000,000	16/07/18 – 25/03/19	252	4,901.92
Nationwide Building Society	0.69%	1,000,000	16/07/18 – 11/01/19	179	3,383.84
DMO	0.45%	3,000,000	01/08/18 – 09/08/18	8	295.89
Santander	0.90%	1,000,000	15/08/18 – 19/03/19	216	5,326.03
DMO	0.50%	2,000,000	15/08/18 – 20/08/18	5	136.99
DMO	0.50%	1,000,000	03/09/18 – 17/09/18	14	191.78
Thurrock Council	0.90%	1,000,000	03/09/18 – 15/03/19	193	4,758.90
DMO	0.50%	1,000,000	06/09/18 – 07/09/18	1	13.70
DMO	0.50%	1,000,000	07/09/18 – 17/09/18	10	136.99
Santander	0.85%	1,000,000	02/10/18 – 14/03/19	163	3,795.89
DMO	0.50%	5,000,000	15/10/18 – 22/10/18	7	479.45
DMO	0.50%	2,000,000	15/11/18 – 19/11/18	4	109.59
DMO	0.50%	1,000,000	15/11/18 – 23/11/18	8	109.59
DMO	0.50%	4,000,000	15/11/18 – 26/11/18	11	602.74
Coventry Building Society	0.78%	1,000,000	03/12/18 – 26/03/19	113	2,414.79
DMO	0.50%	1,500,000	17/12/18 – 21/12/18	4	82.19
DMO	0.50%	5,000,000	17/12/18 – 04/01/19	18	1,232.88
DMO	0.50%	2,300,000	02/01/19 – 04/01/19	2	63.01
DMO	0.50%	3,000,000	15/01/19 – 21/01/19	6	246.58
DMO	0.50%	1,000,000	15/01/19 – 23/01/19	8	109.59
DMO	0.50%	3,700,000	15/01/19 – 08/02/19	24	1,216.44
Coventry Building Society	0.50%	1,000,000	25/01/19 – 08/02/19	14	191.78
DMO	0.51%	500,000	28/01/19 – 08/02/19	11	76.85
DMO	0.50%	500,000	30/01/19 – 08/02/19	9	61.64
DMO	0.50%	1,600,000	01/02/19 – 04/02/19	3	65.75
DMO	0.51%	1,000,000	04/02/19 – 08/02/19	4	55.89
DMO	0.50%	1,000,000	15/02/19 – 18/02/19	3	41.10

### Appendix 3

DMO	0.50%	2,000,000	15/02/19 – 19/02/19	4	109.59
DMO	0.50%	2,000,000	01/03/19 – 04/03/19	3	82.19
DMO	0.51%	500,000	04/03/19 – 15/03/19	11	76.85
DMO	0.50%	1,000,000	14/03/19 – 15/03/19	1	13.70
Close Brothers	1.15%	1,000,000	15/03/19 – 23/12/19	283 (17 in year)	504.11
Thurrock Council	1.06%	1,000,000	15/03/19 – 15/01/20	306 (17 in year)	464.66

Deposits were also made into the following call accounts, dependent upon cash flow:

Bank	Account terms	Interest Earned £
Barclays Bank plc	0.25% to 0.55% instant access	46.86
Barclays 95-day notice	0.50% to 0.70% 95-day notice	2,422.87
Clydesdale Bank	0.20% 30 days' notice	0.74
Clydesdale Bank	0.35% to 0.50% instant access	86.70
Royal Bank of Scotland	0.05% to 0.20% instant access	1.16
Santander UK plc	0.25% to 0.40% instant access	1,108.55
Public Sector Deposit Fund	0.46% to 0.81% instant access	19,589.68
Lloyds plc 175-day notice	0.75% to 1.13% 175-day notice	15,937.67
Lloyds plc	0.40% to 0.65% current account	431.40
Lloyds plc Deposit account	0.40% to 0.65% instant access	4,407.74
Aberdeen Standard (formerly Standard Life)	0.41% to 0.74% instant access	13,066.37

Temporary Borrowing 1 April 2018 to 31 March 2019:

Lender	Terms %	Amount lent £	Dates	Days lent in year	Interest paid in year £
Lloyds Bank	Base + 1%	0	Overdraft agreement	0	0
Vale of Glamorgan Council	0.42%	1,000,000	29/05/18 – 01/06/18	3	34.52

## Teignbridge District Council Performance Report for the Period 1 April 2018 to 31 March 2019

	Apr-Mar 2017-18	Apr-Mar 2018-19
<b>(i) Short Term Funds Invested</b>		
Interest received and receivable for the period	£39,844	£102,999
Maximum period of investment on any one loan made in the period	308 days	346 days
“Fixed” investment rates in period.	0.10% – 0.65%	0.25% - 1.15%

**(ii) Short Term Funds Borrowed**

Interest paid and payable for the period	£4.71	£34.52
Number of new loans borrowed in the period	0	1
Maximum period of borrowing on any one loan borrowed in the period.	n/a	3 days
“Fixed” borrowing rates.	n/a	0.42%

**(iii) Average Net Interest Rate Earned**

0.33%      0.71%

**(iv) Average Short Term Net Lending**

£12,134,604      £14,566,511

Regular Monitoring

Two monthly reports are prepared for the Chief Finance Officer: a forecast of interest receivable for the year, and an investment comparison, which shows the sum available for investment compared to the previous year. The Chief Finance Officer presents a monthly report to CMT and updates the Executive Committee on a quarterly basis. These reports include any policy updates, such as changes to the official lending list, based on the latest ratings information. Full Council receives an annual review and strategy statement and a mid-year review.

Total net interest received in 2018-19 was £102,964.70. This compares to £ 39,839.52 in 2017-18. The increase is mainly due to higher interest rates (an average of 0.71%, compared to 0.33% in 2017-18), although there has also been an increase in the funds available for lending out (average daily lending is slightly higher in 2018-19 at £14.6 million compared to £12.1 million in 2017-18). Average benchmark 7-day LIBOR rate for 2018-19 was 0.63%.

Treasury Management Indicators

These are part of the Prudential Indicators, as agreed at Full Council on 28 February 2019. They are available on request or on the Teignbridge website agenda for that meeting.

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TEIGNBRIDGE DISTRICT COUNCIL

**EXECUTIVE**

Leader: Cllr Gordon Hook

Portfolio Holder: Cllr Gary Taylor

**DATE:** 1<sup>st</sup> July 2019

**REPORT OF:** Business Manager – Strategic Place

**SUBJECT:** South Hams Special Area of Conservation: Habitats Regulations Assessment Guidance

**Part 1**

**RECOMMENDATION**

Executive is recommended to:

1. Resolve to approve the South Hams Special Area of Conservation Habitats Regulations Assessment Guidance with any other minor amendments of detail being delegated to the Business Manager Strategic Place in consultation with the Planning Portfolio Holder.
2. Note the Statement of Public Participation summarising comments to the consultation process.

**1. PURPOSE**

- 1.1 To consider and approve the proposed South Hams Special Area of Conservation Habitats Regulations Assessment Guidance (the 'Guidance'), attached as Appendix 1. The Guidance will be used to determine whether a Habitats Regulation Assessment (HRA) Screening is required on any application submitted within the South Hams SAC consultation area and provides advice on the information that applicants may need to submit with a planning application in order for the Local Planning Authority to undertake the HRA.
- 1.2 Once approved by all Local Planning Authorities affected by the South Hams SAC, the Guidance will update and replace the *South Hams SAC Greater Horseshoe Bat Consultation Zone Planning Guidance* published by Natural England in 2010. The Guidance takes on board feedback from applicants, consultants and planners as well as new data and knowledge on greater horseshoe bats since the 2010 guidance was introduced.

## TEIGNBRIDGE DISTRICT COUNCIL

### 2. BACKGROUND

- 2.1 The South Hams Special Area of Conservation (SAC), and associated Consultation Zone, cover an area which lies within five local planning authority areas: Dartmoor National Park Authority, Devon County Council, South Hams District Council, Teignbridge District Council and Torbay Council. Management of the SAC is co-ordinated by an officer group of representatives from each of the above authorities and Natural England, forming the South Hams SAC Greater Horseshoe Bats Steering Group.
- 2.2 Local Planning Authorities (LPAs) have a legal duty (under the Habitats Directive and Habitats Regulations) to ensure that there will be no *adverse effect on the integrity* of the South Hams SAC population of greater horseshoe bats as a result of any plan or project. Any which will lead to an *adverse effect on the integrity* of the South Hams SAC will be refused, other than in exceptional circumstances.
- 2.3 Greater horseshoe bats are one of Britain's rarest bats with about 30% of the population found in South Devon. The South Hams Special Area of Conservation (SAC) has been designated (under the EC Habitats Directive and UK Habitats Regulations) by Natural England to help protect the bats and includes both maternity and hibernation roosts vital to the survival of the species. SACs form part of a network of designated sites across Europe and have the highest level of protection. Five greater horseshoe bat roosts are designated as part of the SAC, including the Chudleigh Caves and Woods SSSI within Teignbridge district.
- 2.4 This Guidance will update and replace the 'South Hams SAC Greater Horseshoe Bat Consultation Zone Planning Guidance' published by Natural England in 2010. It provides advice on which applications may have a *likely significant effect* on the SAC greater horseshoe bat population and which may therefore require the relevant LPA to carry out a Habitats Regulations Assessment (HRA). It also provides advice on the information that applicants may need to submit with a planning application in order for the LPA to undertake the HRA.
- 2.5 A draft version of the guidance was published for consultation from 16<sup>th</sup> April until 13<sup>th</sup> June 2018. It has since been amended to take into consideration comments raised during the consultation (see Section 4).
- 2.6 The draft version of the guidance was initially prepared with the intention of becoming a Supplementary Planning Document but its status and scope has since been revisited due to legal challenges taking place nationally on the legality of Supplementary Planning Documents (see Section 3).
- 2.7 The final version of the Guidance is provided at Appendix 1 and a summary of comments and responses is in Appendix 2. The original consultation draft is

## TEIGNBRIDGE DISTRICT COUNCIL

available at the following link <https://www.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance/south-hams-sac-spd-consultation>

- 2.8 The Guidance has been prepared jointly by the authorities in partnership with Natural England. On a point of presentation, the cover page does not contain the agency logo, due to Natural England's protocol of excluding such from non-governmental guidance publications.
- 2.9 The new document will accord with the Teignbridge Corporate Plan in terms of the 'Great places to live and work' programme and in particular action; concerning protecting the most important habitats and investing in new wildlife areas.

