

# **Stockton-on-Tees Local Plan**

## **Habitat Regulations Assessment**

### **Regeneration and Environment Local Development Document**

#### **Preferred Options**

**Consultation Draft**

**July 2012.**

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## 1. Introduction

- 1.1. The EC Habitats Directive Articles 6.3 and 6.4 require an assessment of the impact of all plans and projects on sites designated as of European importance for their nature conservation value. This is known as Appropriate Assessment.
- 1.2. The requirement came into force in October 2005 following a ruling by the European Court of Justice. The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, which came into force in August 2007, included a new Part IVa to the 1994 Regulations “Appropriate Assessment for Land Use Plans for England and Wales” in Schedule 1 of the Regulations. This legislation has since been consolidated into The Conservation of Habitats and Species Regulations, 2010.
- 1.3. The Regulations require that “any plan or project not directly concerned with, or necessary to, the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”
- 1.4. Two types of European site are involved:

**Special Protection Areas (SPAs)** - designated under the EC Birds Directive for rare and vulnerable bird species, for regularly occurring migratory bird species, and for the protection of wetlands, especially wetlands of international importance.

**Special Areas for Conservation (SACs)** – protected sites under the Habitats Directive that make a significant contribution to conserving habitat types and species (excluding birds) identified in Annexes I and II of the Directive.

In addition, the UK Government’s National Planning Policy Framework requires that listed or proposed Ramsar sites are given the same level of protection as European sites. Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

## Methodology Used for this Appropriate Assessment

- 1.5. European guidance recommends a process of up to four stages:
  - Screening. Determining whether the plan is likely to have a significant effect on a European site;
  - Appropriate Assessment. Determining whether, in view of the site’s conservation objectives, the plan would have an adverse effect (or risk of this) on the integrity of the site. If not, the plan can proceed;
  - Assessment of alternative solutions. Where the plan is assessed as having an adverse effect (or risk of this) on the integrity of a site, there should be an examination of alternatives;
  - Assessment where no alternative solutions remain and where adverse impacts remain.
- 1.6. This report discusses Stage 1, Screening, and Stage 2, Appropriate Assessment.

## 2. Initial Screening

- 2.1. The initial screening process aims to consider all of the European sites that the proposed Regeneration and Environment DPD could possibly affect. Table 1 shows the locations of the European sites that lie within Stockton on Tees Borough, and also includes sites that exist in neighbouring authorities.
- 2.2. Within the Borough, Cowpen Marsh Site of Special Scientific Interest (SSSI), parts of the Tees and Hartlepool Foreshore and Wetlands SSSI, and the majority of Seal Sands SSSI lie within the Teesmouth and Cleveland Coast Special Protection Area (SPA). This SPA is also recognised as a wetland of international importance for nature conservation, under the Ramsar convention.
- 2.3. This site also extends into neighbouring Boroughs, and a number of other European sites exist in different parts of the region. Government advice states “when considering whether the plan option is likely to have a significant effect on a European site, it should be noted that such a site may be located either within or outside the area covered by the plan. Significant effects may be incurred even in cases where the area of the plan is some distance away”. Therefore the table below provides a list of sites that lie, either within the Borough boundary or within approximately 10km of the Borough boundary, and may be affected by the DPD.

**Table 1: Sites potentially affected by the Regeneration and Environment DPD<sup>1</sup>**

Site Name and Status	Location	Primary Reason for Designation
Teesmouth and Cleveland Coast SPA	Stockton-on-Tees, Hartlepool, Redcar and Cleveland	Sandwich Tern, Breeding Little Tern, Internationally important assemblage of over-wintering waterfowl; wintering Knot and Redshank; internationally important population of Ringed Plover in spring.
Teesmouth and Cleveland Coast Ramsar	Stockton-on-Tees, Hartlepool, Redcar and Cleveland	Knot, Common Redshank, Sandwich Tern, Breeding Little Tern, Internationally important assemblage of over-wintering waterfowl
North Yorkshire Moors SAC	North Yorkshire Moors National Park	North Atlantic Wet Heaths, European Dry Heaths.
North Yorkshire Moors SPA	North York Moors National Park	Breeding Golden Plover, Merlin
Thrislington (SAC)	Sedgefield	Semi natural dry grasslands and scrubland facies; Calcareous Grasslands
Castle Eden Dene (SAC)	Easington	Extensive occurrence of Yew Woodland
Durham Coast SAC	Easington	Vegetated Sea Cliffs

<sup>1</sup> Source - <http://www.wetlands.org/rsis/> & <http://www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012768>

Site Name and Status	Location	Primary Reason for Designation
Northumbria Coast SPA/Ramsar	Much of the coastline between the Tweed and Tees Estuaries	In summer, the site supports important numbers of breeding Little Tern <i>Sterna albifrons</i> , whilst in winter the mixture of rocky and sandy shore supports large number of Turnstone <i>Arenaria interpres</i> and Purple Sandpiper <i>Calidris maritima</i> .

2.4. Map 1 shows the locations of the sites considered in the Screening.

**Table 2: Natura 2000 Sites that could possibly be affected by the Regeneration and Environment DPD**

Site Name and Status	Qualifying Features	Conservation Objectives
Teesmouth and Cleveland Coast (Ramsar, SPA)	<p>SPA classified in August 1995 and extended in March 2000. Listed as a Ramsar site under the Convention of Wetlands of International Importance. The intertidal part of the SPA is termed a European Marine Site.</p> <p>Wetland of international importance comprising intertidal sand and mudflats, rocky shore, sand dunes, salt and freshwater marsh, all used for breeding, feeding and roosting of internationally important populations of regularly occurring Annex 1 species<sup>2</sup>. Teesmouth and the Cleveland coast is of importance for internationally important populations of breeding Little Tern and migrant sandwich tern. Knot occurs in internationally important numbers in winter and Redshank occurs in internationally important numbers during moult and migration in late summer and autumn. Internationally important wintering waterbird assemblage.</p>	Focus on maintaining favourable conservation status <sup>3</sup> , through appropriate site management including the avoidance of damaging activities and disturbance to species for which the site was designated.
North Yorkshire Moors (SAC/SPA)	<p>Classified as an SPA in May 2000 because of the site's European ornithological importance. The SPA contains the largest continuous tract of heather moorland in England. It displays a wide range of high quality dry heathland and blanket bog vegetation dominated by <i>Calluna</i>, with wet heath in the transition areas. The site is of European importance because it is regularly used by 1% or more of the Great Britain population of two species listed in Annex 1 in any season: Merlin and Golden Plover. In addition, the site supports a breeding population that includes Short-eared Owl, Peregrine and Hen Harrier.</p> <p>Also designated an SAC in April 2005 as it hosts habitats of blanket bog, European dry heaths and Northern Atlantic</p>	To maintain in favourable condition the habitats for the populations of Annex 1 species of European importance and to maintain in favourable condition the Annex 1 habitats.

<sup>2</sup> The species listed in Annex 1 of the Birds Directive are the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution. Species listed on Annex 1 are in danger of extinction, rare or vulnerable.

<sup>3</sup>Favourable conservation status - natural range and area are stable or increasing, and specific structure and functions which are necessary for its long term maintenance exist and are likely to continue for the foreseeable future.

Site Name and Status	Qualifying Features	Conservation Objectives
	wetland, with cross-leaved heath which are listed in Annex 1.	
Thrislington (SAC)	Semi natural dry grasslands and scrubland facies on calcareous substrates. Contains the largest of the few surviving strands of CG8 <i>Sesleria albicans</i> – <i>Scabiosa columbaria</i> grassland. This form of calcareous grassland is confined to the Magnesian Limestone of County Durham and Tyne and Wear, and is found mainly as small scattered strands.	To maintain <sup>4*</sup> , in favourable condition, the unimproved calcareous grassland, with particular reference to semi-natural dry grasslands and scrubland facies on calcareous substrates (CG8 <sup>5</sup> grasslands)
Castle Eden Dene (SAC)	Represents the most extensive northerly native occurrence of yew <i>Taxus baccata</i> woods in the UK. Extensive yew groves are found in association with ash-elm <i>Fraxinus-Ulmus</i> woodland and it is the only site selected for yew woodland on Magnesian Limestone in north-east England.	To maintain in favourable condition the <i>Taxus baccata</i> wood
Durham Coast (SAC)	Only example of vegetated sea cliffs on Magnesian Limestone exposures in the UK. These cliffs extend along the North Sea coast for over 20km from South Shields to Blackhall Rocks. Within these habitats rare species of contrasting phytogeographic distributions often grow together forming unusual and species-rich communities of high scientific interest.	Subject to natural change, to maintain, in favourable condition, the vegetated sea cliffs:
Northumbria Coast (SPA/Ramsar)	<p>The site consists of mainly discrete sections of rocky shore with associated boulder and cobble beaches. The site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:</p> <p><b>During the breeding season;</b> Little Tern <i>Sterna albifrons</i>, 40 pairs representing at least 1.7% of the breeding population in Great Britain (5 year peak mean 1992/3 - 1996/7)</p> <p>This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:</p> <p><b>Over winter;</b> Purple Sandpiper <i>Calidris maritima</i>, 763 individuals representing at least 1.5% of the Eastern Atlantic - wintering population (5 year peak mean 1992/3 - 1996/7); Turnstone <i>Arenaria interpres</i>, 1,456 individuals representing at least 2.6% of the Western Palearctic - wintering population (5 year peak mean 1992/3 - 1996/7)</p>	Subject to natural change, to maintain in favourable condition the habitats for the internationally important populations of the regularly occurring Annex 1 bird species (Little Tern <i>Sterna albifrons</i> ), under the Birds Directive, in particular the sandy beaches and shallow inshore waters at Low Newton; and, subject to natural change, maintain in favourable condition the habitats for the internationally important populations of regularly occurring

<sup>4</sup> Maintain implies restoration if feature is not currently in favourable condition. This applies to all sites.

<sup>5</sup> CG8 Grasslands is *Sesleria albicans* and *Scabiosa columbaria* grassland.

Site Name and Status	Qualifying Features	Conservation Objectives
		migratory bird species Purple Sandpiper <i>Calidris maritime</i> and Turnstone <i>Arenaria interpres</i> , under the Birds directive, in particular rocky shores with associated boulder and cobble beaches, and artificial high tide roost sites.

**Table 3: Key Requirements for Maintenance of Sites in a Favourable Condition**

Site Name and Status	Requirement	Initial Assessment of effects of the Regeneration and Environment DPD
Teesmouth and Cleveland Coast (Ramsar, SPA)	<ul style="list-style-type: none"> <li>• Food availability</li> <li>• Vegetation structure</li> <li>• Hydrology/flow</li> <li>• Water depth</li> <li>• No disturbance</li> <li>• Extent and distribution of habitat</li> <li>• Open landscape</li> <li>• Safe high tide roost sites</li> </ul>	<p>Potential for impact on water quality and hydrological changes; potential to affect food availability.</p> <p>Impact from land use change, habitat loss or fragmentation uncertain.</p> <p>Potential for damage to undesignated land linked to the SPA, e.g. roost sites and foraging areas used by SPA birds.</p> <p>Potential for limited disturbance due to growing population and increase in visitor trips.</p> <p>Potential for disturbance to SPA species caused by the construction and operation of developments.</p> <p>Potential for disturbance from road upgrades in the vicinity.</p> <p>Impact from wind energy development, e.g. through collision mortality, disturbance and displacement, infrastructure for power networks and service access.</p> <p>Coastal squeeze caused by a combination of sea level rise and fixed coastal defences.</p> <p>Potential for disturbance from water based and shoreline recreation.</p>
North Yorkshire Moors (SAC/SPA)	<ul style="list-style-type: none"> <li>• No reduction in area of any of the habitat types and any consequent fragmentation</li> <li>• No artificial drains/grips especially in wetter areas</li> <li>• No erosion associated with human</li> </ul>	<p>No impact on land management.</p> <p>Potential for impact on air quality.</p> <p>No impact in land use change, habitat loss or fragmentation.</p> <p>Potential for limited disturbance due to growing population and increase in</p>



Site Name and Status	Requirement	Initial Assessment of effects of the Regeneration and Environment DPD
	impacts (e.g. fires vehicles, livestock grazing, recreational activities) <ul style="list-style-type: none"> <li>• No large scale peat extraction</li> <li>• No overgrazing</li> <li>• No overburning</li> <li>• Appropriate grazing and burning (provides for diversity of heather)</li> <li>• Limited air pollution</li> <li>• Open landscape</li> <li>• Lack of disturbance and persecution</li> </ul>	visitor trips.
Thrislington (SAC)	<ul style="list-style-type: none"> <li>• No reduction in extent</li> <li>• Continuous management by seasonally adjusted grazing</li> <li>• No fertiliser input</li> <li>• Control of invasive features</li> <li>• Control of over grazing</li> </ul>	No impact on land management. No impact in land use change, habitat loss or fragmentation. No impact on control of invasive species.
Castle Eden Dene (SAC)	<ul style="list-style-type: none"> <li>• No loss of ancient semi-natural stands</li> <li>• Site management to maintain current level of structural diversity (Age/size class variation within and between stands; presence of open space and old trees; dead wood lying on the ground; standing dead trees)</li> <li>• Limited air pollution</li> <li>• Limited grazing by ungulates where it leads to undesirable shifts in the composition/structure of the stand</li> </ul>	No impact on land management. Potential for impact on air pollution.
Durham Coast (SAC)	The communities present on the sea cliffs are largely maintained by natural processes including: <ul style="list-style-type: none"> <li>• Exposure to sea spray</li> <li>• Erosion and slippage of the soft Magnesian Limestone bedrock and overlying glacial drifts, localised flushing by calcareous water.</li> </ul> There should be no increase in area constrained by introduced structures or landforms	No impact on natural processes/structure and landforms.
Northumbria Coast (SPA/Ramsar)	<ul style="list-style-type: none"> <li>• Food availability</li> <li>• Disturbance</li> <li>• Extent of habitat, both sandy beaches and rocky shores</li> <li>• Safe high tide roost sites</li> <li>• Vegetation cover</li> </ul>	No impact on food availability, extent of habitat, high tide roosts or vegetation cover, owing to distance in combination with southerly currents along the north east coast. Some potential for increased disturbance due to growing population and increase in visitor trips.



## **Conclusions of Initial Screening**

- 2.5. Although not specifically mentioned in Table 3 as a requirement for maintenance in a favourable condition, consultation with Natural England indicated that all of the sites considered could be at risk from air pollution. Therefore, all the sites will be carried forward for consideration as to whether any of the potential impacts are likely to be significant. The favourable conditions tables, which will be used to inform the scope of the AA are attached as Appendices 1, 2, 3, 4, 5, and 6.

### **Teesmouth and Cleveland Coast SPA and Ramsar Site**

- 2.6. The SPA is a wetland of international importance comprising intertidal sand and mudflats, rocky shore, sand dunes, salt marsh, and freshwater marsh. All habitats are used for breeding, feeding and roosting. Large numbers of waterfowl feed and roost on the site in winter and during passage periods. It qualifies under the Birds Directive by supporting internationally important populations of regularly occurring Annex 1<sup>6</sup> species and migratory species, and an internationally important assemblage of water birds. A number of sites, which are part of the SPA and Ramsar Site, lie within the Borough.
- 2.7. Table 4 provides details of the qualifying features of the SPA, alongside key sub features, the conservation objectives for the site, and a brief description of the site's vulnerabilities. The favourable conditions table, which is used to inform the scope of the AA is attached at Appendix 1.

### **North York Moors SAC and SPA**

- 2.8. The SAC/SPA lies to the south east of the Borough, partly in Redcar and Cleveland Borough and partly in North Yorkshire. This upland landscape is regarded as one of the best areas in the UK for heathland, containing the largest continuous tract of upland heather moorland in England. The North Atlantic wet heaths in the northern and eastern moors account for a high proportion of the European distribution of this habitat, and are a primary reason for its selection as an SAC. On the western, southern and central moors the principal type of heathland is European dry heaths, reflecting the underlying sandstone and limestone geology of the area. Blanket bog is also a significant presence in the North York Moors, and is an important priority habitat within the UK due to the abundance of bogs found in the UK compared to their comparative scarcity in the rest of Europe.
- 2.9. The mosaic of dry and wet heaths on the moors supports an important assemblage of moorland breeding birds, including Merlin and Golden Plover.
- 2.10. Tables 5 and 6 provide details of the qualifying features of the SAC/SPA, alongside key sub features, the conservation objectives for the site, and a brief description of the site's vulnerabilities. The favourable conditions table, which is used to inform the scope of the AA is attached at Appendix 2.

### **Castle Eden Dene SAC**

- 2.11. Castle Eden Dene is the largest area of natural woodland in North East England. It occupies a deep, steep-sided ravine formed in the Magnesian Limestone and boulder clay of this area of County Durham. The Dene vegetation is a survivor of the wild wood that once covered most of Britain. Even today it remains relatively undisturbed by humans due to the difficult terrain of the steep sided ravines. Over 450 species of plants have been recorded in the wood, many of

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<sup>6</sup> The identification and classification of Special Protection Areas for rare or vulnerable bird species listed in Annex 1 of the Birds Directive

which are typical of ancient woodlands that date back to pre - medieval times. The favourable conditions table, which is used to inform the scope of the AA is attached at Appendix 3. The site lies to the north, in Easington District.

### **Thrislington SAC**

- 2.12. This small site was selected due to the fact that it contains the largest of a few surviving strands of *Sesleria albicans-Scabiosa columbaria* grassland. This form of calcareous grassland is confined to the Magnesian Limestone of north east England. It is found mainly as small scattered strands. The site comprises semi-natural dry grasslands and scrubland. Table 8 provides details of the qualifying features of the SAC, alongside key sub-features, the conservation objectives for the site, and a brief description of the site's vulnerabilities. The favourable conditions table, which is used to inform the scope of the AA is attached at Appendix 4. The site lies to the north west of the Borough, in Sedgefield District.

### **Durham Coast SAC**

- 2.13. The Durham coast is the only example of vegetated sea cliffs on Magnesian Limestone exposures in the UK. Their vegetation is unique in the British Isles. The plant communities present on the sea cliffs are largely maintained by natural processes including exposure to sea spray, erosion and slippage of the soft Magnesian Limestone bedrock and overlying glacial drifts, as well as localised flushing by calcareous water. Table 9 provides details of the qualifying features of the SAC, alongside key sub features, the conservation objectives for the site, and a brief description of the site's vulnerabilities. The favourable conditions table, which should be used to inform the scope of the AA, is attached at Appendix 5. Both the Durham coast SAC and the Northumbria Coast SPA (see below) run along the coast northwards from Hartlepool Headland.

### **Northumbrian Coast SPA and Ramsar Site**

- 2.14. The Northumbria Coast SPA and Ramsar Site includes much of the coastline between the Tweed and Tees Estuaries in north-east England. The site consists of mainly discrete sections of rocky shore with associated boulder and cobble beaches. The SPA also includes parts of three artificial pier structures and a small section of sandy beach. It qualifies under the Birds Directive by supporting populations of species of European importance listed on Annex I of the Directive, including Little Tern during the breeding season, and Purple Sandpiper and Trunstone over the winter. The favourable conditions table, which should be used to inform the scope of the AA, is attached at Appendix 6.

