

Application Number

P/2015/0791

Site Address

Landscope Holiday Village
Gillard Road
Brixham
Devon
TQ5 9EP

Case Officer

Mr Alexis Moran

Ward

Berry Head With Furzeham

Description

Removal of Condition 01 of P/2009/0452/PA (Use of land for the stationing of additional 101 static holiday caravans for occupation between 16th February and 14th January in any year, installation of public footpath and ancillary operations)-Condition 01- No caravan or chalet on the site shall be occupied between 15th January and 15th February in any one year

Executive Summary/Key Outcomes

This application seeks the removal of condition 1 of P/2009/0452 which prevents caravans or chalets on the site being occupied between 15th January and 15th February in any one year.

There have been a number of appeal decisions which conclude that sufficient controls are available to ensure holiday occupancy of caravans and chalets can be maintained even where the seasonal occupancy period is removed entirely and occupation takes place throughout the year. It should be noted that Condition 2 of application P/2009/0452 states that the caravans on the site shall be for holiday use only and not for permanent residential occupation and that the site manager of the facility shall maintain a register of the names of all the owners/occupiers of the caravans and of their home addresses.

It is considered that condition 2 is suitably worded and sufficiently enforceable to limit the use of the caravans and chalets and, on this basis, the removal of condition 1 would be appropriate.

Recommendation

Conditional approval subject to completion of a deed of variation to link S106 contributions in respect of the original grant of planning permission (P/2009/0452) to this application. The deed of variation to be completed within 3 months of the date of this committee. The conditions will reflect those added to P/2009/0452.

Statutory Determination Period

The target date for determination of the application was 07.11.2015. This has been exceeded due to the need for a legal agreement to be prepared.

Site Details

The application site is an existing Holiday Park on Gillard Road, Nr Berry Head, Brixham. The site lies within an Area of Outstanding Natural Beauty, Countryside Zone

and a Coastal Preservation Area. The site is adjacent to a National Nature Reserve (NNR), Site of Special Scientific Interest (SSSI) and Coastal Protection Zone on the coastal fringe and is in the vicinity of the Berry Head Country Park, which is designated as a Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR).

The site is a long established holiday park that comprises two areas of holiday accommodation to the north and south of Gillard Road. On the site there is a combination of holiday chalets and static caravans. There is also an outdoor and indoor swimming pool, administration building and club house and a number of recreation areas on the site

The 101 static caravans approved under application reference P/2009/0452PA currently have permission for occupancy over 11 months of the year with no occupancy permitted between 15th January and 15th February in any one year

Detailed Proposals

This application seeks the removal of condition 1 of P/2009/0452 which is as follows:

"No caravan or chalet on the site shall be occupied between 15th January and 15th February in any one year.

Reason: In the interests of the amenities of the area and to ensure that the caravans on the site are occupied for holiday purposes only and not as a persons' sole or main residence. In accordance with the objectives of policies TU9, H13, L1, L3 and L4 of the saved adopted Torbay Local Plan (1995-2011)."

Summary Of Consultation Responses

Brixham Town Council - Approval

SWW - No objection

Environment Agency - No objection

Natural England - No comment

Strategic Transport - No objection subject to the retention and implementation of the previous conditions

Arboricultural Officer - No objection

Green Infrastructure Coordinator - Greater Horseshoe Bats will be hibernating at this time and therefore it is not considered the proposal would be detrimental to them. No objection subject to the implementation of the conditions previously applied.

Summary Of Representations

None received.

Relevant Planning History

P/2009/0452 - Use of land for the stationing of additional 101 static holiday caravans for occupation between 16th February and 14th January in any year, installation of public footpath and ancillary operations; approved 26.7.12.

P/2005/1242 Use Whole Site For 11 Months Letting Period. Approved 30/8/2005.

Key Issues/Material Considerations

The key issue in this case is whether condition 1 that limits the occupation of the site to

11 months of the year should be removed and the use of the 101 static caravans continue without this condition.

