

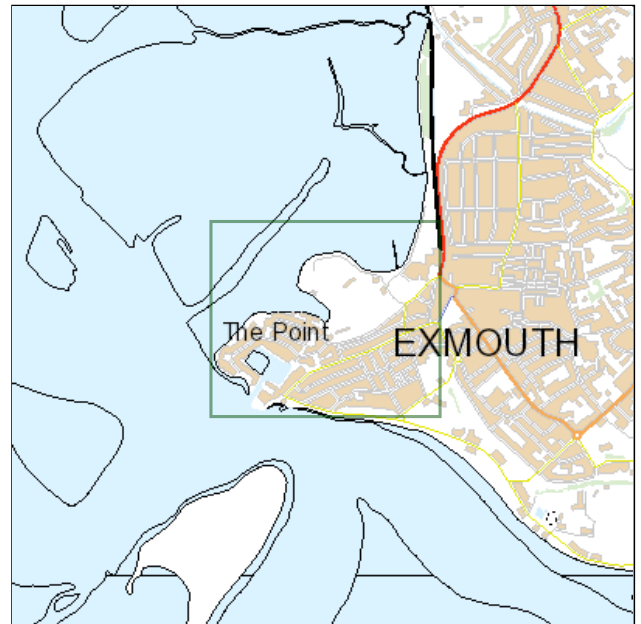
Ward Exmouth Town

Reference 21/2447/FUL

Applicant 5th Exmouth Sea Scouts C/O Paul Humphries Architects Ltd

Location 5th Exmouth Sea Scouts Scout Hut Imperial Road Exmouth EX8 1DB

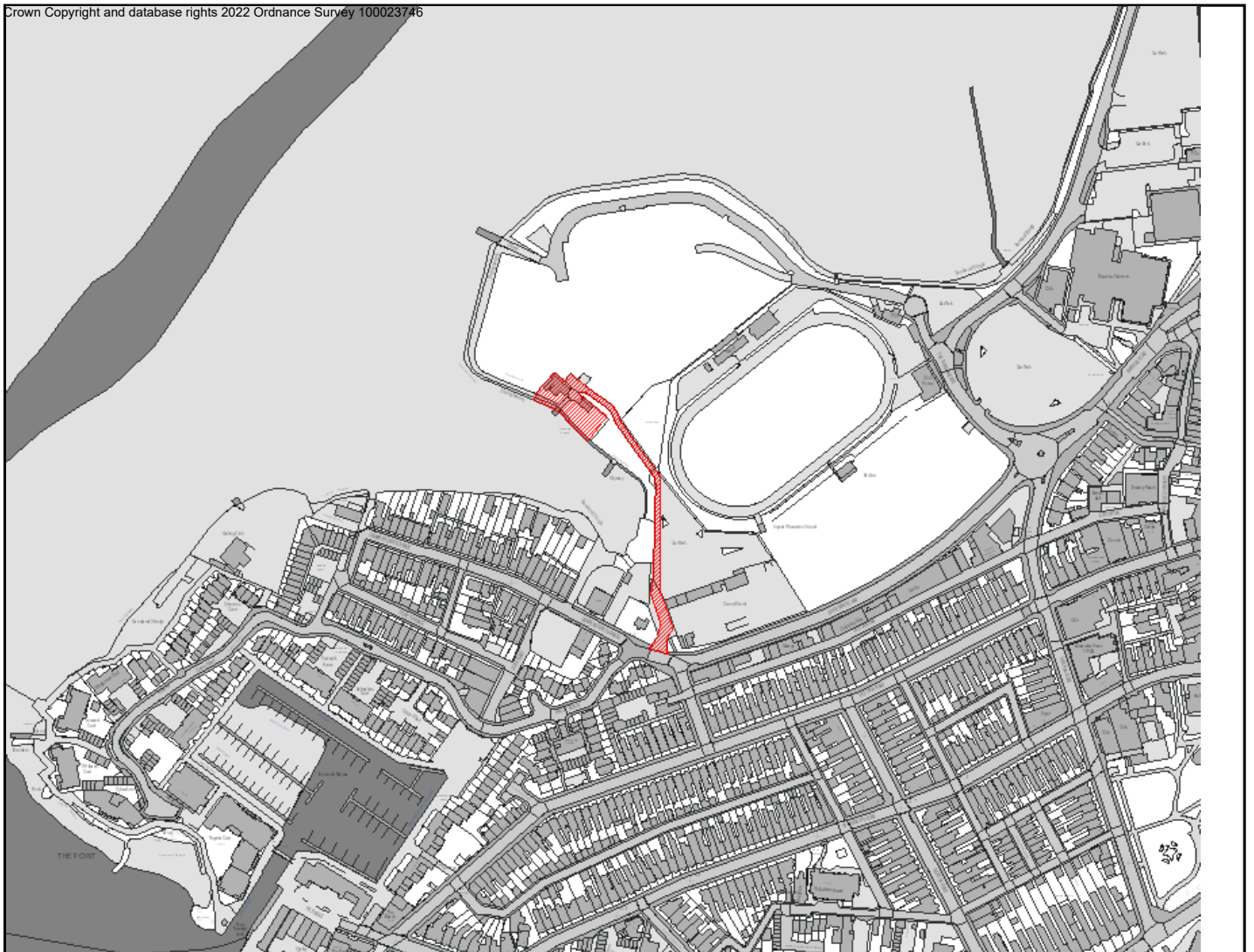
Proposal Proposed demolition and construction of new club and boat house.