**Table 4: Qualifying Features of Teesmouth and Cleveland Coast SPA and Ramsar Site**

Qualifying Feature	Key Sub Feature	Conservation Objectives	Vulnerabilities
<p>Internationally important populations of the regularly occurring Annex 1 species. Teesmouth and Cleveland Coast is of importance for internationally important populations of breeding Little Tern and migrant Sandwich Tern, both of which are listed on Annex 1. (English Nature's advice under regulation 33(2) for the European Marine Site (November 2000).</p>	<p>Sand and shingle: nesting area for Little Tern (colonies at e.g. Seaton Dunes, South Gare and Coatham Sands).</p>	<p>Subject to natural change, maintain in favourable condition the habitats for the internationally important populations of the regularly occurring Annex 1 bird species, under the Birds Directive, in particular:</p> <ul style="list-style-type: none"> <li>• Sand and shingle</li> <li>• Intertidal sandflat and mudflat</li> <li>• Shallow coastal waters</li> </ul>	<p>The natural incursion of coarse marine sediments into the estuary and the eutrophication of sheltered mudflats leading to the spread of dense Enteromorpha beds may impact on invertebrate density and abundance, and hence on waterfowl numbers. Indications are that the observed sediment changes derive from the reassertion of natural coastal processes within the context of an estuary much modified by human activity. An extensive long-term monitoring programme is investigating the effects of the Tees Barrage, while enrichment from sewage discharges should be ameliorated by the planned introduction of improved treatment facilities and the Environment Agency's acceptance of Seal Sands as a candidate Sensitive Area to eutrophication. Aside from the eutrophication issue, water quality has shown considerable and sustained improvement, leading to the re-establishment of migratory fish populations and the growth of Cormorant and common seal populations. The future development of port facilities in areas adjacent to the site, and in particular of deep water frontages with associated capital dredging, has the potential to cause adverse effect; These nutrient issues will be addressed through the planning system/Habitats Regulations, as will incompatible coastal defence schemes. Other issues on this relatively robust site include scrub encroachment on dunes (addressed by Site Management</p>
	<p>Intertidal sand and mudflat: roosting and loafing sites for Sandwich Tern during the post-breeding period (July and August) prior to autumn migration, and Little Tern in summer (May to August). (North Gare Sands, Seal Sands, Bran Sands and Coatham Sands).</p>		
	<p>Shallow coastal waters: the main feeding areas for Little Tern and Sandwich Tern, both of which species feed almost exclusively on fish</p>		
<p>Internationally important populations of regularly occurring migratory bird species. Knot occurs in internationally important numbers in winter; Redshank occurs in internationally important numbers during moult and migration in late summer and autumn.</p>	<p>Rocky shores: vital food resource for the wintering Knot population; also used by a small proportion of the autumn Redshank population. Rocky shores at higher tidal levels are also used as high water roosting sites. (South Gare, Hartlepool Headland / North Sands, Seaton Snook and Coatham and Redcar Rocks).</p>	<p>Subject to natural change, maintain in favourable condition the habitats for the internationally important populations of regularly occurring migratory bird species, under the Birds Directive, in particular:</p> <ul style="list-style-type: none"> <li>• Rocky shores</li> <li>• Intertidal sandflat and mudflat</li> <li>• Saltmarsh</li> </ul>	
	<p>Intertidal sandflat and mudflat: these support high densities of invertebrates which are important as food for Knot and Redshank. (Redshank primarily at Seal Sands, North Tees mudflat and Greatham Creek; Knot primarily at Seal Sands and Hartlepool North Sands. Knot also roost at higher tidal levels at North Gare Sands, Bran Sands and Hartlepool North Sands).</p>		

Qualifying Feature	Key Sub Feature	Conservation Objectives	Vulnerabilities
	<p>Saltmarsh: roosting for Redshank (the margins of Greatham Creek and part of Seal Sands)</p> <p>Grazing marsh: A small proportion of the Redshank population utilize grazing marsh habitats outside the European Marine Site.</p>		<p>Statements with owners) and recreational, bait-gathering and other disturbance/damage to habitats/species (addressed by WCA 1981, NNR Byelaws and the Tees Estuary Management Plan).</p> <p>In view of the importance of adjacent areas for process industries, the area may be at risk from land-take for development and disturbance related to road upgrades associated with further development in the area.</p>
<p>Internationally important assemblage of water birds</p> <p>The large areas of intertidal mudflats and sandflats at Teesmouth and Cleveland Coast support dense populations of marine invertebrate species, which in turn support dense populations of water birds.</p>	<p>Rocky shores: very important feeding habitats; invertebrates are eaten by Knot and wintering Redshank.</p> <p>Intertidal sandflat and mudflat: invertebrates in these areas are important as winter food for Knot, Redshank, Shelduck and Sanderling.</p> <p>Saltmarsh: feeding and roosting for many species, in particular Redshank, Shelduck and Teal.</p> <p>Grazing marsh: a high proportion of the assemblage also utilise gazing marsh habitats outside the European Marine Site.</p>	<p>Subject to natural change, maintain in favourable condition the habitats for the internationally important assemblage of waterbirds, under the Birds Directive, in particular:</p> <ul style="list-style-type: none"> <li>• Rocky shores</li> <li>• Intertidal sandflat and mudflat</li> <li>• Saltmarsh</li> </ul>	

**Table 5: Qualifying Features of North York Moors SAC**

Qualifying Feature	Key Sub Feature	Conservation Objectives	Vulnerabilities
<p>This site in north-east Yorkshire within the North York Moors National Park contains the largest continuous tract of upland heather moorland in England.</p> <p>North Atlantic wet heaths with <i>Erica tetralix</i>, for which this is considered to be one of the best areas in the UK.</p>	<p>M16 <i>Erica tetralix</i> – <i>Sphagnum compactum</i> wet heath is the second most extensive vegetation type on the site and is predominantly found on the eastern and northern moors where the soil is less free-draining. Purple moor-grass <i>Molinia caerulea</i> and heath rush <i>Juncus squarrosus</i> are also common within this community. In the wettest stands bog-mosses, including <i>Sphagnum tenellum</i>, occur, and the nationally scarce Creeping Forget-me-not <i>Myosotis stolonifera</i> can be found in acid moorland streams and shallow pools.</p>	<p>To maintain* in favourable condition the:</p> <ul style="list-style-type: none"> <li>• European dry heath</li> <li>• Northern Atlantic wet heath with <i>Erica tetralix</i></li> <li>• Blanket bog</li> </ul> <p>*Maintain implies restoration if feature is not currently in favourable condition</p>	<p>This habitat is very sensitive to any changes to the existing moorland management regime, which is currently carried out mainly for sheep and grouse shooting purposes. Changes to grazing levels will impact upon the diversity of the heather found, with overgrazing leading to direct heather loss and undergrazing allowing scrub to encroach. The wetter habitats are vulnerable to changes in drainage that can lead to a loss in structural diversity as well as the loss of mosses and lichens. Overburning or accidental fires, the risk of which can be exacerbated by increasing visitor numbers, may also detrimentally impact upon these habitats. Any increase in air pollution may also have an impact.</p>
<p>European dry heaths, for which this is considered to be one of the best areas in the UK.</p>	<p>Dry heath covers over half the site and forms the main vegetation type on the western, southern and central moors where the soil is free-draining and has only a thin peat layer. The principal NVC type present is H9 <i>Calluna vulgaris</i> – <i>Deschampsia flexuosa</i>, with some H10 <i>Calluna vulgaris</i> – <i>Erica cinerea</i> heath on well-drained areas throughout the site, and large areas of H12 <i>Calluna vulgaris</i> – <i>Vaccinium myrtillus</i> heath on steeper slopes.</p>		
<p>Blanket bogs, for which the area is considered to support a significant presence.</p>	<p>Upland bog</p>		

**Table 6: Qualifying Features of North York Moors SPA**

Qualifying Feature	Key Sub Feature	Conservation Objectives	Vulnerabilities
<p>Internationally important populations of the regularly occurring Annex 1 species.</p> <ul style="list-style-type: none"> <li>• Golden Plover</li> <li>• Merlin</li> </ul>	<p>Upland Moor Merlin feed on small birds such as meadow pipit and Skylark which nest on the moors. Golden Plover nest on the moors and feed on invertebrates on the moors. Both species require the moorland habitat to be managed.</p>	<p>To maintain, in favourable condition, the habitats for the populations of Annex 1 species of European importance, with particular reference to Merlin and Golden Plover, the:</p> <ul style="list-style-type: none"> <li>• upland moorland.</li> </ul>	<p>The value of the North York Moors in providing suitable habitat for breeding Merlin and Golden Plover is dependent on the moorland management that is carried out by farmers and gamekeepers to maintain the moorland plant communities and grouse populations. The most vulnerable plant communities are the heaths and mires which are susceptible to overgrazing, gripping and too frequent heather burning leading to species impoverishment and a loss of structural diversity. A lack of keeping and undergrazing on some moors has resulted in large areas of undermanaged old heather lacking structural diversity that reduces the suitability of the habitat for Merlin and Golden Plover. This is being addressed by looking at payments for positive heather management, such as cutting and burning. The majority of the site is being managed in a desirable way with pressures being largely restricted to small areas.</p>
<p>Internationally important populations of regularly occurring migratory bird species.</p> <ul style="list-style-type: none"> <li>• Golden Plover</li> <li>• Merlin</li> </ul>		<p>*Maintain implies restoration if feature is not currently in favourable condition</p>	



**Table 7: Qualifying Features of Castle Eden Dene SAC**

<b>Qualifying Feature</b>	<b>Key Sub Feature</b>	<b>Conservation Objectives</b>	<b>Vulnerabilities</b>
Castle Eden Dene represents the most extensive northerly native occurrence of Yew <i>Taxus baccata</i> woods in the UK. Extensive Yew groves are found in association with Ash-Elm <i>Fraxinus-Ulmus</i> woodland and it is the only site selected for Yew woodland on magnesian limestone in north-east England.	Not applicable	To maintain, in favourable condition, the <i>Taxus baccata</i> wood.	Loss of ancient semi-natural stands of Yew trees

**Table 9: Qualifying Features of Durham Coast SAC**

<b>Qualifying Feature</b>	<b>Key Sub Feature</b>	<b>Conservation Objectives</b>	<b>Vulnerabilities</b>
Vegetated Sea Cliff	Not applicable	To maintain in favourable condition the vegetated sea cliffs of the Atlantic and Baltic coasts.	Modification of vegetation patterns through natural and geomorphological processes without constraints. Land slippage and more constant erosion maintain the mobility of the cliffs and promote dynamic systems and a range and variety of successive communities. The introduction of, or increase in physical restraints would reduce the mobility of the cliffs. Potential susceptibility of species to air pollution.

**Table 9: Qualifying Features of Durham Coast SAC**

<b>Qualifying Feature</b>	<b>Key Sub Feature</b>	<b>Conservation Objectives</b>	<b>Vulnerabilities</b>
Vegetated Sea Cliff	Not applicable	To maintain in favourable condition the vegetated sea cliffs of the Atlantic and Baltic coasts.	Modification of vegetation patterns through natural and geomorphological processes without constraints. Land slippage and more constant erosion maintain the mobility of the cliffs and promote dynamic systems and a range and variety of successive communities. The introduction of, or increase in physical restraints would reduce the mobility of the cliffs. Potential susceptibility of species to air pollution.

**Table 10: Qualifying Features of Northumbria Coast SPA and Ramsar Site**

Qualifying Feature	Key Sub Feature	Conservation Objectives	Vulnerabilities
<p>Internationally important populations of the regularly occurring Annex 1 species, during the breeding season.</p> <ul style="list-style-type: none"> <li>• Little Tern</li> </ul> <p>Internationally important populations of regularly occurring over-wintering bird species.</p> <ul style="list-style-type: none"> <li>• Purple Sandpiper</li> <li>• Turnstone</li> </ul>	<p>Cliffs, Coastal, Estuary, Intertidal rock, Intertidal sediments (including sandflat/mudflat), Open coast (including bay), Pools</p>	<p>Subject to natural change, to maintain, in favourable condition</p>	<p>Little Terns are vulnerable to disturbance by tourists in the summer causing reduced breeding success. The National Trust employs wardens each summer to protect the Little Tern colony at Beadnell Bay. The sandy beach at Low Newton is an important breeding area for Little Tern and the shallow inshore waters are used for feeding. The birds are highly sensitive to loss of habitat, beach and inshore waters which could damage their long-term condition.</p> <p>Over-wintering migratory species are highly sensitive to removal or smothering of algal mats along the shore, and removal of their favoured roosts. However, there is currently low exposure to this operation. Physical damage reduces food availability to birds or changes to the suitability of habitats for roosting and feeding. Most intertidal communities tend to be more resilient to physical damage because of their adaptation to the physical processes to which they are normally subjected. Over wintering waterfowl are moderately sensitive to noise and visual disturbance.</p> <p>Toxic contamination may also affect bird populations indirectly, by affecting the abundance of food items. However, there is no evidence to show there is a problem with this site. However, because of the location of the Tees to the south of the SPA, prevailing currents and winds make exposure to this minimal.</p>

### **3. Screening Analysis of the Stockton-on-Tees Borough Regeneration and Environment DPD**

#### **Development Proposed in the Regeneration and Environment DPD**

- 3.1. The Core Strategy was adopted in March 2010 and set out the broad pattern for development and growth in the Borough until 2026. The Regeneration and Environment DPD will contain site specific policies and allocations and some non site specific policies and designations to deliver the Spatial Strategy and other policies set out within the Council's adopted Core Strategy. The Regeneration and Environment DPD will also incorporate a review of the Core Strategy.
- 3.2. Since the adoption of the Core Strategy, it has been identified that there is a potential shortfall of development sites for about 4,670 dwellings for the period 2013 to 2029. This is because there is uncertainty surrounding many of the Core Area sites previously identified to deliver our housing requirements. The Council has concluded that many of these sites are no longer likely to be delivered. The Council is now seeking to identify alternative sites to deliver the housing requirement. The key impacts from the housing spatial strategy within the Regeneration and Environment DPD will arise from the identification of housing sites outside of the Core Area. This change in housing distribution will have the potential to impact upon Natura 2000 sites.
- 3.3. The Regeneration and Environment DPD will also identify a number of site allocations that will fulfil the economic and transport needs of the Borough. The DPD includes policies that seek to control the expansion of built up areas both to protect the countryside for its own sake, and to encourage the recycling of derelict and underused sites within the urban area. It seeks to protect and enhance the Borough's green infrastructure, natural, historic, and rural environments, as well as areas for sport and recreation.
- 3.4. It is considered that the key impacts that are likely to result from the Regeneration and Environment DPD is an increase in air pollution that may result from an increase in traffic due to future development and moving the housing sites out of the Core Area and into potentially less sustainable locations. The elements of the review with the most relevance to the Natura 2000 sites are:
  - Provision for the development of 6,950 dwellings, of which 5,750 are outside of the existing conurbation;
  - Identifying greenfield land for development.
  - The allocation of land in proximity to the Teesmouth and Cleveland Coast SPA and Ramsar Site for industrial uses.
  - Allocation of land adjacent to the River Tees.
- 3.5. The initial options of the Regeneration and Environment DPD have the potential to impact upon Nature 2000 sites in the following ways:
  - Increased air pollution from an increase in traffic, energy generation and industrial activity;
  - Disturbance from increased activity, noise and light;

- Habitat loss from land take for development;
- Damage to undesignated foraging and roost sites for SPA birds;
- Water quality and hydrological changes including increased use of water and increased run-off of surface water;
- Disturbance of fauna and damage to habitats from increased visits to the designated sites;
- Collision mortality from wind energy development, the expansion of Durham Tees Valley Airport and overhead power lines.
- Disturbance to SPA species caused by the construction and operation of developments.

**Table 11: Analysis of the Potential for Impacts upon Teesmouth and Cleveland Coast SPA**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the SPA.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the SPA.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location. However, the policy does include land that may be of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site within the limits for development.	Yes
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the SPA.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from development.	The policy encourages developments to connect to existing networks and protects existing and proposed footpaths and cycle routes. Proposed schemes include a bridge over the River Tees and additional links to Seal Sands.	Yes
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	This policy provides support for a Tees Valley Metro system that will include improvements to the existing rail system. It aims to reduce travel by private vehicles.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Network.	Aims to support improvements to the existing bus network to reduce the use of private vehicles.	No
<b>T4</b>	<b>Portrack Relief Road</b> Resists development that would impact upon a new road scheme.	Supports a specific road scheme that has the potential to impact upon the SPA site due to its location near to the River Tees.	Yes
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in freight transport.	Seeks to resist development that will prejudice the use of existing railway sidings and wharves. Promotes sustainable freight transport and does not, in itself, provide for new development. The policy is unlikely to have an impact upon the SPA.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zone</b> Outlines criteria for assessing development proposals within the safeguarding zone.	Policy requires assessment of developments within the safeguarding zones for their likely impact upon the safety of airports.	No

		Does not encourage development.	
<b>T7</b>	<b>Public Safety Zones</b> Prevents development within the safety zone.	Seeks to prevent development within the designated safety zone to protect the public. Unlikely to have a significant impact.	No
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the SPA.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for their determination.	The policy indicates support for renewable energy schemes. These schemes, including the transport and combustion aspects of biofuel generation, have the potential to impact upon the SPA.	Yes
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	Designates sites for employment uses and includes land adjacent to the river.	Yes
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	Designates sites for office development and includes land adjacent to the River Tees.	Yes
<b>EMP3</b>	<b>Key Employment at Wynyard Park</b> Allocates land at Wynyard for development of important employment uses.	The policy identifies a site for key employment development. There is some potential for increased traffic and air pollution. However, the site is remote from the SPA and, given the prevailing wind direction, any impacts are likely to be minimal.	No
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	Allocates sites for chemical processing industries in locations that have the potential to impact upon the SPA.	Yes
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	Seeks to protect the SPA from developments within the North Tees Pools and Seal Sands areas.	Yes
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	Allocates land for port and river related industrial developments that have the potential to impact upon the SPA.	Yes
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Expansion of Durham Tees Valley Airport and the growth in employment uses has the potential to lead to increased air pollution.	Yes
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town centre and supports public realm improvements.	The policy supports the delivery of improvements to existing public realm within the Town Centre and is unlikely to have a significant impact upon the SPA.	No
<b>TC2</b>	<b>Sites for Major New Retail Development</b> Allocates land for a large town centre developments.	The allocated sites are within the Town Centre and are currently developed. It is unlikely that the policy will have any significant impact upon the SPA.	No
<b>TC3</b>	<b>Stockton Town Centre Primary</b>	The policy applies to change of use	No

	<b>Shopping Area</b> Restricts changes of use within Stockton Town Centre.	applications within the existing Stockton Town Centre and is unlikely to have a significant impact upon the SPA.	
<b>TC4</b>	<b>New Town Centre Uses</b> Directs new development for town centre uses to Stockton Town Centre.	The policy directs new town centre uses to designated centres and is unlikely to have a significant impact upon the SPA.	No
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which proposals for cafes, restaurants and public houses in or on the edge of Stockton Town Centre will be considered.	This policy aims to direct developments to specified areas within Stockton Town Centre and is unlikely to impact upon the SPA.	No
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the SPA.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the SPA.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the SPA.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the SPA.	No
<b>TC10</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the SPA.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the SPA.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery, which will provide additional green space for the Borough. It is unlikely that there will be any resulting impact upon the SPA.	No
<b>PF3</b>	<b>Bowesfield Marina</b> Allocates land for a marina development.	Proposes a riverside development that will increase the leisure use of the river.	Yes
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b> Provides for the enhancement of existing civic spaces.	The policy seeks to enhance existing spaces and is unlikely to result in an impact upon the SPA	No
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the SPA.	No