The applicant has advised that Park Holidays UK is seeking to extend the seasonal holiday occupancy period from 11 to 12 months at Landscope Park. This will coincide with its other holiday park operations and the holiday caravan market as a whole, where extended seasonal use has become commonplace over the last 20 years. The company's Riviera Bay Holiday Park in Brixham has already been permitted holiday occupancy throughout the year.

In support of the application the applicant has referred to a number of appeal decisions that suggest that it is not necessary to limit the occupancy of caravans and chalets to seasonal holiday periods as appropriately worded conditions limiting the use of the caravans and chalets, for holiday use only, are a sufficient means of control.

This would effectively allow the caravans and chalets to be used all year round, but would prevent occupation as a person's sole or main residence. The applicant has submitted evidence of previous Inspectors rulings on this matter. The decisions are in favour of removing conditions which limit the periods in which the site can be used (document titles Seasonal and Holiday Occupancy Conditions dated August 2014).

There is little current formal guidance on holiday occupancy conditions, however the following provides a helpful basis in understanding the basis upon which planning policy and appeal decisions have been determined;

Circular 11/95 (repealed) - indicated that in cases where holiday use would be acceptable, but permanent residential use would not, holiday occupancy conditions alone would be more appropriate unless there were exceptional reasons why the holiday occupancy should be more limited e.g. to certain months of the year (for instance where the character or design of the construction means that the structure is unsuitable for continuous occupation, particularly in the winter months)

Good Practice Guide on Planning for Tourism (repealed) - states that the imposition of holiday occupancy conditions would be appropriate (a) in order to ensure that policies for the protection of the countryside are not compromised, (b) to avoid occupation by permanent households which would put undue pressure on local services or (c) to strengthen tourism in an area by ensuring that there is a wide range of properties available to tourists. This guidance proposed the use of the following conditions:

- i. Units used for holiday purposes only
- ii. Not person's sole or main residence in the UK
- iii. Owner to maintain an up to date register of occupiers

Although both sets of guidance have been repealed, they have not been contradicted by subsequent policy and therefore, can be considered as a reasonable starting point in determining what would be considered 'reasonable' should the matter be considered on appeal.

It is considered that Condition 2 of application P/2009/0452 is sufficiently worded and detailed so as to limit the residential occupancy of the caravans and chalets on the site. As well as stating that the caravans should be for holiday use only and not for

permanent residential occupation, this condition also requires the site manager to maintain a register of the names of all the owners/occupiers of the caravans and of their home addresses. The S106 agreement (which governs permission P/2009/0452 and will be linked to the new permission through a deed of variation) includes a monitoring contribution of £4000, which, in combination with the site's register, will allow the Council to check on the occupancy of the caravans and chalets to ensure they are not being used for residential purposes.

Condition 2 states that:

"With the exception of the staff accommodation as shown on plan titled 'Staff Caravan Allocation, Landscope' dated October 2011, the caravans on the site shall be for holiday use only and not for permanent residential occupation. The caravans shall not be occupied as a person's sole or main residence and the on-site manager of the facility shall maintain a register of the names of all the owners/occupiers of the caravans and of their home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the holiday units are used for holiday purposes only to accord with policies L2, L4, TU3, TU9 and T1 of the saved adopted Torbay Local Plan (1995-2011)."

The proposed deletion of condition 1 would be consistent with Policies TUS in the Torbay Local Plan 1995-2011, and TO1 in the new Local Plan "A landscape for success". The explanation to Policy TUS states "tourism is the cornerstone of the economy of Torbay" and in addition "sustaining the tourism industry is a main strand in Torbay's Economic Development Strategy". Policy TO1 states "the Council wishes to see the quality of accommodation improved with a wider range of new and refurbished facilities and services."

The proposed increase in occupancy by an additional period of 1 month per year would have no material effect upon ecology, landscape or environmental issues.

It is therefore deemed that condition 1 of application P/2009/0452 can be released.

S106/CIL -

A section 106 legal agreement was entered into as part of application reference P/2014/0501. This included contributions totalling £128,000.00 towards sustainable transport, monitoring and boundary treatment works. The proposal also included clauses requiring the implementation and maintenance of the Ecological Management Plan, the completion of the nature trail and that the staff accommodation shall not be sold or leased separately. A deed of variation is required to link these contributions to the current proposal and the applicant has confirmed that they are willing to enter into this.