### 3. MAIN IMPLICATIONS

#### Status of Guidance

- 3.1 The partner authorities originally consulted on a document envisaged to be a Supplementary Planning Document (SPD). However, following the receipt of consultation responses and a review of legal challenges taking place elsewhere in the country on the legality of SPDs, further consideration has been given to the scope and status of the document.
- 3.2 Case law has confirmed (in relation to the Planning & Compulsory Purchase Act 2004 Regulations and the Town and Country Planning (England) Regulations 2012) that it is not possible to provide SPD as the basis on which planning applications can be determined. Instead determinations can only be made on the parent policy to which the document relates (i.e. policies contained in the Local Plan).
- 3.3 It has never been the intention for the Guidance to introduce policy. Instead, the guidance will help inform which developments are likely to require a HRA at an early stage and provide advice on information applicants may need to submit with their planning application. The non-statutory guidance will be used primarily at validation stage for planning applications received by the partner authorities to determine whether an HRA is required.
- 3.4 It will be given the same weight as has previously been delivered by the *South Hams SAC Greater Horseshoe Bat Consultation Zone Planning Guidance* published by Natural England in 2010 (which itself was never SPD).

#### Features of the South Hams SAC

- 3.5 The South Hams SAC Consultation Area defines, as closely as possible, the geographical extent of the greater horseshoe bat population in the area. Within this Consultation Area, the 2010 *South Hams SAC Greater Horseshoe Bat Consultation Zone Planning Guidance* defines designated roosts, sustenance zones and strategic flyways as the main features used and populated by greater horseshoe bats. More recent evidence available from a wider source of

## TEIGNBRIDGE DISTRICT COUNCIL

datasets has, however, shown that many of the bats are also likely to travel through the South Devon landscape (outside of the Sustainance Zones and not confined to the strategic flyways) to access other smaller roosts at certain times of year (male bats can be found in small roosts during the summer and both males and females will fly to mating roosts in the autumn and spring). The bats may also travel between Designated Roosts (with stop overs at transitional roosts on the way).

- 3.6 All existing evidence (from research and records) indicates that the bats using this landscape are dispersed in low numbers, using a complex network of sheltered hedges, woodland edge, stream corridors etc. to move around the landscape. In order to maintain Favourable Conservation Status of the population it is therefore important to keep sufficient connectivity across the whole of this landscape (allowing landscape scale permeability), rather than just protecting a number of flyways.
- 3.7 The net result of this work has been a more robust delineation of an area within which greater horseshoe bats are known to use. The Guidance has therefore replaced the 2010 strategic flyways with a 'landscape connectivity zone' to protect the complex network of flight lines which link the designated roosts. This change affects interpretation of Local Plan Policy EN10, whereby reference to the strategic flyways can be waived and follows progression of guidance indicated in paragraph 5.29 of the plan.
- 3.8 A further change arising from the shift away from flyways and to the landscape connectivity zone is how applications are screened for HRA. Currently, any application affecting a flyway requires HRA. Once the Guidance is in place, HRA will be limited to those applications picked up by the flow chart shown on Page 11 of Appendix 1. This approach better reflects how different types of uses have different impacts on greater horseshoe bats, thereby reducing the burden for applications where there is likely to be no impact and ensuring that other applications which may have an impact will have an HRA, regardless of whether or not they fall within a tightly defined flyway.
- 3.9 A series of Advice Notes are being prepared on such matters as greater horseshoe bat ecology and mitigation (current best practice and lighting issues) to help clarify further more detailed aspects concerning management arrangements. These will be widely circulated to interested parties and placed on the Devon County Council Strategic Planning and Policy website with links to other useful guidance.

## 4. GROUPS CONSULTED

- 4.1 A full public consultation was held from 16<sup>th</sup> April until 13<sup>th</sup> June 2018 on a draft version of the Guidance which included statutory consultees, partners and the wider public. An invited stakeholder workshop session and public drop in was held at Dartmoor National Park Authority Offices, Bovey Tracey on 1<sup>st</sup> May. A summary of the comments received and officer responses are contained in Appendix 2.

## TEIGNBRIDGE DISTRICT COUNCIL

4.2 A number of refinements and changes have been made to the guidance following the public consultation process:

- amendments to SAC Consultation Area map
- addition of reviewing the guidance section
- revised landscape connectivity zone with explanation
- clarification to HRA requirement flowchart
- clarification of survey requirements for HRA
- addition of list of references

### 5. TIMESCALE

5.1 The Guidance will come into effect once all partner authorities have approved it. It is hoped this will be completed by September. The recommendation asks that minor amendments of detail arising from the different committees of partner authorities are delegated to the Business Manager Strategic Place in consultation with the Planning Portfolio Holder.

### 6. FINANCIAL IMPLICATIONS

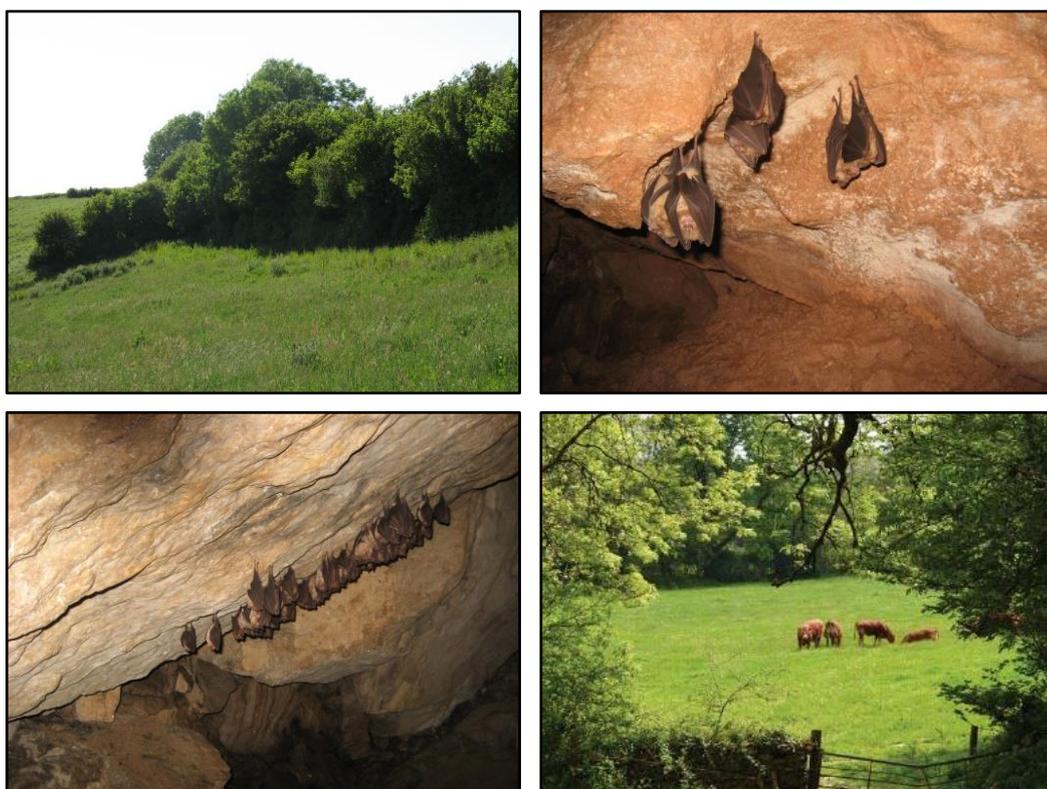
6.1 The Guidance does not present new financial implications. Updated HRA requirements may lead to further assessment work commitments for the Planning Service which would be met from existing budgets.

<b>Wards affected</b>	Ambrook, Ashburton & Buckfastleigh, Bishopsteignton, Bovey Tracey, Chudleigh, Ipplepen, Kenn Valley Kerswell-with-Coombe, Kingsteignton, Newton Abbot & Teign Valley.
<b>Contact for any more information</b>	Trevor Shaw Senior Planning Officer 01626 215703
<b>Background Papers (For Part I reports only)</b>	Teignbridge Local Plan 2013 – 2033
<b>Key Decision</b>	Y
<b>In Forward Plan</b>	Y
<b>In O&amp;S Work Programme</b>	N
<b>Community Impact Assessment attached:</b>	N
<b>Appendices attached:</b>	Y

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# South Hams Special Area of Conservation (SAC)

## Greater Horseshoe Bats



### Habitats Regulations Assessment Guidance

June 2019



**Photo credit:** Dave F Wills

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# 1 Introduction

Every effort has been made to avoid technical terms and acronyms in this document. However, some terms and acronyms have had to be included due to the technical nature of this document and to reduce its length. Technical terms are highlighted in **orange text** when first used and defined, along with any acronyms, in the Glossary.

## 1.1 South Hams SAC and greater horseshoe bats

- 1.1.1 Greater horseshoe bats are one of Britain's rarest bats and are confined to South West England and South Wales [1]. Over 2500 greater horseshoe bats are found in South Devon (a significant proportion of the British population) and the Buckfastleigh **maternity roost** is thought to be the largest in Europe [2].
- 1.1.2 The **South Hams Special Area of Conservation (SAC)** has been designated, in part<sup>1</sup>, to ensure the **favourable conservation status** of this population of greater horseshoe bats. SACs, sometimes referred to as **European Sites**, form part of a network of designated sites across Europe. They are designated under the EU **Habitats Directive** and UK **Habitats Regulations**.
- 1.1.3 This legislation requires **Local Planning Authorities** (LPAs), and other **competent authorities**, to assess **plans or projects** which may have a likely significant effect on a European Site, alone or in-combination with other plans or projects. Such plans or projects can only proceed if the competent authority is convinced they will not have an **adverse effect on the integrity** of a European Site, other than in exceptional circumstances [3]. These requirements are known as **Habitats Regulations Assessment** (HRA) requirements [4] [5] [6].