<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of the university.	Existing site is located adjacent to the River Tees, on the south side, and plans for expansion include land on the north bank of the river.	Yes
<b>PF7</b>	<b>Supporting Health Care Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	The allocated sites are within the conurbation and remote from the SPA.	No.
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the Borough for housing development.	Individual sites are unlikely to impact upon the SPA. However, the cumulative impact of housing allocations could impact.	Yes.
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the SPA.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	No
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the SPA.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the SPA as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the SPA.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and where development is allowed it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	The policy seeks to ensure that in the development of previously developed land, the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment schemes create new habitat. The policy is unlikely to have an impact on the SPA.	No
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands National Character Area and the	The policy requires that developments respect or enhance the character of the landscape. It does not allocate land or propose	No



	Stockton-on-Tees Landscape Character Assessment and Capacity Study.	development and is unlikely to impact upon the SPA.	
<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy states that the re-use of rural buildings is preferable to new builds and places restrictions upon replacement rural buildings.	No
<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy relates to small scale developments within existing working farms. It seeks to limit the scale of farm diversification developments.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	Inappropriately located equestrian developments could impact upon the SPA.	Yes.
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwellings</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the SPA.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the SPA.	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the SPA.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy places restrictions on development on the historic route of the Stockton to Darlington Railway and is unlikely to impact upon the SPA.	No.
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated sites has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy supports development of riverside sites and the increased leisure use of the River Tees.	Yes
<b>R2</b>	<b>North Shore</b> Allocates land for mixed use development.	The policy supports development of a riverside site and includes proposals that will increase the leisure use of the river.	Yes
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm and does not increase the use of the river.	No.
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use	Provides for housing and community facilities on a number of sites to the	No

	development.	north of Stockton Town Centre. The proposals are within an urban area that is remote from the SPA and is removed from the river.	
<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the SPA and the river.	No
<b>G4</b>	<b>Boathouse Lane</b> Allocates land for a mixed use development.	The policy identifies a riverside site for significant development.	Yes

**Table 12: Analysis of the Potential for Impacts upon Teesmouth and Cleveland Coast Ramsar Site**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the Ramsar site.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the Ramsar site.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location. However, the policy does include land that may be of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site within the limits for development.	Yes
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the Ramsar site.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from developments.	The policy primarily encourages developments to connect to existing networks and protects existing and proposed routes but some of the proposed new schemes may impact upon the Ramsar site.	Yes
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	This policy provides support for a Tees Valley Metro system that will include improvements to the existing rail system. It aims to reduce travel by private vehicles.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Network.	Aims to support improvements to the existing bus network to reduce the use of private vehicles/	No
<b>T4</b>	<b>Portrack Relief Road</b> Resists development that would impact upon a new road scheme.	Supports a specific road scheme that has the potential to impact upon the Ramsar site due to its locations near to the River Tees.	Yes
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in freight transport.	Seeks to resist developments that will prejudice the use of existing railway sidings and wharves. Promotes sustainable transport and does not, in itself, provide for new development.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zone</b> Outlines criteria for assessing development proposals within the	Policy requires assessment of developments within the safeguarding zones for their likely	No

	safeguarding zone.	impact upon the safety of airports. Does not encourage development.	
<b>T7</b>	<b>Public Safety Zones</b> Prevents development within the safety zone.	Seeks to prevent development within the designated safety zone to protect the public.	No
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the Ramsar site.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for their determination.	The policy indicates support for renewable energy schemes. These schemes, including the transport and combustion aspects of biofuel generation, have the potential to impact upon the Ramsar site.	Yes
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	Designates sites for employment used and includes land adjacent to the river.	Yes
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	Designates sites for office development and includes land adjacent to the River Tees.	Yes
<b>EMP3</b>	<b>Key Employment at Wynyard Park</b> Allocates land at Wynyard for development of important employment uses.	The policy identifies a site for key employment development. There is some potential for increased traffic and air pollution. However, the site is remote from the Ramsar site and, given the prevailing wind direction, any impacts are likely to be minimal.	No
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	Allocates sites for chemical processing industries in locations that have the potential to impact upon the Ramsar site.	Yes
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	Seeks to protect the Ramsar site from developments within the North Tees Pools and Seal Sands areas.	Yes
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	Allocates land for port and river related industrial developments that have the potential to impact upon the Ramsar site.	Yes
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Expansion of Durham Tees Valley Airport and the growth in employment uses has the potential to lead to increased air pollution.	Yes
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town centre and supports public realm improvements.	The policy supports the delivery of improvements to existing public realm within the Town Centre and is unlikely to have a significant impact upon the Ramsar site.	No
<b>TC2</b>	<b>Sites for Major new Retail Development</b> Allocates land for large town centre developments.	The allocated sites are within the Town Centre and are currently developed. It is unlikely that the policy will have any significant	No

		impact upon the Ramsar site.	
<b>TC3</b>	<b>Stockton Town Centre Primary Shopping Area</b> Restricts changes of use within Stockton Town Centre.	The policy applies to change of use applications within the existing Stockton Town Centre and is unlikely to have a significant impact upon the Ramsar site.	No
<b>TC4</b>	<b>New Town Centre Uses</b> Directs new development for town centre uses to Stockton Town Centre.	The policy directs new town centre uses to designated centres and is unlikely to have a significant impact upon the Ramsar site.	No
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which proposals for cafes, restaurants and public houses in or on the edge of Stockton Town Centre will be considered.	This policy aims to direct developments to specified areas within Stockton Town Centre and is unlikely to impact upon the Ramsar site.	No
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the Ramsar site.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the Ramsar site.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the Ramsar site.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the Ramsar site.	No
<b>TC10</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the Ramsar site.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the Ramsar site.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery, which will provide additional green space for the Borough. It is unlikely that the policy will result in any impact upon the Ramsar site.	No
<b>PF3</b>	<b>Bowesfield Marina</b> Allocates land for a marina development.	Proposes a riverside development that will increase the leisure use of the river.	Yes
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b>	The policy relates to existing civic spaces and is unlikely to impact	No

	Provides for the enhancement of existing civic spaces.	upon the Ramsar site.	
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the Ramsar site.	No
<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of the university.	Existing site is located adjacent to the River Tees, on the south side, and plans for expansion include land on the north bank of the river.	Yes
<b>PF7</b>	<b>Supporting Health Care Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	The sites are within the conurbation and remote from the Ramsar site.	No
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the Borough for housing development.	Individual sites are unlikely to impact upon the Ramsar site. However, the cumulative impact of housing allocations could impact.	Yes
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the Ramsar site.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	No
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the Ramsar site.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the Ramsar site as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the Ramsar site.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and where development is allowed it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	The policy seeks to ensure that in the development of previously developed land the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment	No

		schemes create new habitat. The policy is unlikely to have an impact on the Ramsar site.	
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands National Character Area and the Stockton-on-Tees Landscape Character Assessment and Capacity Study.	The policy requires that developments respect or enhance the character of the landscape. It does not allocate land for development or propose development and is unlikely to impact upon the SPA.	No
<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy states that the re-use of rural buildings is preferable to new builds and places restrictions upon replacement rural buildings.	No
<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy relates to small scale developments within existing working farms. It seeks to limit the scale of farm diversification developments.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	Inappropriately located equestrian developments could impact upon the Ramsar site.	Yes
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwellings</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the Ramsar site.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the Ramsar site.	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the Ramsar site.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy places restrictions on development on the historic route of the railway and is unlikely to impact upon the Ramsar site.	No
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated site has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy supports development of riverside sites and the increased leisure use of the River Tees.	Yes
<b>R2</b>	<b>North Shore</b>	The policy supports development	Yes

	Allocates land for mixed use development.	of a riverside site and includes proposals that will increase the leisure use of the river.	
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm and does not increase the use of the river.	No.
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use development.	Provides for housing and community facilities on a number of sites to the north of Stockton Town Centre. The proposals are within an urban area that is remote from the Ramsar site and removed from the river.	No
<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the Ramsar site and the river.	No
<b>G4</b>	<b>Boathouse Lane</b> Allocates land for a mixed use development.	The policy identifies a riverside site for significant development.	Yes



**Table 13: Analysis of the Potential for Impacts upon North York Moors SPA**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the SPA.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the SPA.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location and is unlikely to impact upon the SPA.	No
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the SPA.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from development.	The new routes supported by the development are remote from the SPA and unlikely to have an impact on the site.	No
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	The policy will improve the existing rail system to reduce travel by car.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Network.	Aims to support improvements to the existing bus network to reduce travel by private vehicle.	No
<b>T4</b>	<b>Portrack Relief Road</b> Resists development that would impact upon a new road scheme.	The route of the new scheme is unlikely to impact upon the SPA.	No
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in rail transport.	Protects existing sidings and wharves and promotes sustainable transport.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zone</b> Outlines criteria for assessing development proposals within the safeguarding zone.	Policy requires assessment of developments within the safeguarding zone for their likely impact upon the safety of the airport.	No
<b>T7</b>	<b>Public Safety Zone</b> Prevents development within the safety zone.	The policy prevents development within a small area.	No
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the SPA.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for their determination.	The policy indicates support for renewable energy schemes that have the potential to impact upon bird flight lines or lead to increased	No

		air pollution. Potential wind schemes are remote from the SPA and flight lines are predominantly along the coast and, while biomass generation and transport may lead to an increase in air pollution, the effect is likely to be minimal due to the prevailing wind direction.	
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	Designates sites for employment that are remote from the SPA and unlikely to have an impact.	No
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	The sites are remote from the SPA and the policy is unlikely to lead to a significant impact upon the site.	No
<b>EMP3</b>	<b>Key Employment at Wynyard Park</b> Allocates land at Wynyard for development of important employment uses.	There is some potential for increased traffic and air pollution. However, the site is remote from the SPA and the prevailing wind direction is not towards the SPA.	No
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	The designated sites are remote from the SPA and unlikely to have an impact.	No
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	The policy relates specifically to the protection of the Teesmouth and Cleveland Coast SPA and Ramsar sites, which are remote from this SPA.	No
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	The designated sites are remote from the SPA and unlikely to have an impact.	No
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Provision for the expansion of Durham Tees Valley Airport and airport related uses has the potential to lead to an increase in air pollution.	Yes
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town centre and supports public realm improvements.	The policy supports the delivery of improvements to existing public realm within the Town Centre and is unlikely to have a significant impact upon the SPA.	No
<b>TC2</b>	<b>Sites for Major New Retail Development</b> Allocates land for large town centre developments.	The allocated sites are within the Stockton Town Centre and are currently developed. It is unlikely that the policy will have any significant impact upon the SPA.	No
<b>TC3</b>	<b>Stockton Town Centre Primary Shopping Area</b> Restricts changes of use within Stockton Town Centre.	The policy applies to change of use applications within the existing Stockton Town Centre and is unlikely to have a significant impact upon the SPA.	No
<b>TC4</b>	<b>New Town Centre Uses</b> Directs new development for town centre uses to Stockton Town Centre.	The policy directs new town centre uses to designated centres and is unlikely to have a significant impact upon the SPA.	No
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which proposals for cafes, restaurants and	This policy aims to direct developments to specified areas within Stockton Town Centre and is	No

	public houses in or on the edge of Stockton Town Centre will be considered.	unlikely to impact upon the SPA.	
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the SPA.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the SPA.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the SPA.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the SPA.	No
<b>TC10</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the SPA.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the SPA.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery, which will provide additional green space for the Borough. It is unlikely that there will be any resulting impact upon the SPA.	No
<b>PF3</b>	<b>Bowfield Marina</b> Allocates land for a marina development.	The site of the proposed marina is remote from the SPA.	No
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b> Provides for the enhancement of existing civic spaces.	Principally improves existing public realm and the identified areas are remote from the SPA.	No
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the SPA.	No
<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of the university.	The proposed site for expansion is remote from the SPA.	No
<b>PF7</b>	<b>Supporting Health Care Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	The allocated sites are within the conurbation and remote from the SPA.	No
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the Borough for housing development.	The cumulative impact of the individual housing sites will be to increase the air pollution through a	No

		population increase. Due to the location of the site and the prevailing wind direction it is unlikely there will be any impact upon the SPA/Ramsar site.	
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the SPA.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the SPA.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the SPA as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the SPA.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and, where development is allowed, that it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	The policy seeks to ensure that in the development of previously developed land the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment schemes create new habitat. The policy is unlikely to have an impact on the SPA.	No
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands National Character Area and the Stockton-on-Tees Landscape Character Assessment and Capacity Study.	The policy requires that developments respect or enhance the character of the landscape. It does not allocate land or propose development and is unlikely to impact upon the SPA.	No
<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy places restrictions on new rural buildings in an area that is removed from the SPA.	No

<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy seeks to limit the scale of farm diversification schemes within existing working farms.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	Any equestrian developments will be remote from the SPA and are unlikely to impact upon the site.	No
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwelling</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the SPA.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the SPA.	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the SPA.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy places restrictions on development on the historic route of the railway, which is remote from the SPA.	No
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated sites has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy focuses development within the Core Area and the site is remote from the SPA.	No
<b>R2</b>	<b>North Shore</b> Allocates land for mixed use development.	The policy focuses development within the Core Area and the site is remote from the SPA.	No
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm on a site that is remote from the SPA.	No.
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use development.	Provides for housing and community facilities on a number of sites to the north of Stockton Town Centre. The proposals are within an existing urban area that is remote from the SPA	No
<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the SPA.	No
<b>G4</b>	<b>Boathouse Lane</b>	The site is a brownfield site in Core	No

	Allocates land for a mixed use development.	Area.	
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**Table 14: Analysis of the Potential for Impacts upon North York Moors SAC**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the SAC.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the SAC.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location and is unlikely to impact upon the SAC.	No
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the SAC.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from development.	The new routes supported by the policy are unlikely to impact upon the SAC.	No
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	The policy supports improvements to the existing railway network to reduce car travel.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Network.	Aims to support improvements to the existing bus network to reduce the use of private vehicles.	No
<b>T4</b>	<b>Portrack Relief Road</b> Resists development that would impact upon a new road scheme.	The proposed road scheme is unlikely to impact upon the SAC.	No
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in freight transport.	Protects existing sidings and wharves and promotes sustainable development.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zone</b> Outlines criteria for assessing development proposals within the safeguarding zone.	Policy requires assessment of developments within the safeguarding zone for their likely impact upon the safety of the airport.	No
<b>T7</b>	<b>Public Safety Zones</b> Prevents development within the safety zone.	Prevents development within a small area.	No
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the SAC.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for	The policy indicates support for renewable energy schemes that have the potential to impact upon	No

	their determination.	bird flight lines or lead to increased air pollution. Potential wind schemes are remote from the SAC and flight lines are predominantly along the coast and, while biomass generation and transport may lead to an increase in air pollution, the effect is likely to be minimal due to the prevailing wind direction.	
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	Designates sites for employment that are remote from the SAC and unlikely to have an impact.	No
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	The sites are remote from the SAC and the policy is unlikely to lead to a significant impact upon the site.	No
<b>EMP3</b>	<b>Key Employment at Wynyard Park</b> Allocates land at Wynyard for development of important employment uses.	There is some potential for increased traffic and air pollution. However, the site is remote from the SAC and the prevailing wind direction is not towards the SAC.	No
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	The designated sites are remote from the SAC and unlikely to have an impact.	No
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	The policy relates specifically to the protection of the Teesmouth and Cleveland Coast SPA and Ramsar sites, which are remote from the SAC.	No
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	The designated sites are remote from the SAC and unlikely to have an impact.	No
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Provision for the expansion of Durham Tees Valley Airport and airport related uses has the potential to lead to an increase in air pollution.	Yes
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town centre and supports public realm improvements.	The policy supports the delivery of improvements to existing public realm within the Town Centre and is unlikely to have a significant impact upon the SAC.	No
<b>TC2</b>	<b>Sites for Major New Retail Development</b> Allocates land for large town centre developments.	The allocated sites are within the Stockton Town Centre and are currently developed. It is unlikely that the policy will have any significant impact upon the SAC.	No
<b>TC3</b>	<b>Stockton Town Centre Primary Shopping Area</b> Restricts changes of use within Stockton Town Centre.	The policy applies to change of use applications within the existing Stockton Town Centre and is unlikely to have a significant impact upon the SAC.	No
<b>TC4</b>	<b>New Town Centre Uses</b> Directs new development for town centre uses to Stockton Town Centre.	The policy directs new town centre uses to designated centres and is unlikely to have a significant impact upon the SAC.	No
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which	This policy aims to direct developments to specified areas within Stockton Town Centre and is	No



	proposals for cafes, restaurants and public houses in or on the edge of Stockton Town Centre will be considered.	unlikely to impact upon the SAC.	
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the SAC.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the SAC.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the SAC.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the SAC.	No
<b>TC10</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the SAC.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the SAC.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery which will provide additional green space for the Borough. It is unlikely that there will be any resulting impact upon the SAC.	No
<b>PF3</b>	<b>Bowesfield Marina</b> Allocates land for a marina development.	The site of the proposed marina is remote from the SAC.	No
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b> Provides for the enhancement of existing civic spaces.	Principally improves existing public realm and the identified areas are remote from the SAC.	No
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the SAC.	No
<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of the university.	The proposed site for expansion is remote from the SAC.	No
<b>PF7</b>	<b>Supporting Health Care Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	The allocated sites are within the conurbation and remote from the SAC.	No
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the	The cumulative impact of the individual housing sites will be to	No

	Borough for housing development.	increase the air pollution through a population increase. Due to the location of the site and the prevailing wind direction it is unlikely there will be any impact upon the SAC.	
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the SAC.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the SAC.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the SAC as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the SAC.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and where development is allowed it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	The policy seeks to ensure that in the development of previously developed land the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment schemes create new habitat. The policy is unlikely to have an impact on the SAC.	No
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands National Character Area and the Stockton-on-Tees Landscape Character Assessment and Capacity Study.	The policy requires that developments respect or enhance the character of the landscape and is unlikely to impact upon the SAC.	No
<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy states that the re-use of rural buildings in the Borough is preferable to new buildings and places restrictions on any replacement buildings.	No

<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy relates to small scale diversification schemes within existing farms and is unlikely to impact upon the SAC.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	The location of any equestrian schemes will be remote from the SAC.	No
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwellings</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the SPA.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the SAC.	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the SAC.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy places restrictions on development on the historic route of a railway that is remote from the SAC.	No
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated sites has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy focuses development within the Core Area and the site is remote from the SAC.	No
<b>R2</b>	<b>North Shore</b> Allocates land for mixed use development.	The policy focuses development within the Core Area and the site is remote from the SAC.	No
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm on a site that is remote from the SAC.	No.
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use development.	Provides for housing and community facilities on a number of sites to the north of Stockton Town Centre. The proposals are within an existing urban area that is remote from the SAC	No
<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the SAC.	No
<b>G4</b>	<b>Boathouse Lane</b>	The site is a brownfield site in Core	No