RECOMMENDATION:

1. Adopt the Appropriate Assessment attached to this report; and
2. APPROVE subject to an appropriate legal agreement to ensure the planting of additional trees on the adjoining land and subject to conditions.

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		Committee Date: 16th February 2022
Exmouth Town (Exmouth)	21/2447/FUL	Target Date: 28.12.2021
Applicant:	5th Exmouth Sea Scouts C/O Paul Humphries Architects Ltd	
Location:	5th Exmouth Sea Scouts Scout Hut	
Proposal:	Proposed Demolition and Construction of New Club and Boat House.	

RECOMMENDATION:

- 1. Adopt the Appropriate Assessment attached to this report; and**
- 2. APPROVE subject to an appropriate legal agreement to ensure the planting of additional trees on the adjoining land and subject to conditions.**

EXECUTIVE SUMMARY

This application is before Members as the land to which the application relates is in the ownership of East Devon District Council.

Planning permission is sought for the replacement of the existing Sea Scout Hut with the construction of a new purpose-built building to provide an improved club house and boat house. In addition, it is proposed to improve the external area around the building, with new decking, and an activity area on the site of the existing building.

The existing buildings on the site are rather outdated and do not have the capacity to offer modern facilities for the users of the buildings.

The new building is located to the south east of the site and comprises two gable ended buildings, linked by a flat roofed training, changing and kitchen element. It is more modern and prominent than the existing buildings on the site, however the design and materials are considered to be appropriate to this waterside setting.

It is proposed to remove a number of relatively poor specimen trees from the site to accommodate the new building, although it is proposed that new planting be undertaken on land adjacent to the site. Subject to agreement with EDDC as land owner and the provision of appropriate replacement planting this is considered to result in a longer term improvement to the surrounding landscape.

Policy support for the provision and improvement of existing sport and recreation facilities is provided within both the East Devon Local Plan, and Exmouth Neighbourhood Plan and appropriate habitat protection and mitigation is proposed to ensure no adverse effects on the designated sites.

Matters of flooding, surface water drainage, amenity, highway safety and potentially contaminated land have been found to be acceptable subject to appropriate conditions.

CONSULTATIONS

Local Consultations

Parish/Town Council

No objection, policy CF3 of the Exmouth Neighbourhood Plan supports opportunities to further develop sport and leisure facilities.

Technical Consultations

EDDC Trees

I have no objection to the proposal and agree with the arboricultural impact assessment provided by Advanced Arboriculture. The trees to be removed are considered to be of a low amenity and the replacement planting will in the long-term ensure a net gain in tree cover.

Contaminated Land Officer

I recommend approval with conditions:

1. Should any contamination of soil and/or ground or surface water be discovered during excavation of the site or development, the Local Planning Authority should be contacted immediately. Site activities in the area affected shall be temporarily suspended until such time as a method and procedure for addressing the contamination is agreed upon in writing with the Local Planning Authority and/or other regulating bodies.
2. During the construction phase monitoring of the groundworks is recommended. The verification of the acceptability of the finished groundworks and construction is recommended.
3. The provision of adequate passive sub-floor ventilation together with barrier pipework for the incoming water supply must be provided
Reason: To ensure that any contamination existing and exposed during the development is identified and remediated and to safeguard future users of the development.