## 1.2 What is the purpose of this document?

- 1.2.1 This document is aimed at those preparing and validating **planning applications** in the South Devon area which may impact on the South Hams SAC population of greater horseshoe bats. It provides advice on which applications may have a likely significant effect on the SAC greater horseshoe bat population. It also provides advice on the information that applicants may need to submit with a planning application in order for the LPA to undertake an HRA.
- 1.2.2 This guidance is relevant to five LPA areas: Dartmoor National Park Authority, Devon County Council, South Hams District Council, Teignbridge District Council and Torbay Council (referred to in this document as the LPAs) – see Figure 1. Contact details for the LPAs are given in Appendix 1.

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<sup>1</sup> The South Hams SAC is also designated to protect habitats including sea cliffs, heathland, semi-natural grasslands, scrub, caves and woodland see <http://publications.naturalengland.org.uk/publication/6279422093033472>

- 1.2.3 By providing clarity on HRA requirements, the guidance aims to reduce costs and unnecessary delays to both applicants and LPAs.
- 1.2.4 This document updates and replaces the South Hams SAC Greater Horseshoe Bat Consultation Zone Planning Guidance published by Natural England in 2010 [7]. The update takes on board feedback from applicants, consultants and planners as well as new data and knowledge on greater horseshoe bats. For those familiar with the 2010 Guidance, an explanation of changes is provided in Appendix 2.
- 1.2.5 This approach taken here can also be used to identify other plans or projects that may be required to meet HRA requirements relating to the South Hams SAC greater horseshoe bat population.
- 1.2.6 Additional advice on technical issues such as lighting will be added to the Devon County Council website as required at:  
<https://new.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance>
- 1.2.7 This guidance relates specifically to HRA requirements relating to the South Hams SAC greater horseshoe bat population. However, it is important to remember that all bats, including greater horseshoe bats, along with their breeding sites and resting places, are fully protected through separate legislation. The presence of any protected species is a **material consideration** when an LPA is considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat [5] [8]

### 1.3 What are the HRA requirements for Local Planning Authorities and Applicants?

#### Local Planning Authorities

- 1.3.1 Simplistically, HRA requirements for LPAs include screening followed, if necessary, by an **appropriate assessment**. For more information please see Defra guidance (please note that this is draft)  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/82706/habitats-simplify-guide-draft-20121211.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/82706/habitats-simplify-guide-draft-20121211.pdf)
  - **Stage 1 – HRA Screening:** An assessment of whether the proposal will, on its own or in-combination with other plans or projects, have a likely significant effect on the SAC's population of greater horseshoe bats before avoidance or reduction measures have been taken into account.

The flow chart in section 3 should be used to identify whether an application may have a likely significant effect on the South Hams SAC greater horseshoe bat population. Where it is clear that there is no likelihood of significant effect there is no need for further screening. However, where there may be a likely significant effect the LPA will need to use information provided by the applicant to undertake a **detailed HRA** screening. Where screening cannot rule out a likely significant effect then appropriate assessment must be carried out.

  - **Stage 2 - Appropriate Assessment:** An assessment of whether the proposal will adversely affect the integrity of the European Site taking into account avoidance and/or reduction measures. The Precautionary Principle applies, so

to be certain, the LPA should be convinced that no reasonable scientific doubt remains as to the absence of such effects.

The LPA must secure any required avoidance and *mitigation* measures e.g. through conditions attached to the planning permission, or a legal obligation agreed with the applicant.

Note that for the purposes of this document the term detailed HRA refers to both detailed *HRA screening* (where, using the Flow Chart in Section 3, likely significant effect cannot be immediately screened out) and, when required, appropriate assessment.

### Applicants

- 1.3.2 It is the applicant's responsibility to provide the LPA with sufficient information to enable them to undertake HRA requirements.

### Information provided in this document

- 1.3.3 To help LPAs and applicants meet these requirements, this document includes:

**Section 2**

Background information on the South Hams SAC Greater Horseshoe Bat Consultation Area.

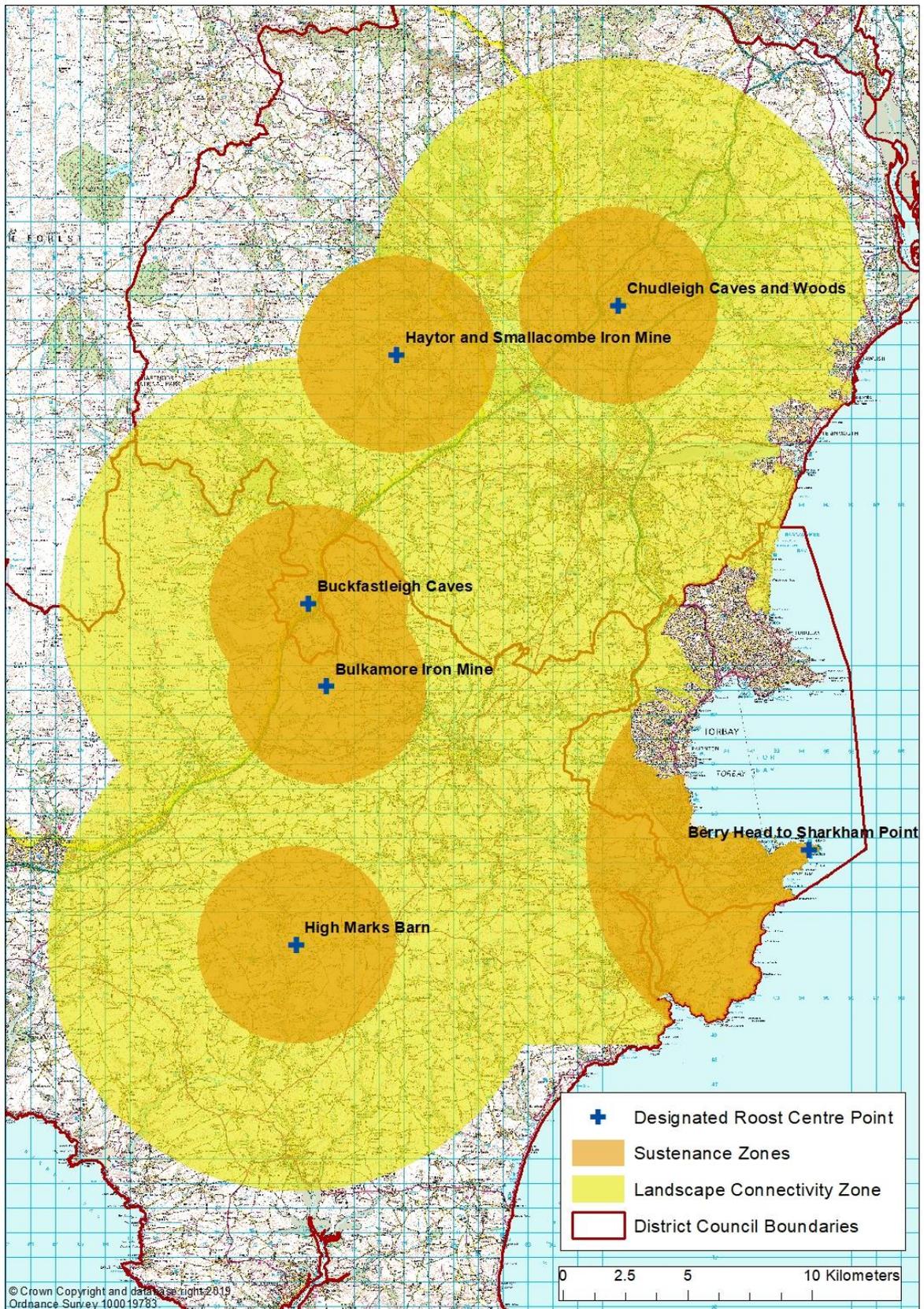
**Section 3**

A flow chart to help clarify when an application may have a likely significant effect on a European Site and therefore when detailed HRA is required.

**Section 4**

Guidance on the information required from the applicant.

**Figure 1:** South Hams SAC greater horseshoe bat Consultation Area  
For a more detailed map see: <http://map.devon.gov.uk/DCCViewer>



## 2 The South Hams SAC Consultation Area

### 2.1 General greater horseshoe bat ecological requirements

2.1.1 Greater horseshoe bats use a network of Roosts, **Foraging Habitats** and **Commuting Routes**. Definitions of these features are given below. Greater horseshoe bats are very sensitive to light levels and avoid lit areas [9].

Roosts - structures used by bats for shelter and protection

2.1.2 A variety of structures are used throughout the year for hibernating, raising young bats (maternity roosts), feeding, mating and resting. Greater horseshoe bats can live in excess of 30 years and remain faithful to their roosts for generations. Large numbers of bats can be found in **hibernation roosts** (used by bats during the winter) and maternity roosts (used during the summer by mothers and their young, some males may also be present). Other roosts tend to be used throughout the year by individuals or small numbers of bats at a time [10,11].

Foraging Habitat – areas where bats feed

2.1.3 Greater horseshoe bats feed in different habitats during the year as availability of their prey changes. Examples of Foraging Habitats include cattle grazed pastures, meadows, the edges of broadleaved woodland, stream corridors, wetlands, tree lines, tall and thick hedges, scrub, orchards and parklands - any places where prey is found (moths, dung beetles, cockchafer beetles and dung flies, crane flies, parasitic wasps and caddis flies) [12,13]. Adult greater horseshoe bats using maternity roosts largely forage within 4km of the roost while juveniles hunt mainly within 1km of the roost and are highly dependent on grazed pasture [12,13].