	Allocates land for a mixed use development.	Area.	
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**Table 15: Analysis of the Potential for Impacts upon Castle Eden Dene SAC**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the SAC.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the SAC.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location and is unlikely to impact upon the SAC.	No
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the SAC.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from development.	The new schemes supported by the policy are unlikely to impact upon the SAC.	No
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	Supports improvements to the existing railway network to reduce travel by private vehicles.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Networks.	Aims to support improvements to the existing bus network to reduce the use of private vehicles.	No
<b>T4</b>	<b>Portrack Relief Road</b> Resist development that would impact upon a new road scheme.	The road scheme supported by the policy is remote from the SAC.	No
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in freight transport.	Protects existing sidings and wharves and promotes sustainable freight transport.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zone</b> Outlines criteria for assessing development proposals within the safeguarding zone.	Policy requires assessment of developments within safeguarding zones for their likely impact upon the safety of airports.	No
<b>T7</b>	<b>Public Safety Zones</b> Prevents development within the safety zone.	Prevents development within a small area for public safety.	No
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the SAC.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for	The policy indicates support for renewable energy schemes that have the potential to impact upon	No

	their determination.	bird flight lines or lead to increased air pollution. Potential wind schemes are remote from the SAC and flight lines are predominantly along the coast. Biomass generation and transport may lead to an increase in air pollution but the sites will be remote from the SAC and, given the prevailing wind direction, the effects are unlikely to be significant.	
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	Designates sites for employment that are remote from the SAC and, given the prevailing wind direction, it is not considered that any significant impact is likely.	No
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	The sites are remote from the SAC and the policy is unlikely to lead to a significant impact upon the site.	No
<b>EMP3</b>	<b>Key Employment at Wynyard Park</b> Allocates land at Wynyard for development of important employment uses.	There is potential for increased traffic on the A19 and a related increase in air pollution.	Yes
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	The risk of impact from increased air pollution is minimal due to the designated sites being remote from the SAC and the prevailing wind direction.	No
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	The policy relates specifically to the protection of the Teesmouth and Cleveland Coast SPA and Ramsar sites, which are remote from the SAC.	No
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	The designated sites are remote from the SAC and unlikely to have an impact.	No
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Provision for the expansion of Durham Tees Valley Airport and airport related uses have the potential to lead to an increase in air pollution. However, given the distance from the SAC it is considered that any impact would be minimal.	No
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town centre and supports public realm improvements.	The policy supports the delivery of improvements to existing public realm within the Town Centre and is unlikely to have a significant impact upon the SAC.	No
<b>TC2</b>	<b>Sites for Major New Retail development</b> Allocates land for large town centre developments.	The allocated sites are within the Stockton Town Centre and are currently developed. It is unlikely that the policy will have any significant impact upon the SAC.	No
<b>TC3</b>	<b>Stockton Town Centre Primary Shopping Area</b> Restricts changes of use within Stockton Town Centre.	The policy applies to change of use applications within the existing Stockton Town Centre and is unlikely to have a significant impact upon the	No

		SAC.	
<b>TC4</b>	<b>New Town Centre Uses</b> Directs new development for town centre uses to Stockton Town Centre.	The policy directs new town centre uses to designated centres and is unlikely to have a significant impact upon the SAC.	No
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which proposals for cafes, restaurants and public houses in or on the edge of Stockton Town Centre will be considered.	This policy aims to direct developments to specified areas within Stockton Town Centre and is unlikely to impact upon the SAC.	No
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the SAC.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the SAC.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the SAC.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the SAC.	No
<b>TC10</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the SAC.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the SAC.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery which will provide additional green space for the Borough. It is unlikely that there will be any resulting impact upon the SAC.	No
<b>PF3</b>	<b>Bowesfield Marina</b> Allocates land for a marina development.	The site of the proposed marina is remote from the SAC.	No
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b> Provides for the enhancement of existing civic spaces.	Principally improves existing public realm and the identified areas are remote from the SAC.	No
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the SAC.	No
<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of	The proposed site for expansion is remote from the SAC.	No

	the university.		
<b>PF7</b>	<b>Supporting Health Care Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	The allocated sites are within the conurbation and remote from the SAC.	No
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the Borough for housing development.	The cumulative impact of the housing sites, and the individual sites at Wynyard, will increase traffic on the A19. There is potential for air pollution to impact upon the SAC	Yes
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the SAC.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the SAC.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the SAC as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the SAC.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and where development is allowed it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	The policy seeks to ensure that in the development of previously developed land the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment schemes create new habitat. The policy is unlikely to have an impact on the SAC.	No
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands National Character Area and the Stockton-on-Tees Landscape Character Assessment and Capacity	The policy requires that developments respect or enhance the character of the landscape and is unlikely to impact upon the SAC.	No



	Study.		
<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy places restrictions upon replacement rural buildings and prefers the re-use of existing buildings. It is unlikely to impact upon the SAC.	No
<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy relates to small scale developments within existing working farms. It seeks to limit the scale of farm diversification developments and is unlikely to impact upon the SAC.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	The location of any equestrian developments will be remote from the SAC.	No
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwellings</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the SAC.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the SAC .	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the SAC.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy places restrictions on development on the historic route of the railway and is unlikely to impact on the SAC.	No
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated sites has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy focuses development within the Core Area and the site is remote from the SAC.	No
<b>R2</b>	<b>North Shore</b> Allocates land for mixed use development.	The policy focuses development within the Core Area and the site is remote from the SAC.	No
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm on a site that is remote from the SAC.	No.
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use development.	Provides for housing and community facilities on a number of sites to the north of Stockton Town Centre. The proposals are within an existing	No

		urban area that is remote from the SAC	
<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the SAC.	No
<b>G4</b>	<b>Boathouse Lane</b> Allocates land for a mixed use development.	The site is a brownfield site in Core Area.	No

**Table 16: Analysis of the Potential for Impacts upon Thrislington SAC.**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the SAC.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the SAC.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location and is unlikely to impact upon the SAC.	No
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the SAC.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from development	The new schemes supported by the policy are unlikely to impact upon the SAC.	No
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	Provides support for improvements to the existing rail network to reduce travel by private vehicles.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Network.	Aims to support improvements to the existing bus network to reduce the use of private vehicles.	No
<b>T4</b>	<b>Portrack Relief Road</b> Resists developments that would impact upon a new road scheme.	The potential new road scheme is unlikely to impact upon the SAC due to its remote location.	No
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in freight transport.	Protects existing sidings and wharves and promotes sustainable transport.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zone</b> Outlines criteria for assessing proposals within the safeguarding zone.	Policy requires assessment of developments within the safeguarding zone for their likely impact upon the safety of airports.	No
<b>T7</b>	<b>Public Safety Zones</b> Prevents development within the	Prevents development within a small area for reasons of public safety.	No

	safety zone.		
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the SAC.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for their determination.	The policy indicates support for renewable energy schemes that have the potential to impact upon bird flight lines or lead to increased air pollution. However, potential wind schemes are remote from the SAC and flight lines are predominantly along the coast. Also, probable biofuels sites are remote from the SAC and unlikely to have a significant impact due to the prevailing wind direction.	No
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	The employment allocations are remote from the SAC and the policy is unlikely to significantly impact upon the SAC.	No
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	The sites are remote from the SAC and the policy is unlikely to lead to a significant impact upon the site.	No
<b>EMP3</b>	<b>Key Employment at Wynyard Park</b> Allocates land at Wynyard for development of important employment uses.	The employment allocation has the potential to increase traffic on the A19 and lead to an increase in air pollution. However, the SAC is remote from the sites and, given the prevailing wind direction, the policy is unlikely to significantly impact upon the SAC.	No
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	The risk of impact from increased air pollution is minimal due to the designated sites being remote from the SAC and the prevailing wind direction.	No
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	The policy relates specifically to the protection of the Teesmouth and Cleveland Coast SPA and Ramsar sites, which are remote from the SAC.	No
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	The designated sites are remote from the SAC and unlikely to have an impact.	No
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Provision for the expansion of Durham Tees Valley Airport and airport related uses has the potential to lead to an increase in air pollution. However, given the distance from the SAC and the prevailing wind direction, any impact would be minimal.	No
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town	The policy supports the delivery of improvements to existing public realm within the Town Centre and is	No

	centre and supports public realm improvements.	unlikely to have a significant impact upon the SAC.	
<b>TC2</b>	<b>Sites for Major New Retail Development</b> Allocates land for large town centre developments.	The allocated sites are within the Stockton Town Centre and are currently developed. It is unlikely that the policy will have any significant impact upon the SAC.	No
<b>TC3</b>	<b>Stockton Town Centre Primary Shopping Area</b> Restricts changes of use within Stockton Town Centre.	The policy applies to change of use applications within the existing Stockton Town Centre and is unlikely to have a significant impact upon the SAC.	No
<b>TC4</b>	<b>New Town Centre Uses</b> Directs new development for town centre uses to Stockton Town Centre.	The policy directs new town centre uses to designated centres and is unlikely to have a significant impact upon the SAC.	No
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which proposals for cafes, restaurants and public houses in or on the edge of Stockton Town Centre will be considered.	This policy aims to direct developments to specified areas within Stockton Town Centre and is unlikely to impact upon the SAC.	No
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the SAC.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the SAC.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the SAC.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the SAC.	No
<b>TC10</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the SAC.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the SAC.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery, which will provide additional green space for the Borough. It is unlikely that there will be any resulting impact upon the SAC.	No
<b>PF3</b>	<b>Bowesfield Marina</b> Allocates land for a marina	The site of the proposed marina is remote from the SAC.	No

	development.		
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b> Provides for the enhancement of existing civic spaces.	The policy principally improves existing public realm and the identified areas are remote from the SAC.	No
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the SAC.	No
<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of the university.	The proposed site for expansion is remote from the SAC.	No
<b>PF7</b>	<b>Supporting Health Care Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	The identified sites are within the conurbation and remote from the SAC.	No
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the Borough for housing development.	The cumulative impact of the individual housing sites will be to increase the air pollution through a population increase. Due to the location of the site and the prevailing wind direction it is unlikely there will be any impact upon the SAC.	No
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the SAC.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the SAC.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the SAC as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the SAC.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and where development is allowed it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of</b>	The policy seeks to ensure that in the development of previously	No

	<b>New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	developed land the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment schemes create new habitat. The policy is unlikely to have an impact on the SAC.	
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands National Character Area and the Stockton-on-Tees Landscape Character Assessment and Capacity Study.	The policy requires that developments respect or enhance the character of the landscape. It is unlikely to impact upon the SAC.	No
<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy states that the re-use of rural buildings is preferable to new buildings and places restrictions upon replacement rural buildings.	No
<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy relates to small scale developments within existing farms and seeks to limit the scale of farm diversification schemes.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	The location of any new equestrian development will be removed from the SAC and the policy is unlikely to impact upon the site.	No
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwellings</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the SAC.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the SAC.	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the SAC.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy seeks to limit damage to the historic remains of a railway and is unlikely to impact upon the SAC.	No
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated sites has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy focuses development within the Core Area and the site is remote from the SAC.	No

<b>R2</b>	<b>North Shore</b> Allocates land for mixed use development.	The policy focuses development within the Core Area and the site is remote from the SAC.	No
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm on a site that is remote from the SAC.	No.
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use development.	Provides for housing and community facilities on a number of sites to the north of Stockton Town Centre. The proposals are within an existing urban area that is remote from the SAC.	No
<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the SAC.	No
<b>G4</b>	<b>Boathouse Lane</b> Allocates land for a mixed use development.	The site is a brownfield site in Core Area.	No

**Table 17: Analysis of the Potential for Impacts upon Durham Coast SAC.**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the SAC.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the SAC.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location and is unlikely to impact upon the SAC.	No
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the SAC.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from development.	The new schemes supported by the policy are unlikely to impact upon the SAC.	No
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	Provides support for a scheme to improve the existing rail system in order to reduce travel by private vehicle.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Network.	Aims to support improvements to the existing bus network to reduce the use of private vehicles.	No
<b>T4</b>	<b>Portrack Relief Road</b> Resists development that would impact upon a new road scheme.	The potential road scheme supported by the policy is unlikely to impact upon the SAC.	No
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in development.	Protects existing sidings and wharves and promotes sustainable transport.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zones</b> Outlines criteria for assessing development proposals within the safeguarding zone.	Policy requires assessment of developments within the zone for their likely impact upon the safety of airports.	No
<b>T7</b>	<b>Public Safety Zone</b> Prevents development within the safety zone.	Prevents development within a small area in the interests of public safety.	No
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the SAC.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for	The policy indicates support for renewable energy schemes that have the potential to impact upon	No



	their determination.	bird flight lines or lead to increased air pollution. Potential wind schemes are remote from the SAC. Biomass generation and transport may lead to an increase in air pollution. However, the sites would be remote from the SAC.	
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	The employment allocations are remote from the SAC and the policy is unlikely to significantly impact upon the SAC.	No
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	The sites are remote from the SAC and the policy is unlikely to lead to a significant impact upon the site.	No
<b>EMP3</b>	<b>Key Employment at Wynyard</b> Allocates land at Wynyard for development of important employment uses.	The employment allocation has the potential to increase traffic on the A19 and lead to an increase in air pollution. However, the SAC is remote from the sites and the policy is unlikely to significantly impact upon the SAC.	No
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	The risk of impact from increased air pollution is minimal due to the designated sites being remote from the SAC and the prevailing wind direction.	No
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	The risk of impact from increased air pollution is minimal due to the designated sites being remote from the SAC and the prevailing wind direction.	No
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	The designated sites are remote from the SAC and unlikely to have an impact.	No
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Provision for the expansion of Durham Tees Valley Airport and airport related uses has the potential to lead to an increase in air pollution. However, given the distance from the SAC it is unlikely that any impact would be significant.	No
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town centre and supports public realm improvements.	The policy supports the delivery of improvements to existing public realm within the Town Centre and is unlikely to have a significant impact upon the SAC.	No
<b>TC2</b>	<b>Sites for Major New Retail Development</b> Allocates land for large town centre developments.	The allocated sites are within the Stockton Town Centre and are currently developed. It is unlikely that the policy will have any significant impact upon the SAC.	No
<b>TC3</b>	<b>Stockton Town Centre Primary Shopping Area</b> Restricts changes of use within Stockton Town Centre.	The policy applies to change of use applications within the existing Stockton Town Centre and is unlikely to have a significant impact upon the SAC.	No
<b>TC4</b>	<b>New Town Centre Uses</b>	The policy directs new town centre	No

	Directs new development for town centre uses to Stockton Town Centre.	uses to designated centres and is unlikely to have a significant impact upon the SAC.	
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which proposals for cafes, restaurants and public houses in or on the edge of Stockton Town Centre will be considered.	This policy aims to direct developments to specified areas within Stockton Town Centre and is unlikely to impact upon the SAC.	No
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the SAC.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the SAC.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the SAC.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the SAC.	No
<b>TC10</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the SAC.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the SAC.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery which will provide additional green space for the Borough. It is unlikely that there will be any resulting impact upon the SAC.	No
<b>PF3</b>	<b>Bowesfield Marina</b> Allocates land for a marina development.	The site of the proposed marina is remote from the SAC.	No
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b> Provides for the enhancement of existing civic spaces.	The policy principally improves existing public realm and the identified areas are remote from the SAC.	No
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the SAC.	No
<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of the university.	The proposed site for expansion is remote from the SAC.	No
<b>PF7</b>	<b>Supporting Health Care</b>	The allocated sites are within the	No

	<b>Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	conurbation and remote from the SAC.	
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the Borough for housing development.	The cumulative impact of the individual housing sites will be to increase the air pollution through a population increase. Due to the location of the site it is unlikely there will be any impact upon the SAC.	No
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the SAC.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	No
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the SAC.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the SAC as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the SAC.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and where development is allowed it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	The policy seeks to ensure that in the development of previously developed land the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment schemes create new habitat. The policy is unlikely to have an impact on the SAC.	No
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands National Character Area and the Stockton-on-Tees Landscape Character Assessment and Capacity Study.	The policy requires that developments respect or enhance the character of the landscape. It is unlikely to impact upon the SAC.	No

<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy states that the re-use of rural buildings is preferable to new buildings and seeks to restrict replacement rural buildings.	No
<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy relates to small scale developments within existing farms. It seeks to limit the scale of farm diversification schemes and is unlikely to impact upon the SAC.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	The locations of any equestrian development will be remote from the SAC.	No
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwellings</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the SAC.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the SAC.	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the SAC.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy seeks to protect the historic remains of a railway and is unlikely to impact upon the SAC.	No
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated sites has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy focuses development within the Core Area and the site is remote from the SAC.	No
<b>R2</b>	<b>North Shore</b> Allocates land for mixed use development.	The policy focuses development within the Core Area and the site is remote from the SAC.	No
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm on a site that is remote from the SAC.	No.
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use development.	Provides for housing and community facilities on a number of sites to the north of Stockton Town Centre. The proposals are within an existing urban area that is remote from the SAC.	No

<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the SAC.	No
<b>G4</b>	<b>Boathouse Lane</b> Allocates land for a mixed use development.	The site is a brownfield site in Core Area.	No