Environment Agency

Environment Agency position

We have no objection from a flood risk perspective and the development will be acceptable provided that a condition is included within any permission granted to secure an assessment of risks to controlled waters from the development of this site.

Reason

We reviewed the Assessment of Potentially Contaminated report for the proposed Scout Hut, reference GCE01118/R1 dated October 2021. We agree with the report for the request to carry out further risk assessment in regards to PAH contamination because of high limits were found in the preliminary investigations. It is reported that controlled waters are at risk for the migration of contaminated material within the reclamation fill. This also needs to be investigated further and mitigation measure should be considered.

Based on this we consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: For the protection of controlled waters.

Advisory note

We have been in contact with Jim Faux (Environment Agency) regarding the Exmouth Tidal Defence Scheme in this area and any potential impacts from this proposal.

He has advised that the area for which the building has been proposed to be located on was identified as containing asbestos and that they need to produce a report and take special measure in dealing with this. Whilst, this will have no impact on the flood risk, Jim is keen that the info is shared to the land owner, if it has not already. I have sent a copy of this report (Ref: LO/R9093/001/KM Rev01, dated 24 June 2019) to the LPA separately for reference.

Natural England

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application has potential to:

o have an adverse effect on the integrity of the Exe Estuary SPA and Ramsar site.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

o Construction Environmental Management Plan

We advise that an appropriate planning condition is attached to any planning permission to secure these measures.

A Habitats Regulations Assessment should be undertaken.

PROTECTED SITES

The application site is in close proximity to a European designated site, and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2017, as amended (the 'Habitats Regulations').

Natural England's advice is that this proposed development, and the application of mitigation measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment (AA) in view of the European Site's conservation objectives.

The guidance on Appropriate Assessment has been recently updated and can be found at: <https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site>

Because of the close proximity to the Exe Estuary SSSI and Special Protection Area (SPA), where good water and sediment quality should be maintained, measures should be taken to avoid discharge of polluted water during ground clearance and construction. Sensitive demolition and working practices should be adopted to avoid disturbance of wintering wildfowl and waders. We advise that a Construction and Environmental Management Plan (CEMP) should be conditioned.

o The CEMP should detail how impacts on the water quality of the Exe Estuary and how activities will be limited in time or noise level to minimise the risk of disturbance to SPA wintering birds. No construction waste should be permitted to be dumped into the estuary.

If you have any queries relating to the advice in this letter, please contact me on Alison.Slade@naturalengland.org.uk.

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

DCC Flood Risk Management Team

We continually receive a high volume of consultation requests for major planning applications as well as a considerable number of additional minor applications.

Please note that we are not a statutory consultee for minor planning applications. However, where Planning Case Officers have specific concerns with a surface water

drainage proposal on a minor planning application, we may be able to provide some advice, depending on our current workload and priorities.

If this is one of these instances, we would be grateful if you could outline your concerns before the consultation request is added to our system. If we have been consulted in error, we would be equally grateful if you could let us know.

Other Representations

One representation has been received in support of the proposal on the following grounds

- Will not detract from character of the area
- Support for additional sporting facilities
- Proposal will improve existing facilities

PLANNING HISTORY

Reference	Description	Decision	Date
12/0885/MFUL	Reconstruction of concrete revetment; placing of 300mm top soil over grassed recreation ground; construction of access steps; removal of foreshore debris and landscaping works including replacement of existing trees (revisions to planning permission 11/2464/MFUL)	Approve	20.07.2012
11/2464/MFUL	Reconstruction of concrete revetment, placing of 300mm top soil capping over grassed recreation ground, works to raise existing roadway, construction of access steps, removal of foreshore debris and landscaping works including replacement of existing trees.	Approve	20.02.2011

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 5 (Environment)

Strategy 6 (Development within Built-up Area Boundaries)

Strategy 22 (Development at Exmouth)

Strategy 47 (Nature Conservation and Geology)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

EN4 (Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites)

EN14 (Control of Pollution)