Commuting Routes - the routes bats use to move through the landscape, often linear landscape features.

2.1.4 Greater horseshoe bats have a 'weak' **echolocation** call (which bats use to navigate). They therefore generally fly close to the ground (up to ~ 2m) and close to linear landscape features such as hedges, woodland edge and vegetated watercourses which they use for navigation. Bats may use different Commuting Routes at different times of the year [11].

### 2.2 The South Hams SAC Greater Horseshoe Bat Consultation Area

2.2.1 The South Hams SAC Greater Horseshoe Bat **Consultation Area** (referred to in this document as the Consultation Area) has been developed to help clarify where and when impacts, on Roosts, Foraging Habitat and Commuting Routes, may have a likely significant effect on the SAC greater horseshoe bat population. The Consultation Area is shown on Figure 1 and consists of the features discussed below.

Designated Roosts - the six maternity and/or hibernation roosts designated as **SSSIs** and believed to support an important proportion of the total greater horseshoe bat population across South Devon.

2.2.2 Five of the **Designated Roosts** are included within the South Hams SAC designation. The sixth roost at High Marks Barn SSSI is considered integral to the SAC population. It was not included in the original SAC designation but is part of the SAC Consultation Area. The six Designated Roosts are listed in Table 1 and shown on Figure 1.

2.2.3 Proposals impacting on these roosts may have a likely significant effect on the SAC greater horseshoe bat population – see the flow chart in Section 3.

**Table 1: The Designated Roosts**

Site Name	Roost description	Maternity	Hibernation
Berry Head to Sharkham Point SSSI and NNR	Caves on sea cliffs	✓	✓
Buckfastleigh Caves SSSI (supports the largest known maternity roost in the UK)	Cave complex and barns	✓	✓
Bulkamore Iron Mine SSSI	Large disused mine		✓
Chudleigh Caves and Woods SSSI	Cave complex	✓	✓
Haytor and Smallacombe Iron Mines SSSI	Disused mines		✓
High Marks Barn SSSI (supports the second largest maternity roost in England)	Large agricultural barn	✓	

**Sustenance Zones** - the area within 4km of the Designated Roosts which includes critical Foraging Habitat and Commuting Routes<sup>2</sup>. See Figure 1.

2.2.4 The **Sustenance Zones** are based on research which shows that on average adult greater horseshoes using maternity roosts largely forage within 4km of the roost [12,13,14,15,16,17,18,19]. Due to the difficulties in monitoring hibernating bats, the distances which they travel from hibernation roosts to forage in the winter is currently unknown. It is possible that due to weather conditions, and the weaker physical condition of bats during the winter, they may forage closer to roosts within the hibernation Sustenance Zones. This needs to be considered when assessing impacts and carrying out HRA.

2.2.5 Proposals impacting on Foraging Habitat and Commuting Routes in Sustenance Zones may have a likely significant effect on the SAC greater horseshoe bat population – see the flow chart in Section 3.

2.2.6 Note that urban areas within Sustenance Zones may provide less suitable conditions for greater horseshoe bats.

<sup>2</sup> Due to its location next to the sea and urban development within Brixham Town the Berry Head Sustenance Zone is based on a sustenance area equivalent to a 4km radius circle. Note

Landscape Connectivity Zone - The area that includes a complex network of Commuting Routes used by the SAC population of greater horseshoe bats and providing connectivity between the Designated Roosts. See Figure 1 and Appendix 2 for further explanation.

- 2.2.7 Evidence from records held by Devon Biodiversity Records Centre and research conducted by the University of Sussex [20] indicate that greater horseshoe bats commuting through the **Landscape Connectivity Zone** are dispersed and found in relatively low numbers compared to within the Sustenance Zone. Only proposals which could severely restrict the movement of bats at a landscape scale (impacting on landscape scale permeability) may, therefore, have a likely significant effect on the SAC greater horseshoe bat population – see the flow chart in Section 3.
- 2.2.8 Pinch points - known, or potential, Commuting Routes which are restricted e.g. due to urban encroachment or proximity to the sea / estuaries.
- 2.2.9 Further restriction of **Pinch Points** could severely restrict the movement of bats and may therefore have a likely significant effect on the SAC greater horseshoe bat population – see the flow chart in Section 3.

Existing Mitigation Features – can include roosts, Commuting Routes and Foraging Habitat created, enhanced or protected to meet HRA greater horseshoe bat requirements for approved development.

- 2.2.10 Impacts on these features may have a likely significant effect on the SAC greater horseshoe bat population – see the flow chart in Section 3.

Designated Roosts, Sustenance Zones, the Landscape Connectivity Zone, Pinch Points and **Existing Mitigation Features** (greater horseshoe bats) are all shown on the Devon County Council (DCC) Environment Viewer at: <http://map.devon.gov.uk/DCCViewer>.

Where new Pinch Points and Mitigation Features are identified they will be added to the Viewer. Foraging Habitats and Commuting Routes are not mapped on the Viewer. For records of greater horseshoe bats please contact Devon Biodiversity Records Centre (contact details in Appendix 1).

## 3 Flow chart

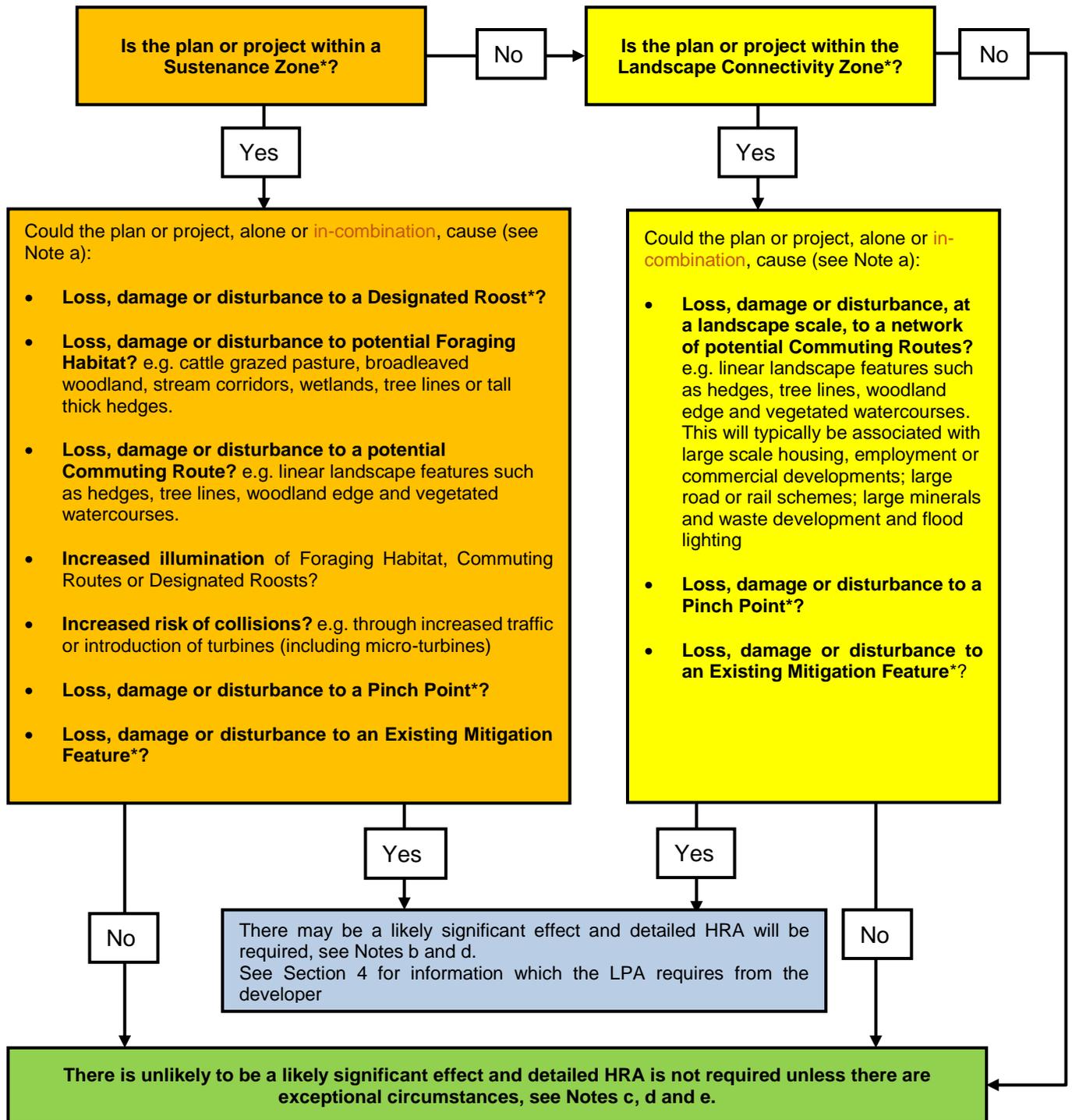
### 3.1 Clarifying when an application may have a likely significant effect on the South Hams SAC greater Horseshoe bat population

- 3.1.1 As early as possible in planning of a development (pre-application stage) the LPA and applicant should discuss the proposal and, using existing knowledge, follow the Flow Chart and associated Notes below to clarify whether there may be a likely significant effect on the SAC. Please remember that this Flow Chart only relates to the South Hams SAC greater horseshoe bat population.

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that the boundaries of all the Sustenance Zones have changed slightly from those within the 2010 South Hams SAC guidance (see Appendix 2).