**Table 18: Analysis of the Potential for Impacts upon Northumbria Coast SPA/Ramsar Site.**

<b>Policy</b>	<b>Policy Description</b>	<b>Issues Likely to Affect Site Integrity</b>	<b>Further Assessment Required</b>
<b>SP1</b>	<b>Presumption in Favour of Sustainable Development</b> Sets out how applications will be determined and reflects a presumption in favour of sustainable development.	The policy is based on the NPPF, which includes protection for European sites. The policy will not have a significant impact upon the SPA/Ramsar site.	No
<b>SP2</b>	<b>Housing Spatial Strategy</b> Sets out the strategy for approving housing development, including a site selection hierarchy.	Places sites within the Core Area and existing conurbation at the top of the hierarchy and is unlikely to impact upon the SPA/Ramsar site.	No
<b>SP3</b>	<b>Limits To Development</b> Restricts development outside of identified settlement boundaries.	This policy seeks to control and restrict development in a countryside location and is unlikely to impact upon the SPA/Ramsar site.	No
<b>SP4</b>	<b>Green Wedges</b> Restricts development within designated Green Wedges.	Aims to protect the separation between settlements by restricting development. The policy is unlikely to have an impact on the SPA/Ramsar site.	No
<b>T1</b>	<b>Footpaths and Cycle Routes</b> Supports the delivery of new footpaths and cycleways and protects existing routes from development.	The new routes supported by the policy are unlikely to impact upon the SPA/Ramsar site.	No
<b>T2</b>	<b>Tees Valley Metro</b> Protects the route of the Tees Valley Metro and supports its implementation.	Provides supports for a scheme to improve the existing network to reduce travel by private vehicle.	No
<b>T3</b>	<b>Tees Valley Bus Network Improvements</b> Protects Core Bus Routes and supports improvements to the Tees Valley Bus Network.	Aims to supports improvements to the existing network to reduce the use of private vehicles.	No
<b>T4</b>	<b>Portrack Relief Road</b> Resists development that would impact upon a new road scheme.	The potential new road is unlikely to impact upon the SPA/Ramsar site.	No
<b>T5</b>	<b>Sustainable Freight</b> Protects railway sidings and wharves for use in freight transport.	Protects existing sidings and wharves for freight transport.	No
<b>T6</b>	<b>Aerodrome Safeguarding Zone</b> Outlines criteria for assessing development proposals within the safeguarding zones.	Policy requires assessment of developments within the zone for their impact upon the safety of airports.	No
<b>T7</b>	<b>Public Safety Zone</b> Prevents development within the safety zone.	Prevents development within a small area in the interests of public safety.	No.
<b>SL1</b>	<b>Development and Amenity</b> Considers the effect of development on the amenity of neighbouring residents.	The policy is considered with the effect of development upon the amenity of residents and will not have a significant impact upon the SPA/Ramsar site.	No
<b>SL2</b>	<b>Renewable Energy Generation</b> Supports renewable energy developments and sets criteria for	The policy indicates support for renewable energy schemes that have the potential to impact upon	No

	their determination.	bird flight lines or lead to increased air pollution. Potential wind schemes are remote from the SPA/Ramsar site. Biomass generation and transport may lead to an increase in air pollution. However, the generation sites would be remote from the SPA/ Ramsar site.	
<b>EMP1</b>	<b>General Employment Land</b> Allocates land for employment related development.	The employment allocations are remote from the SPA/Ramsar site and the policy is unlikely to significantly impact upon the SPA/Ramsar site.	No
<b>EMP2</b>	<b>Principal Office Locations</b> Designates sites for office developments.	The sites are remote from the SPA/Ramsar site and the policy is unlikely to lead to a significant impact upon the site.	No
<b>EMP3</b>	<b>Key Employment at Wynyard Park</b> Allocates land at Wynyard for development of important employment uses.	The employment allocation has the potential to increase traffic on the A19 and lead to an increase in air pollution. However, the SPA/Ramsar site is remote from the sites and the policy is unlikely to significantly impact.	No
<b>EMP4</b>	<b>Process Industries Sites</b> Safeguards site as a key location for prestige employment uses.	The risk of impact from increased air pollution is minimal due to the designated sites being remote from the SPA/Ramsar site and the prevailing wind direction.	No
<b>EMP5</b>	<b>Important Bird Populations and the Seal Sands and North Tees Sites</b> Protects land identified as being of functional importance to the Teesmouth and Cleveland Coast SPA and Ramsar site and allocates land for strategic mitigation against the impacts of development.	The policy relates specifically to the protection of the Teesmouth and Cleveland Coast SPA and Ramsar sites, which are remote from this SPA/Ramsar site.	No
<b>EMP6</b>	<b>Port Related and River Based Uses</b> Designates sites for port or river based industrial uses.	The designated sites are remote from the SPA/Ramsar site and unlikely to have an impact.	No
<b>EMP7</b>	<b>Airport Related Uses</b> Identifies land for the expansion of airport facilities and for airport related development.	Provision for the expansion of Durham Tees Valley Airport and airport related uses has the potential to lead to an increase in air pollution. However, given the distance from the SPA/Ramsar site it is unlikely that any impact would be significant.	No
<b>TC1</b>	<b>Stockton Town Centre Improvements</b> Protects the character of the town centre and supports public realm improvements.	The policy supports the delivery of improvements to existing public realm within the Town Centre and is unlikely to have a significant impact.	No
<b>TC2</b>	<b>Sites for Major New Retail Development</b> Allocates land for large town centre developments.	The allocated sites are within the Stockton Town Centre and are currently developed. It is unlikely that the policy will have any significant impact.	No
<b>TC3</b>	<b>Stockton Town Centre Primary Shopping Area</b> Restricts changes of use within	The policy applies to change of use applications within the existing Stockton Town Centre and is unlikely	No

	Stockton Town Centre.	to have a significant impact upon the SPA/Ramsar site.	
<b>TC4</b>	<b>New Town Centre Uses</b> Directs new development for town centre uses to Stockton Town Centre.	The policy directs new town centre uses to designated centres and is unlikely to have a significant impact.	No
<b>TC5</b>	<b>Stockton Town Centre Evening Economy</b> Sets out criteria against which proposals for cafes, restaurants and public houses in or on the edge of Stockton Town Centre will be considered.	This policy aims to direct developments to specified areas within Stockton Town Centre and is unlikely to impact upon the SPA/Ramsar site.	No
<b>TC6</b>	<b>Development and Change of Use within the District Centres</b> Seeks to restrict the loss of retail within District Centres and supports the regeneration of Billingham and Thornaby.	The policy restricts the loss of retail units with existing centres and the sites identified for regeneration are within the conurbation and removed from the SPA/Ramsar site.	No
<b>TC7</b>	<b>Neighbourhood Centres</b> Designates neighbourhood retail centres within the Borough.	Identifies existing shopping and community areas and is unlikely to have an impact upon the SPA/Ramsar site.	No
<b>TC8</b>	<b>Development in the Local and Neighbourhood Centres</b> Seeks to protect and enhance designated retail centres.	Relates to proposals within identified centres and major developments and is unlikely to have an impact upon the SPA/Ramsar site.	No
<b>TC9</b>	<b>Small-Scale Retail and Ancillary Uses</b> Restricts the scale of retail development outside of the designated centres.	The policy relates to small-scale developments and designated centres and is unlikely to impact upon the SPA/Ramsar site.	No
<b>TC9</b>	<b>Proposals for Hot Food Takeaways</b> Restricts hot food takeaway developments.	The policy directs development to designated centres and places restrictions on takeaway development. It is unlikely to have an impact upon the SPA/Ramsar site.	No
<b>PF1</b>	<b>Open Space, Sport and Recreation Facilities</b> Protects existing open space and sport and recreation facilities and seeks contributions to new facilities or improvements.	The policy does not propose new development nor allocate sites for development. It is unlikely that there will be a significant impact upon the SPA/Ramsar site.	No
<b>PF2</b>	<b>Provision of a New Cemetery and Crematorium</b> Allocates land for the expansion of an existing cemetery.	The policy seeks to extend an existing cemetery which will provide additional green space for the Borough. It is unlikely that there will be any resulting impact.	No
<b>PF3</b>	<b>Bowesfield Marina</b> Allocates land for a marina development.	The site of the proposed marina is remote from the SPA/Ramsar site.	No
<b>PF4</b>	<b>Maximise Civic Space for Community Interaction</b> Provides for the enhancement of existing civic spaces.	The policy principally improves existing public realm and the identified areas are remote from the SPA/Ramsar site..	No
<b>PF5</b>	<b>Facilities for Ingleby Barwick</b> Safeguards land for a community centre and community uses.	The safeguarded land is within a site for housing development and is remote from the SPA/Ramsar site.	No
<b>PF6</b>	<b>Supporting Durham University's Queen's Campus</b> Safeguards land for the expansion of	The proposed site for expansion is remote from the SPA/Ramsar site.	No



	the university.		
<b>PF7</b>	<b>Supporting Health Care Developments</b> Safeguards land for new health care facilities and supports the provision of facilities in Billingham.	The allocated sites are within the conurbation and remote from the SPA/Ramsar site.	No
<b>H1</b>	<b>Housing Allocations</b> Allocates a number of sites within the Borough for housing development.	The cumulative impact of the individual housing sites will be to increase the air pollution through a population increase. Due to the location of the site it is unlikely there will be any impact upon the SPA/Ramsar site.	No
<b>H2</b>	<b>Housing Phasing and Implementation</b> Sets out the phasing for allocated housing developments and provides support for brownfield development.	Sets out the phasing for the delivery of sites allocated within H1 and is unlikely to impact upon the SPA.	No
<b>H1 a-m</b>	<b>Housing Sites</b> Individual housing allocations policies.	The impact of the individual housing sites is considered under H1.	
<b>H3</b>	<b>Housing Mix and Affordable Housing.</b> Outlines requirements for affordable housing and housing types.	The policy does not propose development or allocate land and is unlikely to have an impact upon the SPA/Ramsar site.	No
<b>H4</b>	<b>Care Homes and Older People</b> Requires developments to address local need and be in sustainable locations.	The policy is unlikely to impact upon the SAC/Ramsar site as it requires development proposals to be located close to existing services and facilities.	No
<b>ENV1</b>	<b>Green Infrastructure</b> Seeks to protect and enhance green infrastructure in the Borough.	The policy seeks to protect existing areas of green infrastructure and does not propose new developments.	No
<b>ENV2</b>	<b>Urban Open Space and Local Green Space</b> Seeks to retain or enhance the openness or amenity value of Urban Open Space and Local Green Space.	The policy seeks to protect Local Green spaces and the value of existing areas of Urban Open Space. It is unlikely there will be any impact upon the SPA/Ramsar site.	No
<b>ENV3</b>	<b>Local Sites</b> Protects Local Sites and their nature conservation interest.	The policy seeks to ensure that development that affects local sites is only permitted in certain circumstances and where development is allowed it provides mitigation or compensatory provision for the lost habitat. The policy is unlikely to have an impact on the European sites.	No
<b>ENV4</b>	<b>Previously Developed Land, Development and the creation of New Habitat</b> Protects areas of significant biodiversity interest and seeks new habitat creation and improvements to existing habitats.	The policy seeks to ensure that in the development of previously developed land the biodiversity interest should be identified, retained and enhanced. The policy also seeks to ensure new development and redevelopment schemes create new habitat. The policy is unlikely to have an impact on the SPA/Ramsar site.	No
<b>ENV5</b>	<b>Landscape Character</b> Protects the character of areas defined within the Tees Lowlands	The policy requires that developments respect or enhance the character of the landscape.	No

	National Character Area and the Stockton-on-Tees Landscape Character Assessment and Capacity Study.		
<b>ENV6</b>	<b>Re-Use and Replacement of Rural Buildings</b> Supports the re-use of rural buildings and sets criteria for the consideration of replacement buildings.	The policy restricts replacement rural buildings and prioritises the re-use of existing buildings. It is unlikely to impact upon the SPA/Ramsar site.	No
<b>ENV7</b>	<b>Farm Diversification</b> Sets criteria for the consideration of retail developments associated with horticultural nurseries or farm shops.	The policy relates to small scale developments within existing farms.	No
<b>ENV8</b>	<b>Equestrian Activity</b> Sets criteria for the consideration of private and commercial equestrian related development.	The locations of any equestrian developments will be remote from the SPA/Ramsar site.	No
<b>ENV9</b>	<b>Agricultural, Forestry and Other Rural Enterprise Dwellings</b> Sets criteria for approving dwellings necessary for a rural enterprise.	The Policy will restrict new dwellings within the countryside and is unlikely to impact upon the SPA/Ramsar site.	No
<b>HE1</b>	<b>Historic Landscape</b> Requires developments to have regard to the historic character of the landscape.	The policy seeks to protect the character of the historic landscape by requiring developers to consider the historic characteristics of the landscape and demonstrate how the development will protect, interpret and enhance these characteristics. The policy is unlikely to have an impact upon the SPA/Ramsar site.	No
<b>HE2</b>	<b>Character Areas</b> Designates areas of distinctive character for protection.	The policy aims to protect the character of designated areas and does not encourage new development.	No
<b>HE3</b>	<b>Local List</b> Identifies buildings of local architectural or historic interest that should be preserved.	The preferred option seeks to ensure that development proposals preserve the special local architectural or historic interest of buildings on the Local List. The policy is unlikely to have an impact on the site.	No
<b>HE4</b>	<b>Stockton and Darlington Railway</b> Seeks to preserve the route and remains of the former Stockton and Darlington Railway.	The policy aims to protect the historic remains of a railway and is unlikely to impact upon the SPA/Ramsar site.	No
<b>RG1</b>	<b>Regeneration and Gateway Sites</b> Allocates sites as for development and regeneration.	Each allocated sites has a separate policy. The affects will be assessed under these policies.	No
<b>R1</b>	<b>Green Blue Heart</b> Allocates land for regeneration.	The policy focuses development within the Core Area and the site is remote from the SPA/Ramsar site.	No
<b>R2</b>	<b>North Shore</b> Allocates land for mixed use development.	The policy focuses development within the Core Area and the site is remote from the SPA/Ramsar site.	No
<b>G1</b>	<b>Stockton Riverside.</b> Allocates land for an events space and public realm improvements.	The policy supports improvements to existing public realm on a site that is remote from the SPA/Ramsar site.	No
<b>G2</b>	<b>Northern Gateway</b> Allocates land for a mixed use development.	Provides for housing and community facilities on a number of sites to the north of Stockton Town Centre.	No

		The proposals are within an existing urban area that is remote from the SPA/Ramsar site.	
<b>G3</b>	<b>Mandale Triangle</b> Identifies site for redevelopment with residential, office and leisure facilities.	This policy identifies an existing commercial area as a site to be redeveloped with a mix of uses. The site is an existing urban area that is remote from the SPA/Ramsar site.	No
<b>G4</b>	<b>Boathouse Lane</b> Allocates land for a mixed use development.	The site is a brownfield site in Core Area.	No

#### **4. Conclusions of the Screening Exercise.**

4.1. The main conclusions of the screening exercise are:

- Development within the river corridor especially on employment and regeneration sites has the potential to impact upon the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site.
- The allocation of land for processing industries in close proximity to the Teesmouth Cleveland Coast SPA and Ramsar site has significant potential for impacts upon the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site.
- The allocation of land as a key employment location for prestige industries and the allocation of housing sites at Wynyard have the potential to impact upon the Castle Eden Dene SAC through an increase in traffic on the A19.
- The expansion of Durham Tees Valley Airport has the potential to impact upon the Teesmouth and Cleveland Coast SPA and Ramsar site and the North York Moors SPA and SAC through an increase in air pollution.
- Renewable energy generating schemes have the potential to impact upon the Teesmouth and Cleveland Coast SPA and Ramsar site.

4.2. In addition to the screening of individual policies, it is considered that there is potential for the cumulative growth of the population and in road traffic to result in increasing air pollution that impacts upon the integrity of a number of designated sites. The screening exercise has identified that Thrislington SAC, Durham Coast SAC and the Northumbria Coast SPA and Ramsar site are unlikely to be significantly affected by any of the policies within the Regeneration and Environment DPD and require no further assessment.

## 5. Detailed Policy Assessment

5.1. Each of the policies identified as requiring further assessment is considered below in relation to the potential resulting effects of the policy against the sensitivities of the relevant Natura 2000 site.

**Table 19: Policy Assessment of Potential Impact on the Teesmouth and Cleveland Coast SPA.**

Policy and changes it provides for	Key points	How the SPA may be affected
H1 Housing Allocations	<ul style="list-style-type: none"> <li>Allocates land for significant numbers of housing in the Borough.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in air pollution</li> <li>Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers and population.</li> </ul>
SP3 – Limits to Development – Restricts development outside of settlement boundaries.	<ul style="list-style-type: none"> <li>Land that may be of functional importance to the SPA has been included within the limits.</li> </ul>	<ul style="list-style-type: none"> <li>Loss of land of functional importance</li> <li>Increased disturbance affecting sensitive wildlife.</li> </ul>
R1 Green Blue Heart– Identifies regeneration site for mixed uses	<ul style="list-style-type: none"> <li>Promotes development of the Green Blue Heart, a significant river corridor development.</li> <li>Encourages recreation and leisure use of the river and its corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Improvement of soil and surface water quality through remediation of contaminated land, with the potential for improvement in water quality of the River Tees.</li> <li>Increase in air pollution</li> <li>Increase in surface water run-off into the River Tees.</li> <li>Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers and population.</li> <li>Increased disturbance from water based and shoreline recreation.</li> </ul>
R2 North Shore - Supports regeneration of brownfield site for mixed uses.	<ul style="list-style-type: none"> <li>Supports development of a key riverside regeneration site.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in air pollution</li> <li>Increase in surface water run-off into the River Tees.</li> <li>Improvement of soil and surface water</li> </ul>

	<ul style="list-style-type: none"> <li>Encourages recreation and leisure use of the river and its corridor.</li> </ul>	<p>quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</p> <ul style="list-style-type: none"> <li>Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers and population.</li> <li>Increased disturbance from water based and shoreline recreation.</li> </ul>
G4 Boathouse Lane	<ul style="list-style-type: none"> <li>Supports redevelopment of a riverside site.</li> <li>Provides increased access along the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in air pollution.</li> <li>Increase in surface water run-off into the River Tees, although this can be improved by the use of sustainable drainage systems.</li> <li>Improvement of soil and surface water quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</li> <li>Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers and population.</li> </ul>
T1 Footpaths and Cycle Routes - Protects existing and proposed footpath and cycle routes.	<ul style="list-style-type: none"> <li>Supports particular footpath and cycle route schemes that include bridge links over the rivers Tees and Leven and increased links between nature reserves, including Saltholme and Seal Sands.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers.</li> <li>Increased disturbance during construction.</li> </ul>
T4 Portrack Relief Road – Protects the route of the proposed Portrack Relief Road.	<ul style="list-style-type: none"> <li>Supports a road construction scheme in close proximity to Portrack Marsh and the river corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in air pollution.</li> </ul>
SL2 Renewable Energy Generation – Supports renewable energy generation schemes that meet set criteria.	<ul style="list-style-type: none"> <li>Supports renewable energy generating schemes, such as wind turbines and biofuel plants.</li> </ul>	<ul style="list-style-type: none"> <li>Increase disturbance during construction and operation.</li> <li>Habitat loss or damage.</li> </ul>

		<ul style="list-style-type: none"> <li>• Collision</li> <li>• Increased air pollution due to plant operation and transport.</li> </ul>
EMP1 General Employment Land - Identifies a number of sites for general employment uses and economic development.	<ul style="list-style-type: none"> <li>• Identifies general employment land within the urban area.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> <li>• Reduction in water quantity and quality.</li> <li>• Eutrophication on sensitive habitats from NO<sub>2</sub> deposition from increased industrial activity and emissions.</li> </ul>
EMP2 Principal Office Locations - Directs office developments to identified sites.	<ul style="list-style-type: none"> <li>• Designates land near to the River Tees for office developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased air pollution.</li> <li>• Improvement of soil and surface water quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</li> </ul>
EMP4 Process Industries Sites - Safeguards land for chemical processing industries.	<ul style="list-style-type: none"> <li>• Encourages chemical processing industries at Billingham Chemical Complex, North Tees Pools and Seal Sands.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> <li>• Loss of roosting and foraging habitats through land take.</li> <li>• Obstruction to flight paths and sightlines.</li> <li>• Increase in disturbance during construction and operation.</li> <li>• Reduction in water quality and quantity.</li> <li>• Eutrophication on sensitive habitats from NO<sub>2</sub> deposition from increased industrial activity and emissions.</li> <li>• Impact of channel dredging on intertidal habitats.</li> <li>• Potential for coastal squeeze.</li> </ul>
EMP5 Important Bird Populations and the Seal Sands and North Tees Sites – Requires developments in these areas to have regard to the Teesmouth and Cleveland Coast SPA	<ul style="list-style-type: none"> <li>• Seeks to protect the SPA from development within the Seal Sands and North Tees Pools areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Protection of the integrity of the sites.</li> <li>• Habitat creation and enhancement of existing habitats.</li> </ul>

and Ramsar sites.		
EMP6 Port and River Based Uses - Designates sites for port or river based industrial uses.	<ul style="list-style-type: none"> <li>• Allocates land for industrial and freight operations adjacent to the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> <li>• Increase in disturbance during construction and operation.</li> <li>• Reduction in water quality and quantity.</li> <li>• Decontamination of polluted land with potential improvements to water quality.</li> <li>• Impact of channel dredging on intertidal habitats.</li> <li>• Eutrophication on sensitive habitats from NO<sub>2</sub> deposition from increased industrial activity and emissions.</li> <li>• Potential for coastal squeeze.</li> </ul>
EMP7 Airport Related Uses - Identifies land for the expansion of airport facilities and for airport related development.	<ul style="list-style-type: none"> <li>• Supports existing permissions relating to the expansion of Durham Tees Valley Airport.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased air pollution</li> </ul>
PF3 Bowesfield Marina - Identifies the intention to provide a marina on a regeneration site.	<ul style="list-style-type: none"> <li>• Supports the provision of a Marina on the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased disturbance from increased use of the River Tees.</li> <li>• Increase in water pollution.</li> </ul>
PF6 Supporting Durham University's Queen's Campus - Safeguards land for the expansion of the university campus.	<ul style="list-style-type: none"> <li>• Expansion of the university on the north bank of the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>• Improvement of soil and surface water quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</li> <li>• Increased disturbance as a result of increasing population and riverside recreation.</li> <li>• Increased air pollution.</li> </ul>
ENV8 – Equestrian Activity	<ul style="list-style-type: none"> <li>• Potential for new developments to be located on land of functional importance to the SPA.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of land of functional importance</li> <li>• Increased disturbance affecting sensitive wildlife.</li> </ul>