EN16 (Contaminated Land)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

EN21 (River and Coastal Flooding)

EN22 (Surface Run-Off Implications of New Development)

RC6 (Local Community Facilities)

Exmouth Neighbourhood Plan 2018-2031

EN1 Development within the Built-up Area Boundary

EN5 Surface Water Run-Off

EN8 Flood Risk

EB2 Design

CF1 Enhancement of Health and Well-being

CF3 Sport and Leisure Facilities

Government Planning Documents

NPPF (National Planning Policy Framework 2021)

National Planning Practice Guidance

Site Location and Description

The application site comprises an area of land and buildings on the south western side of the Imperial Recreation Ground adjacent to the Camperdown Creek inlet of the Exe Estuary.

The site is occupied by the existing club house and other buildings and open storage associated with the 5th Exmouth Sea Scouts group. A slipway into the inlet is located centrally within the site.

Vehicular access is taken from a gravelled track which extends beyond the turning head to the north of the recreation ground, with pedestrian access also available from the Camperdown car park.

Proposed Development

Planning permission is sought to remove the existing buildings from the site and to construct a new multi-purpose building to the south east of the existing slipway. The building is a single storey structure comprising two gable ended elements, linked by a

flat roof central area with angled solar panels on the roof. Although the layout is single storey, the height of the gables is relatively tall, with the hall extending to a ridge height of 7.6m, and the boat store 5.7m.

Vertical timber cladding is proposed to be used for the gabled elements of the building with horizontal timber on the central portion of the building. Profiled metal sheeting is proposed for the roof.

The proposed accommodation comprises a large meeting hall, boat store, 2 training/changing rooms, office, kitchen and associated facilities.

Externally a decked area is proposed on the southern side of the building and the existing hardstanding and parking area is to be extended. A new activity area is proposed to be created on the site of the existing building.

ANALYSIS

The main issues to be considered in the determination of this application relate to the principle of the development, and any impact of the proposal on the character and appearance of the area; on trees; flood risk; ecology and habitat mitigation; highway safety; contaminated land, or on residential or other amenity.

Principle of the Development

The site lies within the built-up area boundary of Exmouth where there has been a long and established history of recreational activities taking place. The site has been used by the Sea Scouts for many years, with the existing building understood to have been constructed sometime in the 1960's. Whilst a new building is proposed the nature and occupation of the site will remain as existing, with support provided for the retention and improvement of local community facilities by Policy RC6 of the Local Plan and CF3 of the Exmouth Neighbourhood Plan.

Character and Appearance of the Area

The proposed new building is of a larger scale in terms of floor area, height and massing than the current structures on the site, and given the relatively exposed position will be more visible within the landscape. There are no other buildings within the vicinity of the site which would be seen in conjunction with the new building.

The design of the building is such that there are a variety of roof forms with the two gable elements providing the necessary internal height to provide space for the main hall and storage within the boat store. Whilst the proposed building is larger than the existing structures on the site, the overall height is not significantly taller, with the existing scout hut being 6.7m high and the boat house 4.6m. The increase in ridge height of the hall element, by 0.9m, is not considered to be excessive given the nature of the proposed use of building. The design of the building having a variety of roof forms also helps to reduce its impact in wider views.

Whilst the relocation of the building will involve the removal of existing trees and vegetation on the site the design and use of sensitive materials, namely a mixture of

vertical and horizontal wood cladding for the walls under a profiled metal sheeting roof are considered to be appropriate to this setting.

Overall it is considered that whilst visible the new building would not be unduly prominent or visually intrusive, and that the scale, form and materials are appropriate to this marine environment.

Trees

There are a group of trees on the south western boundary of the site, with a variety of species, with Sycamore, Horse Chestnut and Scots Pine all present. They are understood to have been originally planted to provide some screening of the existing buildings, but have largely been unmanaged over time. The tree survey states that as a result of this they have become drawn and unbalanced, and that the spacing between the trees is such that the Sycamore stems are dominating the Horse Chestnut and the Scots Pine to such an extent that in the short to medium term it is likely that only the Sycamore will survive. All of the trees are assessed as British Standard 5837-2012 category C or U specimens.

There is also a young Oak tree located to the north of the group, which is also classified as a category C specimen due to its compromised structural form.