\*Feature is mapped on the DCC environment viewer at <http://map.devon.gov.uk/DCCViewer>



### 3.1.2 Flow Chart Notes:

- a. If there is any degree of uncertainty regarding how to answer questions in the flow chart e.g. whether there is loss, damage or disturbance to a potential Foraging Habitat or Commuting Route, an ecologist should be consulted. Examples of how a proposal could adversely affect greater horseshoe bat habitats include:
  - Foraging Habitat
    - Building on pasture, wetland, or converting to improved grassland
    - Felling woodland
    - Altering drainage of wetland areas.
    - Indirect impacts that would lead to deterioration of the feature e.g. introducing public access to a Foraging Habitat
    - Increased illumination of Foraging Habitat through internal, external and vehicular lighting sources.
  - Commuting Routes
    - Removal of a hedgerow / tree line
    - Increased illumination of sections of hedgerow/tree lines, including from internal, external and vehicular lighting sources
    - Building in close vicinity to a hedgerow / tree line
    - Having an indirect impact e.g. a change in management to hedgerows bordering residential gardens.
- b. It may be possible for the LPA to screen out **likely significant effects** relatively quickly where it is considered that, due to factors such as location, site characteristics, size/type of the application or numbers of greater horseshoe bats found the proposal will not have a likely significant effect on the SAC greater horseshoe bat population.
- c. Detailed HRA may be required in circumstances not listed on the flow chart if, following survey, the LPA or Natural England consider that the development could have a likely significant effect on the SAC population of greater horseshoe bats. This could include the discovery of a roost which is likely to provide significant functional support to the SAC (e.g. a roost which meets SSSI criteria or a significant mating site) or the in-combination impacts of small projects in the Landscape Connectivity Zone.
- d. Where detailed HRA is not required the LPA should formally record that likely significant effects have been screened out.
- e. Note that the applicant and LPA must ensure that other wildlife impacts (including impacts on bats as **European Protected Species**) are identified and mitigated appropriately through the planning process. See the Devon County Council website and Natural England standing advice for more information - <https://new.devon.gov.uk/wildlife-and-geology-planning-guidance> and <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

## 4 Information required for detailed HRA

### 4.1 Overview

Please note that the following information only relates to the HRA in relation to the South Hams SAC greater horseshoe bat population. For the majority of applications, the information provided by the applicant for HRA will form part of a broader Ecological Impact Assessment.

#### Pre-application Stage

- 4.1.1 Where detailed HRA screening is required the applicant should commission a suitably qualified ecological consultant, with experience of greater horseshoe bat survey and mitigation, to provide the LPA with the following:
- Greater horseshoe bat survey results and analysis, where required (see Section 4.2 below)
  - Impact Assessment
  - Avoidance, mitigation measures and monitoring details (see 4.3 below)
- 4.1.2 LPAs cannot recommend consultants but can provide a list of ecological consultants known to them. See: <https://new.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance>
- 4.1.3 The information provided should be up to date and follow current published guidance<sup>3</sup>. Departures from published guidance need to be fully justified in writing and agreed with the LPA.
- 4.1.4 It is advised, particularly for large or complex applications, that applicants seek pre-application advice on HRA requirements, survey and potential avoidance/mitigation measures from the LPA as well as from Natural England's Discretionary Advice Service. If detailed HRA is required and insufficient information is submitted the LPA may be unable to validate the application or may need to request further information or new mitigation measures which could affect design/layout. These scenarios may lead to delays and increased cost.
- 4.1.5 Applicants and LPAs should use Natural England's Conservation Objectives and related Supplementary Advice for the South Hams SAC when developing and assessing an application which may affect the SAC. See <http://publications.naturalengland.org.uk/publication/6279422093033472>

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<sup>3</sup> Including guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM) <https://www.cieem.net/> and the [British Standard for Biodiversity](#) (BS 42020:2013).

- 4.1.6 Outline applications are subject to HRA requirements. It is acknowledged that not all design and layout details will be known. However, where detailed HRA is required appropriate survey must be undertaken and any required avoidance/mitigation measures and principles secured (such as locations of areas safeguarded from detrimental light spillage) in order to provide the LPA with the confidence required that there will be no likely significant effect or, (where appropriate assessment is required) no adverse effect on the SAC greater horseshoe bat population. These measures and principles must then be followed when developing details for the reserved matters application.

#### Submission of a Planning Application

- 4.1.7 The applicant submits the information required for HRA as part of the planning application. If insufficient information is supplied, the LPA may not be able to validate the application.

#### Use of HRA in Determining a Planning Application

- 4.1.8 The LPA uses the information provided to undertake an HRA and, when required, consults Natural England. Note: The LPA must consult Natural England on all Appropriate Assessments.
- 4.1.9 If insufficient information has been supplied the LPA may have to request further information. This can lead to a delay in determining the application.
- 4.1.10 The LPA will secure any mitigation measures required to ensure the project will not adversely affect the integrity of the SAC via conditions and/or legal obligations agreed with the developer.
- 4.1.11 If the LPA is unable to conclude that the application will have no adverse effect on the integrity of the South Hams SAC, the application will be refused (except for in exceptional circumstances) [3].

## **4.2 Survey Requirements**

- 4.2.1 Current national guidance should be followed as well as any local guidance. At time of writing this is Bat Surveys for Professional Ecologist, Good Practice Guidelines (Bat Conservation Trust, 2016). Exact survey requirements will need to reflect the sensitivity of the site and the nature, location and scale of the proposals. Early dialogue with the LPA and Natural England is therefore encouraged.
- 4.2.2 There is currently no national guidance available to inform winter bat activity surveys in the Sustenance Zones around hibernation roosts. Some foraging will occur during hibernation but at reduced rates to other times of year. The ecological consultant should discuss and agree any winter survey requirements with the LPA and Natural England.
- 4.2.3 Survey that is more than 2/3 years old will generally be considered out of date as per the *British Standard for Biodiversity* BS 42020, however see para 4.2.5.

- 4.2.4 Surveys and assessment of the results should be informed by any relevant greater horseshoe bat data from Devon Biodiversity Records Centre (see contact details in Appendix 1) and from projects within the vicinity of the proposal where data are available. New bat data should be shared with the Devon Biodiversity Records Centre in accordance with good practice guidelines.
- 4.2.5 In some circumstances it may be possible for the LPA and Natural England to agree to mitigation requirements without the need for a survey / full survey. Note that HRA will still be required. Circumstances may include:
- A minor development proposal where there is certainty (as evidenced by a competent ecological consultant) that impacts on greater horseshoe habitat can be avoided or are negligible.
  - A situation in which survey (or further survey) would not contribute further to the identification of impacts and avoidance/mitigation requirements.
  - A situation in which the LPA and Natural England agree that there is sufficient existing survey information for the site (see British Standard for Biodiversity BS2020 for more information).

### **4.3 Avoidance, Mitigation and Monitoring Principles**

- 4.3.1 The development should be designed (using the 'mitigation hierarchy'<sup>4</sup> as the standard approach) to avoid impacts through:
- Avoiding loss, damage or disturbance to greater horseshoe bat roosts, Foraging Habitats and Commuting Routes and maintaining connectivity to offsite habitats.
  - Where appropriate, creating sufficiently wide and dark buffers along or around habitats to protect them from impacts.
  - Designing any lighting schemes to prevent impacts on known or potential greater horseshoe bat habitat.
  - Designing the scheme to avoid future impacts e.g. impacts from the future introduction of householder lighting, safety lighting or householder hedge management.
- 4.3.2 Where it is not possible to avoid all impacts the applicant should put forward measures to reduce impacts (mitigation) and ensure no adverse effect on the integrity of the SAC. Required measures may include:
- Creating or enhancing new dark corridors through the development site to maintain a connected network of Commuting Routes for bats.

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<sup>4</sup> See Guidelines for Ecological Impact Assessment in the UK and Ireland (September 2018) Chartered Institute for Ecologists and Environmental managers (CIEEM) <https://www.cieem.net/> and the British Standard for Biodiversity (BS 42020:2013)

- Creating or enhancing new Foraging Habitat in suitable locations within the same Sustenance Zone.
  - Maintaining Commuting Routes across road and transport routes by creating safe greater horseshoe bat crossings following best practice. This could include, for example, culverts, underpasses and green bridges.
  - Imposing controls or restrictions on relevant operations, e.g. cutting turbine speeds.
  - Creating or enhancing a roost.
  - Contributing to any South Hams SAC strategic greater horseshoe bat fund which combines funding to deliver permanent high-quality greater horseshoe bat habitat and roosts in priority locations to increase population resilience. The LPAs will provide further advice where this is relevant.
- 4.3.3 There must be sufficient certainty that mitigation measures will be effective in ensuring no adverse effect on the integrity of the SAC and that they can be delivered. For example:
- Measures must be in place and functioning before impacts occur.
  - All financial and legal details relating to the delivery of mitigation requirements must be clear.
  - Measures should be secured and implemented to reflect the duration of the impacts. Where impacts are permanent and irreversible measures will need to be secured *in-perpetuity*.
- 4.3.4 All mitigation should follow current best practice.
- 4.3.5 Mitigation measures must be considered in the context of the wider area e.g. Commuting Routes through a development site must connect to routes outside the site.
- 4.3.6 Monitoring (which ensures that mitigation has been carried out as agreed and is effective) and appropriate follow up measures must be agreed with the LPA and implemented by the developer. Any required remedial measures must be completed to a timetable agreed with the LPA.
- 4.3.7 All avoidance, mitigation and monitoring information (relating to purpose, timing, delivery, long-term management etc) must be provided to the LPA in appropriate detail, at the agreed stage in the planning process, and in an agreed format. Generally, information required for the LPA to assess the planning application should be included in an Ecological Impact Assessment or, when required, an Environmental Statement. Further detailed information may be required through conditions imposed on any planning permission and in documents such as a Construction Environmental Management Plan (CEMP), and Landscape and Ecological Management Plan (LEMP).

Note: Whilst not required for HRA both the developer and LPA should seek enhancements for greater horseshoe bats in line with any national and local net gain policy and guidance.

## 5 Reviewing the South Hams SAC HRA Guidance

This guidance will be reviewed and updated as required. This may be as a result of national policy or legislative changes, the discovery of a greater horseshoe bat roost which meets the criteria for SSSI designation, or evidence of greater horseshoe bats from the SAC population using areas outside the Landscape Connectivity Zone where evidence indicates there is a functional link to the South Hams SAC.