**Table 20: Policy Assessment of Potential Impact on the Teesmouth and Cleveland Coast Ramsar Site.**

Policy and changes it provides for	Key points	How the Ramsar site may be affected
H1 Housing Allocations	<ul style="list-style-type: none"> <li>Allocates land for significant numbers of housing in the Borough.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in air pollution</li> <li>Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers and population.</li> </ul>
SP3 Limits to Development – Restricts development outside of settlement boundaries.	<ul style="list-style-type: none"> <li>Land that may be of functional importance to the Ramsar site has been included within the limits.</li> </ul>	<ul style="list-style-type: none"> <li>Loss of land of functional importance</li> <li>Increased disturbance affecting sensitive wildlife.</li> </ul>
R1 Green Blue Heart– Identifies regeneration site for mixed uses	<ul style="list-style-type: none"> <li>Promotes development of the Green Blue Heart, a significant river corridor development.</li> <li>Encourages recreation and leisure use of the river and its corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Improvement of soil and surface water quality through remediation of contaminated land, with the potential for improvement in water quality of the River Tees.</li> <li>Increase in air pollution</li> <li>Increase in surface water run-off into the River Tees.</li> <li>Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers and population.</li> <li>Increased disturbance from water based and shoreline recreation.</li> </ul>
R2 North Shore - Supports regeneration of brownfield site for mixed uses.	<ul style="list-style-type: none"> <li>Supports development of a key riverside regeneration site.</li> <li>Encourages recreation and leisure use of the river and its corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in air pollution</li> <li>Increase in surface water run-off into the River Tees.</li> <li>Improvement of soil and surface water quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</li> <li>Increase in disturbance affecting sensitive wildlife, as a result of</li> </ul>

		<p>increasing visitor numbers and population.</p> <ul style="list-style-type: none"> <li>• Increased disturbance from water based and shoreline recreation.</li> </ul>
G4 Boathouse Lane	<ul style="list-style-type: none"> <li>• Supports redevelopment of a riverside site.</li> <li>• Provides increased access along the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> <li>• Increase in surface water run-off into the River Tees, although this can be improved by the use of sustainable drainage systems.</li> <li>• Improvement of soil and surface water quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</li> <li>• Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers and population.</li> </ul>
T1 Footpaths and Cycle Routes - Protects existing and proposed footpath and cycle routes.	<ul style="list-style-type: none"> <li>• Supports particular footpath and cycle route schemes that include bridge links over the rivers Tees and Leven and increased links between nature reserves, including Saltholme and Seal Sands.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in disturbance affecting sensitive wildlife, as a result of increasing visitor numbers.</li> <li>• Increased disturbance during construction.</li> </ul>
T4 Portrack Relief Road – Protects the route of the proposed Portrack Relief Road.	<ul style="list-style-type: none"> <li>• Supports a road construction scheme in close proximity to Portrack Marsh and the river corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> </ul>
SL2 Renewable Energy Generation – Supports renewable energy generation schemes that meet set criteria.	<ul style="list-style-type: none"> <li>• Supports renewable energy generating schemes, such as wind turbines and biofuel plants.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase disturbance during construction and operation.</li> <li>• Habitat loss or damage.</li> <li>• Collision</li> <li>• Increased air pollution due to plant operation and transport.</li> </ul>
EMP1 General Employment Land - Identifies a number of sites for general employment	<ul style="list-style-type: none"> <li>• Identifies general employment land within the urban area.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> <li>• Reduction in water quantity and</li> </ul>

uses and economic development.		<p>quality.</p> <ul style="list-style-type: none"> <li>• Eutrophication on sensitive habitats from NO<sub>2</sub> deposition from increased industrial activity and emissions.</li> </ul>
EMP2 Principal Office Locations - Directs office developments to identified sites.	<ul style="list-style-type: none"> <li>• Designates land near to the River Tees for office developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased air pollution.</li> <li>• Improvement of soil and surface water quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</li> </ul>
EMP4 Process Industries Sites - Safeguards land for chemical processing industries.	<ul style="list-style-type: none"> <li>• Encourages chemical processing industries at Billingham Chemical Complex, North Tees Pools and Seal Sands.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> <li>• Loss of roosting and foraging habitats through land take.</li> <li>• Obstruction to flight paths and sightlines.</li> <li>• Increase in disturbance during construction and operation.</li> <li>• Reduction in water quality and quantity.</li> <li>• Eutrophication on sensitive habitats from NO<sub>2</sub> deposition from increased industrial activity and emissions.</li> <li>• Impact of channel dredging on intertidal habitats.</li> <li>• Potential for coastal squeeze.</li> </ul>
EMP5 Important Bird Populations and the Seal Sands and North Tees Sites – Requires developments in these areas to have regard to the Teesmouth and Cleveland Coast SPA and Ramsar sites.	<ul style="list-style-type: none"> <li>• Seeks to protect the Ramsar site from development within the Seal Sands and North Tees Pools areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Protection of the integrity of the sites.</li> <li>• Habitat creation and enhancement of existing habitats.</li> </ul>
EMP6 Port and River Based Uses - Designates sites for port or river based industrial uses.	<ul style="list-style-type: none"> <li>• Allocates land for industrial and freight operations adjacent to the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in air pollution.</li> <li>• Increase in disturbance during construction and operation.</li> <li>• Reduction in water quality and quantity.</li> </ul>

		<ul style="list-style-type: none"> <li>• Decontamination of polluted land with potential improvements to water quality.</li> <li>• Impact of channel dredging on intertidal habitats.</li> <li>• Eutrophication on sensitive habitats from NO<sub>2</sub> deposition from increased industrial activity and emissions.</li> <li>• Potential for coastal squeeze.</li> </ul>
EMP7 Airport Related Uses - Identifies land for the expansion of airport facilities and for airport related development.	<ul style="list-style-type: none"> <li>• Supports existing permissions relating to the expansion of Durham Tees Valley Airport.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased air pollution</li> </ul>
PF3 Bowesfield Marina - Identifies the intention to provide a marina on a regeneration site.	<ul style="list-style-type: none"> <li>• Supports the provision of a Marina on the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased disturbance from increased use of the River Tees.</li> <li>• Increase in water pollution.</li> </ul>
PF6 Supporting Durham University's Queen's Campus - Safeguards land for the expansion of the university campus.	<ul style="list-style-type: none"> <li>• Expansion of the university on the north bank of the River Tees.</li> </ul>	<ul style="list-style-type: none"> <li>• Improvement of soil and surface water quality through remediation of contaminated site, with the potential for improvement of water quality of the River Tees.</li> <li>• Increased disturbance as a result of increasing population and riverside recreation.</li> <li>• Increased air pollution.</li> </ul>
ENV8 – Equestrian Activity	<ul style="list-style-type: none"> <li>• Potential for new developments to be located on land of functional importance to the Ramsar site.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of land of functional importance</li> <li>• Increased disturbance affecting sensitive wildlife.</li> </ul>

**Table 21: Policy Assessment of Potential Impact on the North York Moors SPA/SAC**

Policy and changes it provides for	Key points	How the SPA/SAC may be affected
EMP7 Airport Related Uses - Identifies land for the expansion of airport facilities and for airport related development.	<ul style="list-style-type: none"> <li>• Supports existing permissions relating to the expansion of Durham Tees Valley Airport.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased air pollution</li> </ul>

**Table 22: Policy Assessment of Potential Impact on the Castle Eden Dene SAC**

Policy and changes it provides for	Key points	How the SAC may be affected
EMP3 Key Employment at Wynyard Park-Safeguards site as a key location for prestige employment uses.	<ul style="list-style-type: none"> <li>• Supports a prestige employment development adjacent to the A19.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased air pollution.</li> </ul>
H1 – Housing Allocations - Allocates a number of sites within the Borough for housing development.	<ul style="list-style-type: none"> <li>• Allocates land for housing on sites adjacent to the A19.</li> <li>• The cumulative impact of the housing allocation will increase traffic on the A19.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased Air pollution</li> </ul>

## **6. In Combination Assessment**

- 6.1. The following is the consideration of other plans and projects which may interact with the Core Strategy Review and result in an in combination effect upon the identified Natura 2000 sites. In line with Government advice only the most relevant plans and projects have been considered.

### **Darlington LDF**

- 6.2. Darlington's Core Strategy was adopted in 2011. The location strategy for the borough is to concentrate development in sustainable locations and adjoining the main urban area and with good accessibility. However, the plan includes an allocation for employment land and airport development at Durham Tees Valley Airport, which has the potential to lead to an increase in air pollution, in combination with the Core Strategy Review, which could impact upon the Teesmouth and Cleveland Coast SPA and Ramsar site.

### **Hambleton LDF**

- 6.3. Hambleton has an adopted Core Strategy and Site Allocations DPD. The spatial strategy identifies an area of restraint for residential development in the north of the district, extending south from the boundary with the Tees Valley south to near Northallerton. The focus for development is away from both Stockton and the North York Moors SAC and SPA and it is not considered that there is potential for in combination effects with the Core Strategy Review.

### **Hartlepool Local Plan**

- 6.4. Hartlepool is still developing its LDF and does not yet have an adopted Core Strategy. The employment policies and proposals in the Local Plan have the potential to affect the Teesmouth and Cleveland Coast SPA and Ramsar site. However, the policy to protect international nature conservation sites will ensure that the integrity of the site is maintained. There is potential for the plan to impact upon all sites due to the potential to increase traffic growth and air pollution.

### **Middlesbrough LDF**

- 6.5. Middlesbrough's Core Strategy and Regeneration DPDs have been adopted and were both subject to a Habitat Regulations Assessment. The LDF includes policies with measures to protect biodiversity and designated sites. There is potential for traffic growth to increase air pollution and there is a significant focus upon the river corridor for development.

### **Redcar and Cleveland LDF**

- 6.6. The Core Strategy and Development Policies DPDs were adopted in 2007 and both were subject to rigorous assessment under the Habitat Regulations. The adopted policies incorporate mitigation measures to ensure that the integrity of designated sites is maintained. However, there is some potential for traffic growth, in combination with the Core Strategy Review, to lead to an increase in air pollution.

### **Sedgefield Local Plan**

- 6.7. Until a Core Strategy is adopted for the unitary authority of County Durham, the Local Plan for the former Borough of Sedgefield remains relevant. The Local Plan focuses development upon the major towns, with some development upon Sedgefield, which is located to the north

of Stockton Borough. There is potential for increasing traffic growth to lead to an increase in air pollution, which may impact upon the Castle Eden Dene SAC.

**Joint Tees Valley Minerals and Waste Core Strategy and Policies and Sites DPDs.**

- 6.8. These are joint DPDs setting out policies and site allocations for minerals and waste developments. The DPDs cover the boundaries of the five Tees Valley authorities, Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton. Policy MWC8 identifies an area of land for the location of large waste management facilities. The Habitat Regulations Assessment for this document identifies that the policy has the potential to effect the SPA/Ramsar site through disturbance from operational activity and vehicle movements, increased emissions and loss of land.
- 6.9. There is some overlap between the land identified in this policy and the North Tees Pools and Seal Sands allocation within policy EMP4 of the Regeneration and Environment DPD. The Habitat Regulation Assessment considered that there is sufficient flexibility to avoid a conflict between the two policies.
- 6.10. Regeneration and Environment DPD Policy EMP4 allocates 229ha of land within the area of concern and must be read in conjunction with policy EMP5, which seeks to protect land of functional importance to the bird populations of the Seal Sands and North Tees Sites. Policy MWC8, of the Minerals and Waste Core Strategy, identifies an area in excess of 7,000 ha of land, covering the north and south sides of the River Tees, and the Strategy indicates that there is a likely requirement for 3 large waste management facilities within the Tees Valley, and these facilities are generally under 10ha in area. In addition, the Minerals and Waste Core Strategy requires that consideration be given to the potential impact on the species associated with the Teesmouth and Cleveland Coast SPA and Ramsar site.

**Other Plans**

**Table 23: Analysis of the Core Strategy Review in Combination with Other Plans.**

Plan	Proposals	In Combination Effect
Other Stockton Borough Council Strategies and Plans. Sustainable Community Strategy. Local Transport Plan. Climate Change Action Plan. Regeneration Strategy. Housing Strategy.	The LDF is the vehicle for delivering the spatial aspects of these strategies. Any proposals contained in these strategies that would either impact on or maintain the integrity of protected sites have been incorporated into the LDF.	No
Shoreline Management Plan 2	The aim of the SMP has been ‘to provide the basis for sustainable coastal defence policies within a sediment cell and to set objectives for the future management of the shoreline’. Among the objectives are ‘to comply with the statutory obligations of sites such as ...SPA and SAC’.	No
Tees Tidal Flood Risk Management Strategy (March 2006).	This strategy sets out the Environment Agency’s plan for sustainable management of flood risk to people, property and the environment. The strategy’s approach could have a short-term impact upon the integrity of	No

	the SPA through 'coastal squeeze'. However, a managed realignment site adjacent to Greatham Creek on the northern boundary of the Borough has been identified to provide replacement intertidal habitat. It is anticipated that these mitigation measures will be sufficient to meet current predictions.	
River Tees Catchment Flood Management Plan.	This will provide a strategic framework within which a plan can be drawn up of actions that are likely to modify the level of flood risk both now and in the future. 'Catchment policies would need to consider the potential implications for nature conservation. Potential opportunities also exist to support the conservation management of protected species'.	No
Northumbria River Basin District Management Plan.	This plan sets out a series of objectives and actions for the 'protection, improvement and sustainable use of the water environment'. The actions include the reduction of impacts from the built environment and an emphasis upon the sustainable management of surface water drainage.	No
European Marine Site Management Plans.	Key requirements for the management of European Marine Sites are: <ul style="list-style-type: none"> <li>• Management of the sites should contribute to maintaining or achieving favourable conservation status of their natural habitats and species;</li> <li>• Steps must be taken to avoid the deterioration or disturbance of the habitats and species for which the site has been designated;</li> <li>• Activities, plans or projects, whether inside or outside the site, which are likely to have a significant effect upon the site features, must be subject to an assessment.</li> <li>• Monitoring must be undertaken to assess the conservation status of the site interest features and to assess the effectiveness of management;</li> <li>• Management of the site must take into account the economic, social, cultural and recreational needs of the local people.</li> </ul>	No

### Projects

- 6.11. The following projects are proposed within or adjacent to the Borough and have undergone assessment for their potential to affect the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site. The projects have undergone Appropriate Assessment for their potential effects on the interest features of the SPA and Ramsar site and have required, or are requiring, the application of mitigation measures.



- **Northern Gateway Container Terminal.** A deep-sea container terminal has been approved for the south bank of the River Tees on the site of the existing Teesport Container Terminal 1, the redundant former Shell jetty and the Riverside Ro-Ro no 3 at Teesport. The conclusion of the Appropriate Assessment (September 2006) carried out for this project was that the proposal would not have an adverse effect on the integrity of the SPA.
- **Norsea/ConocoPhillips CHP and LNG Facility.** Approval has been granted for a 800MW combined heat and power plant at Seal Sands. The proposal is part of a scheme to establish facilities for the importation of liquefied natural gas (LNG) at ConocoPhillips' Teesside Oil Terminal. The CHP plant will be constructed along with an export gas pipeline, modifications to Jetty No.5, LNG delivery pipelines, an LNG storage and regasification facility and a temporary construction area. The potential effects of the development on the SPA/Ramsar site include:
  - Disturbance and displacement impacts on SPA bird interests, from both construction and operation;
  - Disturbance and collision mortality impacts from proposed electricity grid infrastructure;
  - Increased NO<sub>2</sub> deposition, in combination with other projects.

Mitigation measures were incorporated into the proposals to prevent the identified potential effects and to ensure that there will not be a significant impact from the development upon the integrity of the SPA/Ramsar site. However, there is potential for an increase in the deposition of nitrogen in combination with the proposals of the Regeneration DPD.

- **Breagh Gas Pipeline.** The Breagh Gas Pipeline project is intended to bring ashore gas from the North Sea Breagh Field to be processed. The project began with Phase 1 in 2011 and, upon completion, it will provide development in both the Stockton on Tees and Redcar and Cleveland authority areas and comprises of both on-shore and off-shore components. The on-shore element includes an underground energy utility corridor of approximately 10km in length, a beach valve station and alterations to the existing Teesside Gas Processing Plant, including the provision of a 60m high vent stack and flash compression unit. Potential impacts from the proposal include the disturbance and displacement of SPA species. However, the approval requires the provision of mitigation measures, including the remediation works to the ground of the pipeline excavation area, dust control measures and restricted construction periods. In addition, it has been identified that air emissions will be limited to construction dust and vehicle emissions, with no new sources of emissions associated with the normal operation of additional plant and pipeline.
- **Tees Crossing Overhead Powerlines.** The development involves the removal of an existing powerline of 12 towers and its realignment and replacement with 16 towers, 2 of which will be up to 130m in height. The development will be located within Stockton and Redcar and Cleveland Boroughs and involves a crossing of the River Tees. It was identified that the project may result in short term disturbance during construction, for which mitigation measures have been imposed. It was concluded that the proposals be unlikely to result in permanent displacement or a significant risk of collision for qualifying species.
- **Thor Cogeneration, Seal Sands.** Thor Cogeneration Ltd has been granted approval for a 1020MW combined heat and power plant on land forming part of the Reclamation Pond site at Seal Sands. The development comprises of a gas fired combined cycle gas turbine power station and associated substation. The development site forms part of a larger 66ha site that was subject to a planning application for the reclamation of land for industrial purposes. Approval for this reclamation was granted and is associated with mitigation measures that include the creation of a new wetland habitat at Port Clarence Pool. Therefore, the effect of land take has been mitigated through the earlier Reclamation Pond agreement. Remaining impacts from the power station include disturbance and displacement and nitrogen emissions.

Mitigation has been provided for these effects, but there remains potential for increased nitrogen depositions in combination with future developments on employment land allocations.