The proposed siting of the new building is such that all of the trees on the south western boundary would need to be felled. The trees, together with the rest of the site is within the ownership of EDDC and as such discussions as to the acceptability of their removal have been undertaken with the Council's Arboricultural Officer. As a result, and recognising the poor quality of the trees, no objection has been raised to their removal subject to further new tree planting to provide appropriate mitigation for the loss of the existing trees.

A new tree planting scheme, comprising four Monterey Pine and four Holm Oaks, is proposed on the land belonging to the Council at both the north eastern and south western boundaries of the site. This will require an agreement between the Council and the Scouts regarding the supply and planting of the trees, which will need to be relatively robust specimens due to the exposed nature of the site.

Whilst the removal of any trees is unfortunate, it is considered that the proposed replacement planting will offer a longer term gain in terms of wider landscape enhancement.

Flood Risk and Drainage

The application site lies within flood zone 2, as defined by the Environment Agency's mapping system and is therefore at risk of tidal flooding and some risk of fluvial flooding. It is not shown to be at risk of flooding from surface water or reservoirs.

Recent flood defence works have taken place to the south of the site with gabion walls reinforcing the existing revetment and extending to the south eastern edge of the slipway.

The submitted flood risk assessment indicates that, in accordance with the Technical Guidance of the National Planning Policy Framework, the proposed development as a water based recreational development with no sleeping accommodation would be classed as a 'Less Vulnerable' and 'Water Compatible' development. Such uses are acceptable in a flood zone.

It is proposed that the finished floor level of the new building will be set to match the flood defence level indicated within the EA flood defence works (4.5metres), which is also that of the existing hall. A suspended floor construction is proposed to further reduce the risk of flooding in any extreme event.

Notwithstanding this it is proposed to incorporate flood proofing measures including raised electrical services, wiring and switches, and heating and ventilation installations being wall mounted with a minimum height of 900mm above finished floor level.

Surface water arrangements will operate essentially as that existing, with no formal drainage. A number of improvements to reduce the level of surface water are, however, proposed including the partial dissipation of run-off from the roofs using an eaves dispersal system with the remaining flows being collected and re-used for the outdoor showers. Any further excess will discharge into existing ground where it will either naturally infiltrate or run off into the estuary. No attenuation provision is proposed due to the tidal nature of the discharge location.

It is considered that the proposed arrangements are appropriate and that the development is acceptable from a flood risk and drainage perspective.

Ecology and Habitats Mitigation

The site has been found to be of little ecological value although a number of unoccupied house sparrow nests were observed in the buildings. Other nesting birds may use the hedges and trees, although none identified and reptiles may be present on the margins of the site, and the trees may be used by foraging bats.

Ecological enhancement is proposed in the form of the installation of swift bricks, wildflower planting, replacement tree planning and the creation of a log pile to encourage reptiles onto the site.

The existing nature of the use is to remain, with the proposal being to replace and upgrade the existing facilities on the site. As such the long term impact on the adjacent Exe Estuary Ramsar, SPA and SSSI is unlikely to result in any meaningful increase in recreational disturbance to the protected habitats. A Habitats Regulations Assessment has been undertaken which has concluded that subject to appropriate mitigation the proposed development is acceptable. The Appropriate Assessment is attached.

Mitigation measures to ensure that damage is not caused to the designated area during the construction phase are particularly important. Consequently it is considered to be necessary to require a Construction Environment Management Plan (CEMP) to ensure that work is undertaken in an appropriate manner.

Given the above it is considered that the proposal would not result in harm to the ecology of the site or to designated areas.

Highway Safety

The existing access arrangements are to be retained with no external or off-site works proposed. An extended area of hardsurfacing is proposed within the site to accommodate vehicles and bicycles using the facility, although it is not anticipated that traffic generation will be significantly different than existing. Given the central location and nature of use of the site traffic generation is very low and it is not considered that the proposal will result in highway safety issues.

Contaminated Land

It is understood that reclamation of the site utilised landfill waste prior to the existing scout hut being constructed, although the precise nature of all of the materials that may have been used is not known. It is understood that typical reclamation fill from the 1940s when the landfill was undertaken is likely to include pottery, glass, ash and soil. The results of testing exploratory boreholes identified various materials including sandy silty clay and gravelly sand with other materials including plastic sheet, rubber, glass, pottery, brick and concrete.