The DCC Environment Viewer will be updated to show new Pinch Points or Mitigation Features.

## Glossary

Adverse effect on integrity	Where the competent authority is unable to confirm that the plan or project, without taking into account measures to avoid or reduce harmful effects (mitigation), will not have a likely significant effect on the SAC then the LPA will ask for further information in order to undertake an appropriate assessment and ensure that the plan or project will not have an adverse effect on the integrity of the site. The integrity of a European site can be defined as, 'the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.' [5] In practical terms this means the habitats necessary to maintain a healthy and viable population of greater horseshoe bats.
Appropriate Assessment	Stage 2 of HRA requirements required where a likely significant effect, alone or in-combination, can't be ruled out. An assessment of whether the proposal will adversely affect the integrity of the European Site taking into account avoidance and/or reduction measures. The Precautionary Principle applies, so to be certain, the LPA should be convinced that no reasonable scientific doubt remains as to the absence of such effects.
British Standard for Biodiversity	BS42020 – The first British Standard on biodiversity management. Consistent with the European Biodiversity Strategy and UN Aichi targets. The British Standard offers a coherent methodology for biodiversity management.
Commuting Routes	Linear features used as flight lines by greater horseshoe bats e.g. hedgerows, tree lines, woodland edge and vegetated watercourses.
Competent Authority	For the purpose of the Habitats Regulations, a Competent Authority includes any Minister of the Crown, government department, statutory undertaker, public body of any description or person holding a public office. For planning applications, the Competent Authority would typically be the relevant Local Planning Authority.
Consultation Area	The combined area of the Sustenance Zone and Landscape Connectivity Zone (Figure 1). Based on current evidence the LPAs consider that applications outside the consultation zone will not have a likely significant effect on the South Hams SAC population of greater horseshoe bats.
Designated Roosts	The six greater horseshoe bat maternity and/or hibernation roosts designated as SSSI. These are thought to support an important proportion of the total greater horseshoe bat population across South Devon. Five of the roosts are within the South Hams Special Area of Conservation. See Figure 1.
Detailed HRA	Where it is clear from the Flow Chart in Section 3 that the application may have a likely significant effect on the South Hams SAC, alone or in-combination with other plans or projects, the LPA will need sufficient information from the applicant to produce a detailed HRA screening,

	and then, when necessary, an appropriate assessment. These two stages are referred to in this guidance as ‘detailed HRA’.
Echolocation	The sonar-like system used by bats to detect and locate objects by emitting usually high-pitched sounds that reflect off the object and return to the animal’s sensory receptors, either their ears or in the case of horseshoe bats, their nose ‘leaves’.
European sites (sites protected under European legislation)	Sites within the European Union (EU) network of classified Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) designated under Article 4 of the EU Habitats Directive (EEC/92/43). Also referred to as Natura 2000 sites.
European Protected Species	Species of plants and animals (other than birds) protected by law through the European Union and listed in Annexes II and IV of the European Habitats Directive.
Existing Mitigation Features (greater horseshoe bats)	Roosts, Commuting or Foraging Habitat created, enhanced or protected to meet Habitats Regulations requirements for approved projects relating to the South Hams SAC greater horseshoe bat population.
Favourable Conservation Status	Article 1 of the Habitats Directive defines conservation status for habitats as “the sum of the influences acting on a natural habitat and its typical species that may affect its long-term natural distribution, structure and functions as well as the long-term survival of its typical species. Furthermore, the Directive states that the conservation status may be considered ‘favourable’ when: (a) its natural range and areas it covers within that range are stable or increasing; and (b) the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and (c) there is and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis’
Foraging Habitat	Feeding areas for greater horseshoe bats, primarily cattle grazed pasture, semi-natural woodland, unimproved pastures, meadows, hedges and watercourses.
Habitats Directive	South Hams SAC has been designated under the European Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (“the Habitats Directive”) as part of a European network of strictly protected sites important conservation sites that will make a significant contribution to conserving habitats and species listed in Annex I and Annex II of the Directive. These habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).
Habitats Regulations	Various obligations of the Habitats Directive are transposed into domestic legislation by the Conservation of Habitats and Species Regulations 2017 (SI No. 2017/1012) (“The Habitats Regulations”). The Habitats Directives continues to have a direct effect in the UK and prevail in the event of a conflict between their provision and those of the Habitats Regulations. Decisions of the Court of the European Court of Justice are directly binding on UK competent authorities.

Habitats Regulations Assessment (HRA)	The assessment, required by the Habitats Directive and Habitats Regulations, carried out by the competent authority to assess the effects of projects or proposals on European protected sites. Stage 1 includes screening for likely significant effects. Stage 2 (Appropriate Assessment) assesses whether it is possible to avoid an adverse effect on site integrity.
HRA Screening	An assessment of whether the proposal will, on its own or in-combination with other plans or projects, have a likely significant effect on the SAC's population of greater horseshoe bats before avoidance or reduction measures have been taken into account. The flow chart in section 3 should be used to identify whether an application may have a likely significant effect on the South Hams SAC greater horseshoe bat population. Where it is clear that there is no likelihood of significant effect there is no need for detailed screening. However, where there may be a likely significant effect the LPA will need to use information provided by the applicant to undertake a detailed HRA screening. Where screening cannot rule out a likely significant effect then appropriate assessment must be carried out.
Hibernation roost	Roosts where bats hibernate during the winter (greater horseshoe bats in South Devon largely use caves and disused mines but occasionally also use buildings with stable, cool temperatures and high humidity e.g. unheated cellars and ice houses).
In-combination effects	Effects that occur from a plan or project, in combination with other plans or projects to protect sites from cumulative effects of more than one project when the effects of project acting on the site alone would not be likely to be significant. Projects generally include [6]: Projects started but not finished Projects with consent but not started Applications lodged and not determined Refusals subject to appeal Known projects not needing consent Proposals in adopted plans Firm proposals in final draft plans
In-perpetuity	For the purposes of HRA, mitigation must cover the duration of impacts. Where impacts are permanent and irreversible mitigation should be delivered 'in-perpetuity'. Legal counsel may need to be sought in some cases when a defined time frame is required under The Perpetuities and Accumulations Act 2009.
Landscape Connectivity Zone	The area that includes a complex network of Commuting Routes used by the SAC population of greater horseshoe bats and providing connectivity between the Designated Roosts.
Likely significant effects	Effects, considered in HRA screening, which would undermine the SAC's Conservation Objectives. If, on the basis of information provided, a likely significant effect cannot be ruled out then Stage 2 of the HRA (an appropriate assessment) must be undertaken by the competent authority.

LPA – Local Planning Authority	The Local Planning Authority is the Authority responsible for plan-making and development management functions.
Material consideration	A material consideration is a matter that should be taken into account in deciding a planning application or in an appeal against a planning decision.
Maternity roost	The place where, during summer, female greater horseshoe female bats gather to have and raise their pups.
Mitigation	Measures to avoid and reduce significant adverse effects on the integrity of the South Hams SAC population of greater horseshoe bats.
Permitted development	Permitted development rights are a national grant of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity. Rules relating to permitted development are set out in the General Permitted Development Order.
Pinch Point	Known or potential greater horseshoe bat commuting routes which are significantly restricted e.g. due to urban encroachment. or proximity to the sea / estuaries. Further restriction to a Pinch Point could significantly impact on the movement of greater horseshoes and potentially have a likely significant effect on the SAC.
Plans or projects	Plans or projects in the context of HRA are defined as [6]  A plan is: Any new document (or modification, modification alteration or revocation) whatever form or title it may have Which goes beyond mere aspiration and sets out an intended course of action OR A detailed proposal for doing, planning, regulating or achieving something OR An intention/decision about what is going to be done BUT Excluding statements of general aspiration or political will or general intentions  A project is capable of being: Anything that requires any form of new or renewed or periodically renewable authorisation or any variation, modification or revocation of an authorisation
Planning applications	As well as planning applications this term includes prior approval notices and non-material amendments.
SAC - South Hams Special Area of Conservation	South Hams Special Area of Conservation. Designated for its internationally important greater horseshoe bat population and habitats including dry heaths, semi-natural dry grasslands, scrub, woodland, cliffs and caves.

SSSI - Site of Special Interest	An area or site that is designated by Natural England under the Wildlife and Countryside Act 1981 for its nationally important biodiversity.
Sustenance Zone	The area within 4kms of Designated Roosts which includes critical Foraging and Commuting Habitat for greater horseshoe bats.

## Appendix 1 – Contact Details

Dartmoor National Park Authority  
Parke  
Bovey Tracey  
Newton Abbot  
Devon  
TQ13 9JQ  
[planning@dartmoor.gov.uk](mailto:planning@dartmoor.gov.uk)  
01626 832093

Devon County Council  
  
AB2 Lucombe House  
County Hall  
Exeter  
EX2 4QD  
[planning@devon.gov.uk](mailto:planning@devon.gov.uk)  
01392 381222

South Hams District Council  
Follaton House  
Plymouth Road  
Totnes  
Devon  
TQ9 5Natural England  
[DM@swdevon.gov.uk](mailto:DM@swdevon.gov.uk)  
01803 861234

Teignbridge District Council  
Forde House  
Brunel Road  
Newton Abbot  
Devon  
TQ12 4XX  
[Planning@teignbridge.gov.uk](mailto:Planning@teignbridge.gov.uk)  
01626 215735

Torbay Council  
Tor Hill House  
Union Street  
Torquay  
TQ2 5QW  
[planning@torbay.gov.uk](mailto:planning@torbay.gov.uk)  
[01803 208804](tel:01803 208804)

Natural England  
[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)  
Discretionary Advice Service Form:  
<https://www.gov.uk/government/publications/charged-environmental-advice-service-request-form>  
0300 060 3900

Devon Biodiversity Records Centre - <http://www.dbrc.org.uk/>  
[DBRC@dbrc.org.uk](mailto:DBRC@dbrc.org.uk)  
01392 274128

## Appendix 2 – Overview of updates to the 2010 Guidance

This guidance updates and replaces the South Hams SAC Greater Horseshoe Bat Consultation Zone Planning Guidance published by Natural England in 2010.