- **Gaia Power Biomass Power Station, Billingham Reach and Biomass Power Station, Port Clarence Road.** Approval has been granted for two 45-50 MW biomass fuelled power stations in at Billingham Reach and Port Clarence Road. The Environmental Statements concluded that neither plant on its own is likely to have a significant impact upon the integrity of designated sites through either the construction on operation phases. However, in both cases it is considered that there is potential to contribute to a cumulative, in combination, impact upon air quality and NO<sub>2</sub> deposition, with future developments.
- **Air Products Renewable Energy Facility, Reclamation Pond, Seal Sands.** Approval has been granted for the erection of a 49MW renewable energy facility employing plasma gasification technology with handling facilities and an oxygen production unit and power generation plant. The Appropriate Assessment accompanying the planning application found that there was potential for an impact upon the Teesmouth and Cleveland Coast SPA and Ramsar site without mitigation measures. The application was approved with a requirement to implement a number of mitigation measures including the submission of a Construction Environmental Management Plan.

### **Consideration of in Combination Effects**

- 6.12. A number of the policies contained within the Local Plans and Local Development Frameworks of adjacent Local Authorities have the potential to result in an impact upon designated sites in combination with the Regeneration and Environment DPD of Stockton Council. All adopted plans contain mitigation measures to prevent proposals coming forwards that are to the detriment of designated sites and have been subject to separate Habitat Regulations Assessment.

## **7. Conclusions**

- 7.1. The Regeneration and Environment DPD is the second Development Plan Document to be produced within the LDF and contains site specific policies and allocations, and some non site specific policies and designations, to deliver the Spatial Strategy and other policies set out within the Council's adopted Core Strategy. Policies within the Regeneration and Environment DPD need to be read alongside other policies contained within the Stockton Local Development Framework. Developments supported by the Regeneration and Environment DPD must, therefore, also comply with the Core Strategy policies, including CS10 – Environmental Protection and Enhancement, which states:

“In taking forward development in the plan area, particularly along the river corridor, in the North Tees Pools and Seal Sands areas, proposals will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European sites, either alone or in combination with other plans, programmes or projects. Any mitigation measures must meet the requirements of the Habitat Regulations.”

### **Impacts from the Spatial Strategy and Retail Policies.**

- 7.2. The site allocations within the Regeneration and Environment DPD, when considered in combination, will give rise to a significant increase in the population of Stockton Borough within the plan period. The potential impacts of this population growth include an increase in air pollution from increased vehicle use and disturbance from increased visitors to the protected sites.
- 7.3. The retail policies aim to support the vitality and viability of designated retail centres, especially Stockton Town Centre. The result of this overall aim will also be to see an increase in visitors to the Town Centre, with potential for an increase in vehicular traffic.
- 7.4. The site allocations and policies within the Regeneration and Environment DPD follow the Spatial Strategy, which is set out within the adopted Core Strategy, and the Housing Spatial Strategy set out in the Regeneration and Environment DPD. It is considered that the potential impacts from these strategies are addressed through existing policies within the Core Strategy. In particular, an increase in air pollution resulting from population growth will be addressed through the use of improved public transport provision (Core Strategy Policy CS2, Regeneration Policies T2 and T3) and the increased sustainability of developments (Core Strategy Policy CS3).

### **Impacts of the Expansion of Durham Tees Valley Airport**

- 7.5. The expansion of Durham Tees Valley Airport has the potential to create an increase in air pollution from additional traffic and flights. However, this is linked to plans for a better bus service to and from the Airport and improved rail connections through the Tees Valley Metro scheme (Policy T2). Schemes such as these will serve to mitigate the impact of economic development at the Airport. In the case of the North York Moors SPA/SAC, and adverse impact is likely to be minimal due to the distance of the site from the Airport and the prevailing wind direction.

### **Impacts upon Castle Eden Dene SAC**

- 7.6. Land allocated as a key location for prestige employment uses and some of the land allocated for housing is located at Wynyard. This is adjacent to the A19, which lies close to the SAC. There is potential for traffic on the A19 to increase as a result of the expansion of

development in the area. An increase in traffic is likely to lead to an increase in air pollution from vehicular emissions.

- 7.7. However, concentrations from vehicular emissions decline exponentially from the edge of the road. Though it varies with a range of factors, and from pollutant to pollutant, the concentration of pollutants from roads can be said to have localised impacts up to 200m from the roadside<sup>7</sup>. Castle Eden Dene extends away from the A19 and towards the coast. As a result, there will be no significant impacts from increasing traffic upon Castle Eden Dene SAC.

### **Impacts upon the Teesmouth and Cleveland Coast SPA and Ramsar Site.**

*Impacts from Policies SP2 (Limits to Development) EMP 4 (Process Industries Sites) and EMP5 (Important Bird Populations and the Seal Sands and North Tees Sites).*

- 7.8. Policy EMP4 allocates land for chemical processing and heavy engineering activities on sites in close proximity to the Teesmouth and Cleveland Coast SPA and Ramsar site and Policy SP2 includes land in close proximity to the SPA and Ramsar site within the limits to development. There is significant potential for these policies to give rise to damaging impacts upon the SPA and Ramsar site.
- 7.9. The potential impacts are:
- Increase in air pollution and deposition from operational emissions and transport.
  - Loss of roosting and foraging habitats through land take for development.
  - Obstruction to flight paths and sightlines.
  - Increase in disturbance during construction and operation from noise and increased activity.
  - Reduction in water quality and quantity.
  - Impact of channel dredging on intertidal habitats.
  - Potential for coastal squeeze.
- 7.10. The potential for these site allocations to impact upon the integrity of the SPA and Ramsar site was acknowledged at the Examination in Public of the Core Strategy in 2009 and the following text has been included within the adopted Core Strategy:

*'To inform the allocations in the Seal Sands, North Tees Pools and River Tees Corridor areas in the Regeneration Development Plan Document, the Council has agreed to undertake a study in partnership with Natural England and the RSPB, to assess the potential for development in those areas to adversely affect the integrity of the SPA/Ramsar site. The study will involve a detailed assessment of the usage of these and adjacent areas by SPA and Ramsar site bird species. This will be used to develop a strategic framework for development in these areas by identifying where land can be allocated for development without adverse impact on the SPA/Ramsar site, whilst taking an integrated approach to habitat creation to ensure sufficient mitigation can be delivered'.*

- 7.11. The Use of Land at Seal Sands and North Tees by Birds of the SPA was completed in 2011, in time to inform the preferred options of the Regeneration and Environment DPD. The study considers that, while the full impacts cannot be quantified until details of scale and the nature of development is available, it is possible to develop the site allocations proposed within policy EMP4 without adverse effect upon the integrity of the SPA and Ramsar site. However, the

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<sup>7</sup> Draft Appropriate Assessment of The Regional Spatial Strategy for the North East, page 21. Treweek Environmental Consultants. February 2007.

future development in these areas must comply with policy EMP5, which seeks to protect the important bird species of the SPA and Ramsar site, and must fulfil any mitigation requirements. In addition, each development proposal will be subject to its own Habitat Regulations Assessment.

#### *Other Impacts*

- 7.12. A number of policies within the DPD will result in development within the River Tees corridor. The resulting impacts from these developments and the growth in the population are:
- Changes to the hydrology of the River Tees upstream of the SPA/Ramsar site, including water quality and quantity, surface water runoff and channel dredging, which could affect the hydrology of the river and consequently impact on the feeding activities of important bird species;
  - Recreational activities associated with new developments, including water sports, along and adjacent to the River Tees could cause disturbance;
  - Increase in disturbance from noise;
  - Any indirect effects of an increase in air pollution and deposition from emissions;
  - Loss of or damage to undesignated land functionality.
- 7.13. Impacts from the development of renewable energy generating schemes upon the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site are likely to come from wind farm and biomass developments and take the following form:
- Land take in undesignated areas reducing the extent of foraging and roosting areas;
  - Increase in disturbance and noise through construction activity;
  - Potential for bird fatalities from wind turbine operation and structure;
  - Potential for alteration of hydrological flow;
  - Changes in water quantity and quality;
  - Air quality relating to transport and the fuel conversion process.
- 7.14. Due to the operation of the Tees Barrage it is likely that the increase in river-based recreation mostly occurs sufficiently up stream of the SPA and Ramsar site so as to avoid significant increased disturbance from the encouragement of the use of the River Tees for recreation. Many of the above impacts have already been addressed through existing Core Strategy policies such as CS2: Sustainable Transport and Travel, which encourages the movement of freight by rail and water and the reduction of travel by private vehicle and Core Strategy Policy CS3, which requires the use of sustainable construction and Sustainable Drainage Systems seek to limit the environmental impacts of development and, as discussed above, CS10 provides for environmental protection and enhancement, specifically including measures for development in the river corridor and for the protection of the Teesmouth and Cleveland Coast SPA and Ramsar site.
- 7.15. In addition other legislation and proposals address some of the potential impacts. For example, the National Planning Policy Framework already affords protection to sites of European importance. The NPPF will need to be read alongside the policies contained within Stockton-on-Tees Borough Council's LDF. Given the reasons above, the Stockton on Tees Regeneration and Environment DPD is assessed as not having an adverse effect on the integrity of sites designated as of European importance for their nature conservation value, either alone or in combination with other plans and projects.

**Appendix 1: Favourable Condition Table – Teesmouth Cleveland Coast SPA and Ramsar Site.**

Feature	Sub-Feature	Attribute	Measure	Target	Comments
Internationally important populations of regularly occurring Annex 1 bird species (little tern, Sandwich tern)		Disturbance	Reduction or displacement of birds.	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline, subject to natural change.	Significant disturbance attributable to human activities can result in increased energy expenditure (light and/or reduced food intake, displacement to areas of poorer feeding conditions).
		Extent and distribution of habitat	Area (ha) measured once during reporting cycle.	No decrease in extent from an established baseline, subject to natural change.	These habitats provide both breeding and roosting sites for terns.
	Sand and shingle	Vegetation characteristics	Predominantly open ground with sparse/short vegetation and bare surfaces (colonial nesting).	Vegetation height and density at nesting sites should not deviate significantly from an established baseline, subject to natural change.	Vegetation cover <10% required throughout the areas used for nesting by little tern.
	Intertidal sand and mudflats	Absence of obstructions to bird sight lines.	Openness of terrain unrestricted by obstructions.	No increase in obstructions to existing bird sight lines, subject to natural change.	Sandwich terns require views >200m to allow early detection of predators at roost sites.
	Shallow coastal waters	Food availability	Presence and abundances of marine fish, crustaceans, worms and molluscs. Measured periodically (frequency to be determined).	Presence and abundance of prey species should not deviate significantly from an established baseline, subject to natural change.	Crustacea, annelids, sand eel, and sprats are important for feeding little and Sandwich terns.

Feature	Sub-Feature	Attribute	Measure	Target	Comments
Internationally important populations of regularly occurring migratory species (knot (winter), redshank (autumn)) and of the internationally important assemblage of waterbirds		Disturbance	Reduction or displacement of birds.	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline, subject to natural change.	Significant disturbance attributable to human activities can result in reduced food intake and/or increased energy expenditure
		Extent and distribution of habitat	Area (ha) measured once during reporting cycle.	No decrease in extent from an established baseline, subject to natural change.	Rocky shores have particular significance for feeding knot at Teesmouth. Existing saltmarsh habitats are mere remnants of those of the original Tees Estuary.
	Rocky shores	Absence of obstructions to bird sight lines.	Openness of terrain unrestricted by obstructions.	No increase in obstructions to existing bird sight lines, subject to natural change.	Waders require views over >200m to allow early detection of predators when feeding and roosting during the non-breeding season (at Teesmouth July-March inclusive)
		Food availability	Presence and abundances of marine fish, crustaceans, worms and molluscs. Measured periodically (frequency to be determined).	Presence and abundance of prey species should not deviate significantly from an established baseline, subject to natural change.	Mytilus spat are important prey for Knot.
	Intertidal sand and mudflats	Absence of obstructions to bird sight lines.	Openness of terrain unrestricted by obstructions.	No increase in obstructions to existing bird sight lines, subject to natural change.	Waders require views over >200m to allow early detection of predators when feeding and roosting.

Feature	Sub-Feature	Attribute	Measure	Target	Comments
		Food availability	Presence and abundances of marine fish, crustaceans, worms and molluscs. Measured periodically (frequency to be determined).	Presence and abundance of prey species should not deviate significantly from an established baseline, subject to natural change.	Prey items include Hydrobia, Macoma, Corophium, Nereis (redshank and shelduck), Macoma, Mytilus/Cerastoderma spat, Hydrobia (knot), Bathyporeia, Nerine, Mytilus, wrack flies, sanhoppers (sanderling).
	Saltmarsh	Absence of obstructions to bird sight lines.	Openness of terrain unrestricted by obstructions.	No increase in obstructions to existing bird sight lines, subject to natural change.	Waders require views over >200m to allow early detection of predators when feeding and roosting
		Vegetation characteristics	Open, short vegetation or bare ground predominating (feeding and roosting)	Vegetation height throughout areas used for roosting should not deviate significantly from an established baseline, subject to natural change.	Vegetation of <10cm is required throughout area used for roosting.
		Food availability	Presence and abundance of aquatic invertebrates. Measured periodically (frequency to be determined).	Presence and abundance of prey species should not deviate significantly from an established baseline, subject to natural change.	Hydrobia, Corophium are important for redshank, shelduck and teal. These habitats provide supplementary feeding opportunities especially at high water.
			Presence and abundance of seed-bearing plants. Measured periodically (frequency to be determined).	Presence and abundance of prey species should not deviate significantly from an established baseline, subject to natural change.	Salicornia and Atriplex are important for teal during the non-breeding season (November – March), while Salicornia seeds may be taken by Shelduck.
NB Extreme events (such as storms reducing or increasing salinities, exceptionally cold winters or warm summers) also need to be recorded as they may be critical in influencing ecological issues on the Teesmouth and Cleveland coast and may well be missed by routine monitoring.					



**Appendix 2: Favourable Condition Table –North York Moors SAC and SPA Site.**

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
Upland Heath	European dry heath	Extent	Total area mapped in relation to baseline	No reduction in area and any consequent fragmentation	Small losses related to management may be acceptable (eg - footpaths).
		Dwarf shrub cover	% of dwarf shrub cover	Minimum of 75% cover of dwarf shrubs	Excluding recently burnt stands. Includes all H10 ( <i>Calluna vulgaris-Erica cinerea</i> heath) and H12 ( <i>Calluna vulgaris – Vaccinium myrtillus</i> heath).
		Dwarf shrub diversity	Number of different species of dwarf shrubs and frequency in sward	At least two species of dwarf shrub species should be widespread and frequent in the sward	Aim is for diversity of shrubs especially along valleys and steeper slopes, but also on some of the flatter land. Merlin are believed to favour the upper parts of the catchment/ valleys so taller heather here would be preferable.
		Age structure	Presence of age classes of Calluna	All age classes present with at least 25% of the management unit in the late mature/degenerate age class or excluded from the burning rotation.	Stand which are never burnt should be present on level or gently sloping ground , not entirely confined to steep slopes.
		Grazing impact	Indicators of light grazing	A maximum of 5% of the grazing unit may show signs of current moderate or heavy grazing. Foddering sites should be no greater in their immediate impact of 30 metres of heather lost to grass.	See guidance notes for indicators.
Upland Heath	Northern Atlantic wet dwarf shrub	Extent	Total area mapped in relation to baseline	No reduction in area and any consequent fragmentation	Small losses related to management may be acceptable (eg - footpaths).
		Dwarf shrub cover	%age of dwarf shrub cover	Minimum of 75% cover of dwarf shrubs	

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
	heath	Dwarf shrub diversity	Number of different species of dwarf shrubs and frequency in sward	At least two species of dwarf shrub species should be widespread and frequent in the sward	Much of the dry and wet heath forms an intimate mosaic which is currently managed as one by moorland owner/ occupiers. It is very difficult delineating distinct zones of each habitat type on the moors.
		Bryophyte/ lichen abundance	Frequency of bryophytes and lichens in the sward	Bryophytes (excluding Polytrichum spp. and/or Campylopus spp.) and/or Cladonia spp. Lichens should be occasional to frequent and forming patches below, or in more open swards, between the dwarf shrubs	Bryophyte levels have been found to be only occasional in some areas.
		Age structure	Presence of age classes of Calluna	All age classes present with at least 33% of the management unit in the late mature/degenerate age class or excluded from the burning cycle.	Stand which are never burnt should be present on level or gently sloping ground , not entirely confined to steep slopes.
Upland bog	Blanket and upland raised mire	Extent	Total area mapped in relation to baseline	No reduction in area and any consequent fragmentation	Small losses/ flux in surface vegetation may be acceptable, esp. for management (eg-footpaths).
		Bryophyte abundance	Bryophyte cover especially Sphagnum spp	Bryophytes (excluding Polytrichum spp., Campylopus spp. and Racomitrium lanuginosum on bare ground) should be abundant and must include Sphagnum spp	Sphagnum spp must be both frequent and widespread in the stand and restricted to hollows, forming at least occasional lawns or hummocks. Pleurocarpous mosses may make up a significant proportion of the bryophyte layer in the Moors. Reference level of bryophytes needs to be determined.
		Dwarf shrub cover	%age of dwarf shrub cover	Cover of dwarf shrubs must be greater than 33%	Less than 33% cover is acceptable in wetter areas where Sphagnum spp are abundant and forming lawns although this wetness is not a general feature of the Moors.

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
		Dwarf shrub diversity	Number of different species and frequent within sward	At least two species of dwarf shrub species should be widespread and frequent in the sward	
		Graminoid cover	% cover of grasses and related species	Total cover of graminoids/ Eriophorum should not exceed 50% unless Sphagnum spp are abundant/co-dominant and forming lawns below the grasslands i.e. in waterlogged conditions	Eriophorum tends to be favoured over dwarf shrubs where burning is relatively intense.
		Extent of bare ground covered by algal mats	Amount of bare ground or ground covered by algal mats	Little or no ground, or bare ground carpeted by Polytrichum spp, Campylopus spp crust forming lichens or algal mats	Bare ground present rather than eroded surfaces. Some areas have remained as bare ground since previous severe fires, some dating back to the 1930's.
		Erosion features associated with human impacts	Presence of erosion features	No artificial drains/ grips or erosion associated with human impacts eg fires, vehicles, livestock grazing, recreational activities	See notes. Except very localised - eg - around tracks, footpaths, grouse butts, etc.
		Active peat extraction	Presence of active peat extraction	Large scale (commercial) peat extraction absent. Some small-scale hand-cut peat. turve cutting may be acceptable provided that it does not make up more than 2% of the moorland area  Acceptable levels to be defined	Many areas which have been cut in the past have now revegetated with good mire vegetation which meets the other attributes for favourable vegetation. Many farms retain their rights to cut peat/ turves. The numbers carrying out this activity is a key element to acceptability. Recovery times are thought to be 20 years plus.
		Grazing impact	Indicators of light grazing	A maximum of 5% of the grazing unit may show signs of current moderate or heavy grazing	See guidance notes.