No asbestos was identified in the samples, although the possibility of its existence cannot be fully ruled out, and with this in mind, whilst no objections are raised to the proposed development from a contaminated land perspective, it is considered to be necessary to impose a condition to undertake appropriate mitigation should any unknown contamination be discovered.

Residential Amenity

The site is located within an area of public open space with no nearby dwellings which would be affected by the development. The nearest properties are on the other side of the inlet in Camperdown Terrace, and whilst the use of the building in the evenings may generate some additional lighting, it is not considered that this would result in any material loss of amenity for the residents of these properties.

RECOMMENDATION

- 3. Adopt the Appropriate Assessment attached to this report; and**
- 4. APPROVE subject to an appropriate legal agreement to ensure the planting of additional trees on the adjoining land and subject to the following conditions:**
 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
 2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.

(Reason - For the avoidance of doubt.)

3. No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:
 - o The timing of the works
 - o The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)
 - o Any necessary mitigation for protected species
 - o Construction methods
 - o Any necessary pollution protection methods including : Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements.
 - o Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking
 - o Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the siteThe works shall be carried out in accordance with the approved method statement.

(Reason - This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with the National Planning Policy Framework and in accordance with Policies EN4 (Nationally Important Sites - including Sites of Special Scientific Interest) and EN6 (Wildlife Habitats and Features) of the East Devon Local Plan.)

4. Notwithstanding the submitted information, and prior to the commencement of development on site, details of the final finished floor levels in relation to a fixed datum and construction of the suspended floor and proposed passive sub-floor ventilation together with barrier pipework for the incoming water supply must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason: A pre-commencement condition is required to ensure that adequate construction details, and details of levels are considered at an early stage in the interests of the character and appearance of the area, and to ensure that risks from potential contamination existing and exposed during the development is identified and remediated and to safeguard future users of the development in accordance with Policies D1 (Design and Local Distinctiveness), EN14 (Control of Pollution) and EN16 (Contaminated Land) of the East Devon Local Plan 2013-2031.)

5. Before development above foundation level is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority,

samples of such materials and finishes, to be used for the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)

6. The development hereby approved shall be undertaken in accordance with the conclusions and recommendations of the Flood Risk Assessment and Drainage Strategy, prepared by Sands and dated July 2021.

(Reason - In order to ensure that the development does not result in an increased flood risk, and to comply with the provisions of Policies EN14 (Control of Pollution) and EN21 (River and Coastal Flooding) of the East Devon Local Plan 2013 - 2031, as well as guidance contained within the National Planning Policy Framework).

7. The development hereby approved shall be undertaken in accordance with the conclusions and recommendations of the Arboricultural Impact Assessment, prepared by Advanced Arboriculture Ltd and dated 24 August 2021.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D3 (Trees and Development Sites) of the East Devon Local Plan 2013-2031, as well as guidance contained within the National Planning Policy Framework).

8. The development hereby approved shall be undertaken in accordance with the conclusions and recommendations of the Contaminated Land Assessment, report no: GCE01118/R1, prepared by Geo Consulting Engineering Ltd and dated October 2021.

(Reason: To ensure that any contamination existing and exposed during the development is identified and remediated and to safeguard future users of the development in accordance with Policies EN14 (Control of Pollution) and EN16 (Contaminated Land) of the East Devon Local Plan 2013-2031.)

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

(Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the requirements of Policy EN16 (Contaminated Land) of the East Devon Local Plan 2013-2031.

NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

T.01	Location Plan	13.09.21
A.04	Proposed Elevation	13.09.21
A.03	Proposed roof plans	13.09.21
A.02	Proposed Floor Plans	13.09.21
A.01	Proposed Site Plan	13.09.21
	Proposed Combined Plans	15.11.21

List of Background Papers

Application file, consultations and policy documents referred to in the report.