### **Evolving the Strategic Flyways into a Landscape Connectivity Zone**

#### Strategic Flyways

Strategic Flyways were mapped for the 2010 guidance using a combination of greater horseshoe bat data available at that time (including radiotracking data) and knowledge of greater horseshoe bat ecology. The Strategic Flyways were drawn to connect known roosts (particularly the Designated SAC roosts) and were based on contiguous landscape features which were thought most likely to be used by greater horseshoe bats (especially river corridors and sheltered valleys). For clarity it should be noted that, except for those used by radiotracking studies, there was no evidence for the majority of Strategic Flyways, as to whether or not they were used by greater horseshoe bats. The flyways were made 500 metres wide to offer several pathways and provide alternative routes to accommodate variance in weather.

The introduction of Strategic Flyways through the 2010 guidance was critically important in raising awareness of the importance of commuting routes (through the South Devon landscape) in supporting the SAC's population of greater horseshoe bats, and the potential for applications to have a likely significant effect on the SAC population of greater horseshoe bats away from the Designated Roosts and Sustenance Zones.

#### Data update

Since 2010 the number of records of greater horseshoe bats held by Devon Biodiversity Records Centre (DBRC) has increased, in part due to the Devon Bat Survey which began as part of the Devon Greater Horseshoe Bat Project in 2016. During 2015/16 in order to ensure that the evidence base for this Guidance was as complete as possible, the LPAs collated further records from planning applications and from local experts (through one-to-one meetings and a 2017 workshop with ecological consultants, bat workers and Devon Bat Group members). These records were added to the DBRC data set. The methodology for this work is available from Devon County Council and the majority of the bat data (other than in situations in which the source of the data does not want it shared) is available through DBRC's standard data services.

It is important to be aware that the updated evidence base is composed of ad hoc records and does not provide a complete picture of greater horseshoe bat distribution and activity. Blank spaces do not equate to no bats. However, the evidence base does illustrate that there are records of greater horseshoe bats and small roosts (away from the Designated roosts) across much of the South Devon landscape.

In addition to the evidence base collated by the LPAs, a University of Sussex research study collected data during 2016 from static recorders placed at increasing distances from three SAC maternity roosts (Buckfastleigh, Chudleigh and High Marks Barn). These data support the findings of the evidence review that SAC greater horseshoe bats are widely dispersed across the landscape at increasing distance from the designated roosts, using a complex and widely distributed network of commuting routes [20].

### Implications

All existing evidence (from research and records) indicates that away from Designated Roosts and Sustainance Zones greater horseshoe bats are dispersed across the landscape in low numbers. They use a complex network of sheltered hedges, woodland edge, stream corridors etc to move around the landscape between the Designated Roosts and also between other smaller roosts as required through the year (mating roosts, day roosts, hibernation roosts, transitional roosts etc). Schofield (1996) highlights the importance of maintaining access to smaller roosts in order to help ensure future population resilience. He states that regular use of satellite roosts over a number of years could promote the establishment of new maternity roosts as more individuals use them [21].

In order to maintain long term Favourable Conservation Status of the population it is therefore important that we maintain sufficient connectivity across the whole of this landscape (allowing landscape scale permeability), rather than just protecting a number of Flyways.

In order to achieve this broader landscape connectivity, the Strategic Flyways have been replaced with a Landscape Connectivity Zone (LCZ). This change was agreed at a Steering Group meeting which included Professor Fiona Matthews (greater horseshoe bat expert) and Steve Markham (bat consultant and one of the authors of the 2010 guidance).

The LCZ has been drawn up, using best available evidence and following the precautionary principle, to include the landscape most likely to be regularly used by the majority of the bats forming the SAC greater horseshoe bat population, noting that there will always be some movement of bats into and out of this zone and that very little is known on how bats use the landscape throughout the year.

The LCZ includes:

The landscape between the Designated Roosts - included to maintain landscape permeability between these key roosts.

The landscape up to 10kms from Designated Maternity Roosts. 10kms is based on:

Advice from Billington and Rawlinson (2006) to CCW to identify key radial zones which extend 10kms from roosts [22]. They state, 'only a small part of this area is likely to be used for foraging, but flight routes may lead further connecting to other roost sites. The aim should be to maintain habitat links through the area..... Before any major developments are allowed within 10km of any greater horseshoe roost .... detailed studies should be made to consider potential impacts'

Jones et al (1995) recorded many individuals flying distances of 10km from maternity roosts to hibernate [23].

This landscape includes all of the smaller roosts (largely day and night roosts) identified through radiotracking to be used by bats from the Designated Maternity Roosts [16,17,18,19]

As bats occur at a low density in this zone it is considered that impacts on individual commuting routes would be unlikely to have a significant effect on the population as a whole. However, impacts on a network of commuting routes within this area could result in a significant number of bats having to find new, longer routes across the countryside (potentially reducing their ability to survive due to using up energy pre and post hibernation) or being prevented from accessing roosts altogether. These impacts could have a likely significant effect on the South Hams SAC population as a whole.

Given that greater horseshoe bats in the Landscape Connectivity Zone are found in low numbers it is considered that there is sufficient evidence to reasonably assume that impacts on roosts and habitat beyond this boundary will impact on so few bats that there will not be a likely significant effect on the SAC's greater horseshoe bat population (unless there is evidence to the contrary).

The LPAs are committed to working with DBRC and others to keep records of greater horseshoe bats as up to date as is reasonably possible and to work with partners to ensure that surveys of any potentially significant roosts are undertaken. The LCZ boundary will be updated to reflect any new findings where appropriate.

#### Amended boundaries to the Sustenance Zones

Note that all the boundaries of the 2010 Sustenance Zones have been amended. The boundaries are now 4km from the centre of the roosts rather than 4km from the edge of the mapped SSSI. Due to its location next to the sea and urban development within Brixham Town the Berry Head Sustenance Zone remains (as for the 2010 Guidance) based on a sustenance area equivalent to a 4km radius circle.

#### Survey

In 2016 the Bat Conservation Trust (BCT) published new survey guidelines. The LPAs and Natural England have agreed that these guidelines should replace the survey specification in the 2010 South Hams SAC guidance.

## References

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- [7] Natural England (2010) South Hams SAC Greater horseshoe bat consultation zone planning guidance
- [8] Natural England Standing Advice on Protected Species <https://www.gov.uk/guidance/bats-protection-surveys-and-licences> and <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>
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## South Hams SAC Greater Horseshoe Bat HRA Guidance Consultation Summary

The guidance was subject to a full 8-week consultation beginning in April 2018. Within the early stages of the consultation, a consultation event was held involving key stakeholders, local interest groups and interested residents.

A total of 35 responses were received from the following organisations (individuals not listed):

Abbotskerswell Parish Council	Harberton Parish Council
BSG Ecology	Mineral and Resources Planning Association
Buckfastleigh Town council	Natural England (no comment)
Corylus Ecology	Paignton Neighbourhood Planning Association
CPRE Teignbridge	PCL Planning
Dartington Hall Trust	Rattery Parish Council
Devon Bat Group	Sibelco
Devon Wildlife Trust	South West Water (no comment)
Eagle One Homes Ltd	Torquay Neighbourhood Plan Forum
Green Ecology	Wolborough Residents Association

The following headings provide a summary of the key themes of responses received and the changes made to the document in response to these comments in agreement with the relevant Local Planning Authorities and Natural England. The summary does not necessarily include all comments in detail, but the representations in full are available on the Devon County Council website at:

[www.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance/south-hams-sac-spd-consultation](http://www.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance/south-hams-sac-spd-consultation)

### Status

A number of the responses raised concerns regarding the contents of the document and whether it was appropriate to be adopted as SPD rather than DPD. Further comments sought to elevate the status of the SPD to a DPD so that further protection and more prescriptive policy could be adopted to conserve and enhance the SAC. Whilst it is not thought that the document consisted of policy that guided the use of land and therefore could not have been SPD, it was not sufficient to require DPD status. In light of this and Legal Advice sought by the LPAs, the Steering Group agreed to amend the contents of the document to make clear that the document is only intended as a screening document and to seek approval of the document from members as guidance.

The document is intended to be used by those preparing and validating planning applications to determine whether HRA is required and therefore identify the survey effort and potential mitigation that may be required.

### Structure

Various responses commented on the structure of the document and noted that it was legible and clear to follow. However, a small number of responses noted that the document used technical and inaccessible language. In response to this, the guidance has been edited to remove technical terminology and the glossary updated to ensure that necessary technical terms are fully defined.

A number of comments also raised that the purpose of the document was not clear. This point has been addressed through the redrafting of the document as guidance and the purpose made clear.

### **Strategic Flyways**

Some consultation responses queried the principle of replacing the strategic flyways concept with the Landscape Connectivity Zone. Concerns included that there was little evidence for doing so and the replacement of strategic flyways would lessen the protection of GHBs from development pressure. Whilst these concerns are acknowledged, the approach taken in the new guidance (i.e. the LCZ) is considered to be more precautionary and better based on evidence than the flyways.

The designation of flyways was based on the best available evidence at the time. A review of this and further evidence demonstrated that GHBs make use of the wider landscape to travel between roosts and therefore protection of commuting routes and connectivity will give a greater level of protection and ensure all developments likely to have a significant effect on the integrity of the South Hams SAC undergo HRA.

### **Landscape Connectivity Zone**

Responses to the consultation raised concerns regarding the chosen boundary of the LCZ and whether this responded appropriately to evidence. The approach to the LCZ consulted upon looked at existing landscape features and a boundary was determined based on a best assumption of where bats may use the landscape to connect between roosts.

In response to the consultation, the boundary of the LCZ has been changed regarding the maximum average distance that it is known a GHB will fly to connect to alternative roosts and to connect the maternity roosts to the other designated roosts. This approach is considered to be more proportionate and precautionary than the previous position and provides adequate protection for commuting and connectivity.