## SPA Features

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
Moorland (For Birds)	Annex 1 and migratory populations of European Importance:  golden plover, merlin	Disturbance	Reduction or displacement of birds, measured periodically (frequency to be determined).	No significant displacement of birds attributable to human disturbance in relation to reference level.	Potential sources of disturbance include heather burning, heather cutting, vehicles, stock, dogs and walkers, especially from April to mid-July. Disturbance caused by predation and the effects on the qualifying bird species is an area that requires further assessment. Reference level to be determined. Methodology for assessing target to be determined.
		Extent and distribution of habitat	Area (ha), measured periodically (frequency to be determined).	No significant decrease from reference level.	Reference level to be determined. Methodology for assessing target to be determined.
	Annex 1 and migratory populations of European Importance: golden plover	Landscape	Open terrain relatively free of obstructions (feeding, anti-predator, roosting), measured periodically (frequency to be determined).	No significant reduction in view-lines in feeding and roosting areas.	Golden Plover require views over 200m At least 80% of current moorland area (and all flatter plateaux) open, e.g. without new walls or trees. New fences only where essential for conservation land management. Some loss of view, to trees and shrubs, acceptable in low density breeding areas to benefit other bird and habitat interests. Methodology for assessing target to be determined.

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
	Annex 1 populations of European Importance: merlin	Food Availability	Abundance of birds, day flying moths and mammals, measured periodically (frequency to be determined).	No significant reduction in presence and abundance of prey species in relation to reference level.	Small birds - pipits to waders and moths are important for Merlin. Effects of bracken spraying on meadow pipit abundance not fully assessed but needs to be quantified. Reference level to be determined. Methodology for assessing target to be determined. Data from Merlin Group suggests that male and female may hunt in different areas and on different types of prey during the breeding (incubation period) season, the female taking larger prey, more widely afield, post hatching, but this has yet to be confirmed.
Moorland [For Birds]	Annex 1 and migratory populations of European Importance: golden plover, merlin	Vegetation Characteristics	Extent and proportions of short, medium and tall vegetation, measured periodically (frequency to be determined).	xxx% of moorland with short vegetation with patches of taller vegetation for nesting (short grassland, grasslands with bracken, tall heather, low trees/scrub) for merlin. Once a reference level has been established then there should be no significant reduction in extent from that level.	Using SAC targets, at least 75% of the shorter vegetation currently used by golden plovers can be retained. The requirement for 25% taller vegetation could be met away from high density breeding areas. Scattered tree/shrub is acceptable to meet other SPA and SAC objectives. Vegetation height require for golden plover: mix of short (feeding) (less than 5cm ) and patches of taller ( up to 15 cm for nesting) during the breeding season. Burnt are favoured over cut area. Nesting appears to be largely just below the plateau between catchments, on the tops of moors and centred on blanket bog areas. Burning management on grouse moors, which currently produces much of the short vegetation providing suitable habitat for golden plover, is considered unlikely to be compatible with achieving favourable condition on blanket bog or for other interest features of the SPA. Retention of small areas of acidic grassland can provide valuable nesting habitat, compatible with SAC targets (eg 5% of area) as currently

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
					<p>defined.</p> <p>Vegetation height required for merlin: a ground layer of heather at &gt; 20cm height with &gt;80% heather cover, in a minimum of 15m x 15m heather 'blocks' and with burns (for feeding/ plucking) within a minimum of 5 metres of the nest site (average 10 metres). Heather in late mature to degenerate stages of growth. Nest site preference is generally on the level up to a 10 degree slope (though 20-30 degrees are recorded). No preference for aspect has been recorded. There is no evidence of tree nesting in the Moors despite intense ornithological work. All gills with some trees and shrub (variable densities). Some patches of trees at moor boundary. Aim to increase areas of tall heather in locations suitable for merlin nesting (eg tops of catchments).</p> <p>Methodology for assessing target to be determined. Reference levels (i.e. proportion of moorland with appropriate vegetation heights) to be determined.</p> <p>xxx% of moorland with short vegetation with patches of taller vegetation for nesting (short grassland, grasslands with bracken, burnt heather) for golden plover.</p> <p>xxx% of moorland with short vegetation for feeding and patches of longer vegetation for nesting for curlew.</p> <p>xxx% of moorland with medium to tall ground vegetation plus scattered (tall heather, low trees/scrub) for Merlin.</p> <p>xxx% of moorland with tall heather/young forestry (nesting and roosting), plus grasslands, bracken or low trees/scrub (feeding) for Hen Harrier</p>
Moorland	Annex 1 and	Food	Abundance of soil and	No significant reduction in	Earthworm, leatherjackets, beetles, spiders

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
and adjacent wet pastures [For Birds]	migratory populations of European Importance: golden plover	Availability	ground surface invertebrates, measured periodically (frequency to be determined).	presence and abundance of food species in relation to reference level.	<p>are important for Golden plover. Maintain or increase existing areas of grassland (within 10-15km) without pesticide use (effective field size should be at least 10ha).</p> <p>Although important to the condition of the site, it may not prove possible to obtain a meaningful measure of prey availability by directly sampling invertebrate prey populations.</p> <p>Reference level to be determined.</p> <p>Methodology for assessing target to be determined.</p>

### Appendix 3: Favourable Condition Table – Castle Eden Dene SAC.

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
Semi-natural woodland	Taxus baccata woodland (National Vegetation Classification W13)	Area	Extent/location of stands	<p>No loss of ancient semi-natural stands</p> <p>At least current area of recent semi-natural stands maintained, although their location may alter.</p> <p>At least the area of ancient woodland retained (Details of stands contained in National Nature Reserve plan)</p>	<p>Stand loss due to natural processes e.g. in minimum intervention stands may be acceptable.</p> <p>Stand destruction may occur if the understorey and ground flora are irretrievably damaged even if the canopy remains intact.</p> <p>20% canopy cover is conventionally taken as the lower limit for an area to be considered as woodland.</p> <p>Area and location of stands may be assessed remotely or by site visit.</p>
		Natural processes and structural development	Age/size class variation within and between stands; presence of open space and old trees; dead wood lying on the ground; standing dead trees	<p>At least the current level of structural diversity maintained. (See NNR plan for current state)</p> <p>Canopy cover present over 30-90 % of stand area</p> <p>A minimum of 3 fallen lying trees less than 20 cm diameter per ha. At least 20 trees per ha left to grow on to become veterans<sup>8</sup>.</p>	<p>Any changes leading to exceeding these limits due to natural processes are likely to be acceptable.</p> <p>There is generally a good structural variety in these stands.</p> <p>The ground flora and shrub layer are frequently totally absent over most of the stand, so no target is set for them.</p> <p>See JNCC guidance note for the sorts of age structure likely to be appropriate for different types of management regime. Compared to other woodland types the degree of variation in structure may be very low.</p> <p>Much of the interest in yew woods is in the very old trees - hence a higher figure is set than for other types for trees to grow on to become veterans.</p> <p>Assess this attribute by field survey.</p>
		Regeneration potential	Successful establishment of young stems in gaps or on the edge of a stand	Signs of seedlings growing through to saplings to young trees at sufficient density to	A proportion of gaps at any one time may develop into permanent open space; equally some current permanent open space/glades

<sup>8</sup> Veteran trees are trees, which, because of their great age, size and condition, are of exceptional value culturally, in the landscape or for wildlife.



Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
				<p>maintain canopy density over a 20 yr period (or equivalent regrowth from coppice stumps).</p> <p>No planting except where necessary to restore former plantation areas.</p>	<p>may in time regenerate to closed canopy. Regeneration may often occur on the edges of woods rather than in gaps within it. See Joint Nature Conservation Council Guidance Note on likely desirable levels of regeneration. In yew woods the proportion of gaps is frequently lower than for other woodland types and the long-life span of the tree means that it is almost impossible to give a minimum level for regeneration. Assess this attribute by walking through the wood in spring/summer.</p>
		Composition	<p>Cover of native versus non-native species (all layers)</p> <p>Death, destruction or replacement of native woodland species through effects of non-native fauna or external unnatural factors</p>	<p>At least the current level of site-native species maintained. (Details of current composition given in management plan.)</p> <p>At least 90% of cover in any one layer of site-native or acceptable naturalised species.</p> <p>At least 50% of canopy or understorey comprised of yew</p> <p>Death, destruction or replacement of native woodland species through effects of introduced fauna or other external unnatural factors not more than 10% by number or area in a five year period.</p>	<p>In sites where there might be uncertainty as to what counts as site-native or as an acceptable naturalised species this must be made clear. Where cover in any one layer is less than 100% then the 90% target applies to the area actually covered by that layer. Factors leading to the death or replacement of woodland species could include pollution, including eutrophication from adjacent farmland; new diseases. Damage to species by non-native species that does not lead to their death or replacement by non woodland species (eg damage from squirrels to trees that none-the -less survive) is not necessarily unacceptable in nature conservation terms. Excessive browsing/grazing by even native ungulates may be considered an unnatural external factor where it leads to undesirable shifts in the composition/structure of the stand, although this may be picked up by attributes 2 or 5 anyway. Assess this attribute by a walk through the site.</p>
		Species, habitats,	Distinctive and desirable elements for a given site	Distinctive elements maintained at current levels	Changes leading to these targets not being met may be acceptable where this is due to natural

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
		structures characteristic of the site.	Patches of associated habitats and transitions eg to ash woodland, or to species-rich grassland	and in current locations (where appropriate).  Transitions to other woodland types (ash-elm, acid oak) and open space maintained in extent and where appropriate location. (See NNR plan for current state).	processes. Distinctive elements and patches should be marked on maps for ease of checking in the field wherever possible. If there are species groups/assemblages that cannot be assessed directly on a general site visit then surrogate features should be given where possible, eg dead wood concentrations for associated invertebrates.

#### Appendix 4: Favourable Condition Table – Thrislington SAC.

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
Unimproved calcareous grassland	CG8	Extent	Total Area (ha), mapped in relation to reference level, in period mid May to end July, measured annually if possible.	No reduction in area and any consequent fragmentation without prior consent.	Reference Level to be determined.
		Sward composition: grass/herb ratio	Proportion of non-Graminae (herbs) in period mid May to end July measured annually if possible.	30%-90%	Low proportion outside target indicates eutrophication, usually from fertilisers, or insufficient removal of biomass, leading to dominance by grasses.
		*Sward composition: Positive indicator species	Record the frequency of positive indicator species in the period mid May to end of July, measured annually if possible. <i>Sesleria albicans</i> , <i>Anthyllis vulneraria</i> , <i>Gallium Verum</i> , <i>Gentianella spp.</i> , <i>Helianthemum nummularium</i> , <i>Hypericum Pulchrum</i> , <i>Linum Cartharticum</i> , <i>Listeria Ovata</i> , <i>Lotus Corniculatus</i> , <i>Pimpinella Saxifragum</i> , <i>Plantago Media</i> , <i>Polygala spp.</i> , <i>Primula Verus</i> , <i>Sanguisorba minor</i> , <i>Scabiosa columbaria</i> , <i>Stachys Officinalis</i> , <i>Succisa pratensis</i> , <i>Thymus polythricus</i> , <i>Viola hirta</i> .	<i>Sesleria albicans</i> frequent plus at least two species frequent and four occasional throughout sward.	Choice of species related to NVC type and restriction to unimproved grassland, considered satisfactory when inside target. Among possible species that could be used, choice further restricted by ease of identification, visibility in recording period.
		*Sward composition: Negative indicator species	Record the frequency and % cover of negative indicator species. Record in period mid May to end July, measured annually if	No species/taxa more than occasional throughout the sward on singly or together more than 5% cover.	Invasive species chosen to indicate problems of eutrophication and disturbance from various sources when outside target, e.g. poaching, stock feeding.

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
			possible. <i>Chamerion Angustifolium</i> , <i>Cirsium arvense</i> , <i>Cirsium vulgare</i> , <i>Galium Aparine</i> , <i>Sonchus spp.</i> , <i>Senecio Jacobaea</i> , <i>Urtica Dioica</i> .		
		*Sward composition: Negative indicator species	Record the frequency and % cover of all tree and scrub species, except <i>Rosa spp.</i> , consider together, measured annually if possible. Nb, if scrub/tree species are more than occasional throughout the sward but less than 5%, they are soon likely to become a problem if grazing levels are not sufficient or if scrub control is not being carried out.	No more than 5% cover.	Invasive species outside target shows that habitat is not being managed sufficiently e.g. under grazed.
		*Sward composition: negative indicator species	Record % cover of <i>Rosa spp.</i> , Measure annually if possible.	No more than 10% cover.	<i>Rosa</i> species are often an important component of the habitat, although they can out compete grassland plants if management is insufficient e.g. under grazing.
		Sward Composition: Rare and scarce species.	Record community rare/scarce species (specific to site, maybe none), In period mid May to end July, measured annually if possible.  <i>Antennaria dioica</i> , <i>Epipacdis atrorubens</i> , <i>Linum anglicum</i> , <i>Hypericum montanum</i> , <i>Parnassia palustris</i> , <i>Pinguicula vulgaris</i> , <i>Plantago maritima</i> ,	One or more present.	Some sites have rare and scarce species, often with very small populations. Continued presence gives an indication that conditions e.g. grazing levels, remain suitable.

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
			<i>Primula farinose</i> , <i>Selaginella selaginoides</i> , <i>Trollius europaeus</i> .		
		Sward structure: Average Height	Record sward height in period Mid May to end July, measured annually if possible.	Sward 2-15cm	Outside target indicates insufficient grazing or overgrazing.
		Sward structure: litter	Record cover of litter where a more or less continuous layer distributed either in patches or in one larger area. Measured annually if possible.	Total extent no more than 25% of the sward.	Outside target indicates biomass removal is insufficient e.g. undergrazed.
		Sward structure: Bare ground	Record extent of bare ground (not rock) distributed through the sward, noticeable without disturbing the vegetation. Measure in period end mid May to end July, annually if possible.	No more than 10% of the sward	Outside target indicates management problems, e.g. over grazing.

## Appendix 5: Favourable Condition Table – Durham Coast SAC.

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
Maritime Cliff	Vegetated sea cliffs on the Atlantic and Baltic Coasts	Extent of cliff	Approximately 30% of sea cliff supporting or capable of supporting vegetated sea cliff communities. (Baseline figure taken from survey maps) Measure at least once per reporting cycle.	The overall length and /or area of the cliff habitat of the site is maintained taking into account natural variation.	<b>Requires up to date NVC mapping to provide accurate base line.</b> This attribute will be important for all cliff types. On near vertical cliffs it may be difficult to assess area, and a length measurement may be more appropriate. On less steep cliffs area may be measurable. Area of suitable habitat behind a receding cliff line may also be important.
		Mobility	Percentage of linear extent and area of cliff structure and geomorphological processes not immediately constrained by introduced structures or landforms. Measured once per reporting cycle.	No increase in linear extent or area constrained by introduced structures or landforms.	An important aspect of this habitat is the modification of vegetation patterns in response to natural and geomorphological coastal processes without constraints. Introduction of or increase in physical constraints would reduce the mobility of the cliff and reduce the range of communities which represent this interest feature. Information on existing coast protection should be available from the SMP.
		Physical features supporting vegetation patterns/ zonation	Assessment of distribution of main zones in relation to cliff behavioural units and distance from maritime influence. Measured once per reporting cycle.	Maintain the range of physical conditions arising from variation in geology and geomorphology, profile, stability, degree of maritime exposure, drainage, aspect, geographical location and history of management. Local targets will need to be established. Physical conditions should be able to support the full range of vegetation communities characteristic of the site.	Changes in patterns are reflected in changes to the profile and stability of the supporting cliff face which will vary from site to site and vary over time. Some cliffs exhibit long term stability, with episodic landslide movement, others erode more continually. Changes to patterns are to be expected, especially in dynamic systems. Can be assessed from air photographs and site based surveys and will need information on geomorphological aspect of cliffs.
		Vegetation composition maritime grassland communities	Presence of vegetation communities characteristic of maritime grassland. These are likely to consist of NVC communities MC8-MC12	Maintain range of maritime grassland communities, taking account of natural variation.	Individual sites will exhibit different patterns and range of vegetation types depending on site characteristic and management history. Surveys may be needed to establish the full range for each site. Reference should be made to dates

Operational Feature	Criteria Feature	Attribute	Measure	Target	Comments
		characteristic of the site.	characterised by the dominance of <i>Festuca rubra</i> , with <i>Armeria maritima</i> , <i>Silene Vulgaris maritima</i> , <i>Holcus lanatus</i> , <i>Plantago lanceolata</i> , <i>P. maritima</i> , <i>P. coronopus</i> , <i>Dactylis glomerata</i> , <i>Daucus carota</i> , <i>Rumex acetosa</i> , <i>Hyacinthoides non-scriptus</i> . Assess at least one reporting cycle.		of previous surveys to assess which communities have been previously recorded on the site. Some of these communities can be difficult to assess because of their inaccessibility.
		Vegetation of soft cliffs and other communities characteristic of the site	Vegetation composition of other communities forming a complex pattern reflecting different degrees and stages of instability, drainage and other physical characteristics. The components of this pattern may include wet flush/seepage/mire communities, scrub/woodland communities, ruderal and bracken communities. Assess at least once per recording cycle.	Maintain range of transitions and other communities previously recorded on the site, taking account of natural variation. Targets will need to be set locally, taking account of the maritime influence and coastal processes.	Vegetated sea cliff sites on soft geology in more sheltered locations are likely to support variants of wet flush/seepage/mire communities, scrub/woodland communities, ruderal and bracken communities, which may be subject to maritime influence. Some or all of these may also occur on relatively hard rock cliffs with a less extreme maritime influence. The diversity of habitats on sea cliffs is promoted by the inherent instability of the substrata which maintains a range of successional stages. Reference should be made to dates of previous surveys to assess which communities have been previously recorded on the site.
		Vegetation negative indicators	Presence of negative indicator species including non native species, invasive species indicative of changes in nutrient status and species not characteristic of typical communities. Assess at least once per reporting cycle.	No further increase in species not typically associated with the communities that define the feature. Local targets will need to be defined. These will vary from site to site and locally-significant species will need to be defined.	Changes in the extent and cover of invasive species usually indicate a change in conditions on a site, often as a result of anthropogenic activities, which may promote rapid expansion or increase in cover. Such species may include those identified as negative indicators for grass lands e.g. <i>Cirsium arvense</i> , <i>Senecio jacobaea</i> , <i>Urtica dioica</i> . Together with non native species. Some tall ruderal communities may be present naturally on a cliff site.

**Appendix 6: Favourable Condition Table – Northumbria Coast SPA and Ramsar Site.**

Feature	Sub-Feature	Attribute	Measure	Target	Comments
Internationally important populations of regularly occurring Annex 1 and migratory bird species	All habitats	Disturbance	Reduction or displacement of birds	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline, subject to natural change.	Significant disturbance attributable to human activities can result in reduced food intake and/or increased energy expenditure.  Disturbance is minimised through wardening of the tern breeding colony.
Internationally important populations of regularly occurring Annex 1 bird species	Shallow inshore waters	Extent of habitat	Area (ha) measured once during the reporting cycle.	No decrease in extent from an established baseline, subject to natural change.	Little terns feed in the shallow inshore waters and the Long Nanny estuary near the Low Newton colony.
		Food availability	Presence and abundance of marine fish, crustaceans, worms, and molluscs. Measured periodically (frequency to be determined).	Presence and abundance of food species during the breeding period should not deviate significantly from established baseline, subject to natural change.	Crustaceans, annelids, sandeel and clupeidae are important for Little Tern.