Appropriate Assessment
 The Conservation of Habitats and Species Regulations 2017, Section (63)

Application Reference	21/2447/FUL
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Brief description of proposal	Proposed Demolition and Construction of New Club and Boat House.
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Location	5th Exmouth Sea Scouts Hut Imperial Road Exmouth
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Site is:	<p>Within 10km of Dawlish Warren SAC and the Exe Estuary SPA site</p> <p>Within 10km of the Exe Estuary SPA site alone (UK9010081)</p> <p>Within 10km of the East Devon Heaths SPA (UK9010121)</p> <p>Within 10km of the East Devon Pebblebed Heaths SAC (UK0012602)</p> <p>Within 10km of the Exe Estuary Ramsar (UK 542)</p> <p>(See Appendix 1 for list of interest features of the SPA/SAC)</p>
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Step 1
 Screening for Likely Significant Effect on Dawlish Warren SAC, Exe Estuary SPA or Pebblebed Heaths SPA/SAC or Exe Estuary Ramsar sites

Risk Assessment

<p>Could the Qualifying Features of the European site be affected by the proposal?</p> <p>Consider both construction and operational stages.</p>	<p>The proposal relates to a development located within close proximity to the Exe Estuary Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Wetland of International Importance under the RAMSAR Convention (Ramsar Site).</p> <p>The impacts from the development of a new Scouts Hut are considered to be from:</p> <ul style="list-style-type: none"> • New development closer to the estuary • Any environmental impacts during construction • Increase in the use of the Estuary as a result of the larger facilities
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Conclusion of Screening

<p>Is the proposal likely to have a significant effect, either ‘alone’ or ‘in combination’ on a European site?</p>	<p>East Devon District Council concludes that the proposal has the potential to result in some impact on the protected landscapes, particularly the Exe Estuary. Given the existing use of the site any impact is likely to occur during the construction phase.</p> <p>See evidence documents on impact of development on SPA/SAC at: East Devon District Council – http://eastdevon.gov.uk/media/369997/exe-overarching-report-9th-june-2014.pdf</p> <p>Exeter City Council - https://exeter.gov.uk/media/4153/sedesms.pdf</p> <p>Teignbridge District Council - https://www.teignbridge.gov.uk/planning/biodiversity/exe-estuarydawlish-warren-habitat-mitigation/evidence-base/</p> <p>Given the above, an Appropriate Assessment of the plan or proposal is necessary.</p>	
<p>Local Authority Officer</p>	<p>Lynne Shwenn</p>	<p>Date: 19 January 2022</p>

**Step 2
Appropriate Assessment**
NB: In undertaking the appropriate assessment, the LPA must ascertain whether the project would adversely affect the integrity of the European site. The Precautionary Principle applies, so to be certain the authority should be convinced that no reasonable scientific doubt remains as to the absence of such effects.

<p>In-combination Effects</p>	
<p>Plans or projects with potential cumulative in-combination impacts. How impacts of current proposal combine with other plans or projects individually or severally.</p>	<p>Whilst there is additional housing and tourist accommodation within 10km of the SPA/SAC which will add to the existing issues of damage and disturbance arising from recreational use, the proposed replacement building has the potential to add increased recreational pressure from additional users,</p> <p>It should be noted that this proposal represents a replacement building for that existing on the site, and that the use of the site for recreational activities exists. Any additional impact is therefore considered to be limited to the increased capacity of the site to accommodate more members.</p>
<p>Mitigation of in-combination effects.</p>	

<p>Assessment of Impacts with Mitigation Measures</p>	
	<p>In having regard for the likely impacts of the proposal on these environmentally sensitive sites coupled with the range of mitigation measures put forward which can be secured through the imposition of an appropriately worded conditions, the proposed development is unlikely to have any significant effects.</p>

Are the proposed mitigation measures sufficient to overcome the likely significant effects?	In having regard for the likely impacts of the proposal on these environmentally sensitive sites coupled with the range of mitigation measures put forward which can be secured through the imposition of an appropriately worded conditions, the proposed development is unlikely to have any significant effects.	
Conclusion		
List of mitigation measures and safeguards	Adverse impacts on features necessary to maintain the integrity of the land at the application site can be ruled out.	
The Integrity Test	East Devon District Council concludes that there would be NO adverse effect on integrity of the Pebblebed Heaths, Dawlish Warren SAC or Exe Estuary SPA or SPA/SAC, or Exe Estuary Ramsar sites provided the mitigation measures are secured as above by planning condition	
Conclusion of Appropriate Assessment	Lynne Shwenn	
Local Authority Officer	Lynne Shwenn	Date: 19 January 2022