Whilst it is acknowledged that there are roosts beyond the boundary of the LCZ which may be important to the South Hams SAC, the guidance is focused on the designated roosts. It is important to note that roosts and GHBs outside of the LCZ will still be protected through legislation.

### **Sustenance Zones**

A small number of responses questioned the size of the Sustenance Zones. The 4km zones have not been changed in response to the consultation as the distance selected is based on evidence as outlined in the guidance.

### **Monitoring and Review**

Responses to the consultation highlighted the need for the document to include detail as to how the approach will be monitored and reviewed. Information has now been included on this topic and a section included on how the proposed approach will be monitored for success and reviewed in light of new evidence.

<b>EXECUTIVE</b>
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LEADER: Cllr Gordon Hook

PORTFOLIO HOLDER: Cllr Alan Connett

**DATE:** 1<sup>st</sup> July 2019

**REPORT OF:** Tony Watson – Interim Head of Commercial Services

**SUBJECT:** Teign Housing Clawback Agreement

**RECOMMENDATION**

1. To approve the proposed variation of the Development Clawback Agreement (dated 4 February 2004 between the Council and Teign Housing) outlined in Section 3 of the Report; and
2. To accept £129,900 in settlement of the amount due to the Council in respect to properties detailed in paragraph 2.3 of the Report

**1. PURPOSE**

- 1.1 To seek approval to vary the clawback terms of the Development Clawback Agreement dated 4 February, which was entered into as part of a series of agreements when the Council ("TDC") transferred its housing stock to Teign Housing.

**2. BACKGROUND**

- 2.1 Clawback negotiations were undertaken last year relating to the sale of The Hall in Ashburton by Teign Housing.
- 2.2 A clawback provision enables a seller, (in this case TDC), to benefit from any future increase in the value of the property as a result of an alternative use and/or planning permission. This provision was made when TDC transferred its housing stock to Teign Housing in 2006.
- 2.3 The clawback agreement did not include a clear formula for the assessment of the payment. Initially, Teign Housing established a position that no clawback was owed to TDC. Following extensive negotiations, a figure payable to TDC of £129,900 was agreed as part of clawback payments due to the Council for specific property transactions to date (namely those registered with title numbers DN693763, DN348419 and DN451115). In addition, the formula

## TEIGNBRIDGE DISTRICT COUNCIL

used to reach the settlement will now be used to determine any further clawback sums owed in relation to any subsequent disposals.

- 2.4 There is no specific officer delegated authority cited in the Council's Constitution in relation to the variation of the deeds which were entered into in connection with the 2004 transfer.

### 3. MAIN IMPLICATIONS

- 3.1 The proposed variation to the deed will mean that should Teign Housing sell further property for a use other than social housing, there is a clear formula to be applied in establishing the amount to be paid to the Council: "Current Use Value" will mean a sum equal to 53% of the "Open Market Value". This figure, along with allowable development costs, will be deducted from the Open Market Value to establish the clawback amount. This should save protracted negotiation periods in the future.

- 3.2 The 53% figure used to establish the current use value is essentially a figure falling between the two parties negotiation stance. The Council's in-house chartered surveyors advise that the adopted principle for establishing the ratio of private and public sector rents and yields, as set out in the Department for Communities and Local Government Guidance for Valuers 2016, is the use of a 0.35 multiplier for the South West of England. This is known as the Existing Use Value for Social Housing (EUV-SH) and defined in the Royal Institution of Chartered Surveyors Valuation Professional Standards. Teign Housing started from a position of believing they owed nothing to eventually providing a proposed multiplier of 0.7 based on an unestablished valuation basis.

### 4.0 GROUPS CONSULTED

- 4.1 Chief Finance Officer, Solicitor to the Council and Monitoring Officer and, Audit & Information Governance Manager.

### 5.0 TIME-SCALE

- 5.1 As soon as possible

### 6.0 JUSTIFICATION

- 6.1 To ensure the necessary authority is in place to make a variation to a deed.

### 7.0 DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on Monday 8<sup>th</sup> July 2019.

**Tony Watson**  
Interim Head of Commercial Services

**Cllr Alan Connett**  
Portfolio Holder for Corporate

## TEIGNBRIDGE DISTRICT COUNCIL

### Resources

BELOW TO BE FILLED IN BY REPORT AUTHOR:

<b>Wards affected</b>	All
<b>Contact for any more information</b>	Donna Best – Estates & Development Manager
<b>Background Papers (For Part I reports only)</b>	
<b>Key Decision</b>	N
<b>In Forward Plan</b>	N
<b>In O&amp;S Work Programme</b>	N
<b>Community Impact Assessment attached:</b>	N
<b>Appendices attached:</b>	

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## **Public Notice and Annual Forward Plan - JULY 2019**

- 1 This is an Annual Forward Plan of the key decisions and other decisions the Leader of Teignbridge anticipates the Executive taking during the next 12 months. Key decisions are decisions which the Council consider significant having had regard to Government guidance. This Plan may include other decisions which are not key decisions to be taken by the Executive, including for example, where the Executive is to make a recommendation to the Council.
- 2 Details of the proposed decisions are attached.
- 3 The decisions which the Executive propose to take in private and the reasons why are detailed in the list together with a brief description of the matter to be decided. If you do not think the decisions should be taken in private please advise the Democratic Services with your reasons  
[comsec@teignbridge.gov.uk](mailto:comsec@teignbridge.gov.uk)
- 4 The documents which will be taken into account when making key decisions in the part of the meeting open to the public are available for inspection. Details are listed. Other documents may become available nearer the meeting. If you would like copies please contact the author of the report. Author's names and contact details are shown in the attached list. If you would like additional documents relating to a decision as they become available please contact the author and make this request.
- 5 Where possible, the District Council will attempt to keep to the dates shown in the Plan. It is quite likely, however, that some items will need to be rescheduled and new items added as new circumstances come to light.
- 6 This Plan will be updated on a monthly basis.
- 7 You are welcome to attend the meetings. They will take place in the Council Chamber at the address below. Agendas for Executive and other Council meetings are available on the Council's website.
- 8 You can ask questions regarding any item either in person or in writing. The deadline for the submission of questions is 12 Noon two working days prior to the meeting. You are advised to contact Democratic Services in advance of this time where assistance is available if required.
- 9 Should you wish to make the Councillors aware of any information in advance of a meeting you can make representations in writing. These can be made up until the commencement of the meeting. You can also lobby Members of the Executive in advance of the meeting and for information on this or if you have

any further queries, please contact the Democratic Services Sarah Selway  
sarah.selway@teignbridge.gov.uk

- 10 The agendas for the meetings can be made available before the meetings on the Council's website.

## TEIGNBRIDGE DISTRICT COUNCIL – EXECUTIVE FORWARD PLAN

Forward Plan of anticipated key decisions by the Executive for the next 12 months commencing 1 July 2019

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
2018/19 Draft final accounts & Treasury Management'	1 Jul 2019		Open	Yes	Report Of Martin Flitcroft, Chief Finance Officer Contact: Tel: 01626 215246
Local Plan Review – 5 Year Position Statement	1 Jul 2019		Open	Yes	Report Of Michelle Luscombe, Principal Policy Planner Contact: Tel: 01626 215754
South Hams Greater Horseshoe Bat SAC – HRA Guidance	1 Jul 2019		Open	Yes	Report Of Trevor Shaw, Senior Planning Officer Contact: Tel: 01626 215703
Electric Vehicles Policy	30 Jul 2019		Open	Yes	Report Of David Eaton, Environmental Protection Manager Contact: Tel: 01626 215064
Newton Abbot Redevelopment	1 Jul 2019		Fully exempt	Yes	Report Of Donna Best, Estates & Development Manager Contact: Tel: 01626 215467
The Hall, Ashburton - Teign Housing Clawback Agreement.	1 Jul 2019		Fully exempt	Yes	Report Of Donna Best, Estates & Development Manager Contact: Tel: 01626 215467
Brunswick Street, Teignmouth	1 Jul 2019	29 Jul 2019	Fully exempt	Yes	Report Of Donna Best, Estates & Development Manager Contact: Tel: 01626 215467

<b>Matter for Consideration</b>	<b>Date of Decision</b>	<b>Council Date</b>	<b>Private Decision</b>	<b>Key Decision?</b>	<b>Report Author(s) &amp; Contact Name &amp; number</b>
Teignbridge Design Framework and Wolborough Masterplan DPD	5 Sep 2019		Open	Yes	Report Of Rachel Tuckett, Senior Planning Officer Contact: Tel: 01626 215706
Teignbridge Design Framework and Wolborough Masterplan DPD – Proposed Submission	28 Nov 2019		Open	Yes	Report Of Rachel Tuckett, Senior Planning Officer Contact: Tel: 01626 215706
Local Plan Review 2020-2040 – Draft Plan	10 Mar 2020		Open	Yes	Report Of Michelle Luscombe, Principal Policy Planner Contact: Tel: 01626 215754
Greater Exeter Strategic Plan			Open	Yes	Report Of Simon Thornley, Business Manager - Spatial Planning Contact: Tel: 01626 215706
Teignmouth Regeneration			Open	Yes	Report Of Tony Watson, Interim Head of Commercial Services Contact: Tel: 01626 215828
Leisure Strategy			Open	Yes	Report Of Lorraine Montgomery, Interim Head of Operations Contact: Tel: 01626 215852
Teignbridge Car Park Plan - draft for consultation			Open	Yes	Report Of Neil Blaney, Economy Manager Contact: Tel: 01626 215233
Affordable Housing Supplementary Planning Document and Starter Homes			Open	Yes	Report Of Simon Thornley, Business Manager - Spatial Planning Contact: Tel: 01626 215706

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
Dawlish Warren Habitat Mitigation			Open	Yes	Report Of Fergus Pate, Principal Delivery Officer Contact: Tel: 01626 215466

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