Conclusions

In conclusion, it is considered that condition 2 is sufficient to protect against the residential use of the site and that condition 1 is no longer required. It would be appropriate to grant a revised planning permission without condition 1 from application reference P/2015/0791.

Condition(s)/Reason(s)

01. No caravan or chalet on the site shall be occupied between 15th January and 15th February in any one year.

Reason: In the interests of the amenities of the area and to ensure that the caravans on the site are occupied for holiday purposes only and not as a persons sole or main residence. In accordance with the objectives of policies TU9, H13, L1, L3 and L4 of the saved adopted Torbay Local Plan (1995-2011).

02. With the exception of the staff accommodation as shown on plan titled 'Staff Caravan Allocation, Landscope' dated October 2011, the caravans on the site shall be for holiday use only and not for permanent residential occupation. The caravans shall not be occupied as a person's sole or main residence and the on-site manager of the facility shall maintain a register of the names of all the owners/occupiers of the caravans and of their home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the holiday units are used for holiday purposes only to accord with policies L2, L4, TU3, TU9 and T1 of the saved adopted Torbay Local Plan (1995-2011).

03. The 7 No. caravans to be used for staff accommodation, as shown on plan titled 'Staff Caravan Allocation, Landscope' and dated October 2011, hereby approved, shall not be used for any form of residential accommodation other than as accommodation for bona fide staff when they are working at Landscope Holiday Park, ancillary to the use of the site as a holiday resort.

Reason: The use of the accommodation for the purpose specified is appropriate to serve the development, but any use of the accommodation for unassociated residential uses would result in the provision of new dwellings in the countryside contrary to the objectives of policies L1, L3, L4, TU9 and TS of the saved adopted Torbay Local Plan (1995-2011).

04. Prior to the commencement of the development, or at such other time as may be agreed in writing with the Local Planning Authority, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how the development and implementation of the scheme will be phased in relation to an agreed timetable of works and shall include provisions for the proposed landscaping, the ecological enhancement works required by condition 25, the works to the highway and Gillard Road, the works to form the footpath/cycleway/nature trail running parallel to Gillard Road, provision for bus turning on the site, the implementation of the proposed improvement works to the sewage plants and all other approved works. The phasing plan shall secure the implementation of all roads, footpaths, parking areas, landscaping, bases for the caravans and drainage, telecoms, gas, electricity and fresh water supply infrastructure relevant to each phase prior to occupation of any caravan that forms part of that phase.

Reason: To ensure that the scheme is implemented within an agreed timetable

and that essential elements of the scheme are delivered at an appropriate stage and to comply with policies LS, L1, L3, L4, L8, L9, L10, TU9, EP10, T25 and T26 of the saved adopted Torbay Local Plan (1995-2011).

05. Prior to the commencement of the development details of all of the proposed roads, footpaths, parking areas and all hard surfaces within the site boundary shall be submitted to and approved in writing by the Local Planning Authority. These details shall specifically indicate the proposed materials and types of construction for the hard surfaced areas and how storm water will be allowed to return to ground at or near its source through the use of permeable surfacing. The approved details shall be implemented in full prior to occupation of the caravans in each phase of development.

Reason: In order to protect the visual amenities of the AONB and to reduce surface water run off in accordance with the requirements of Paragraphs 99 and 103 of the National Planning Policy Framework in respect of sustainable drainage and flood risk.

06. Prior to the commencement of the development a definitive and detailed surface water drainage scheme for the whole site, based on sustainable drainage principles and based on an assessment of the hydrological and hydro geological context of the development shall have been submitted to and approved in writing by the Local Planning Authority. The system shall be in line with the details submitted within the Flood Risk Assessment and shall include information on who will be responsible for the operation and maintenance of the drainage infrastructure for the lifetime of the development. The drainage scheme shall then be implemented either in strict accordance with the phasing plan required by condition 04 of this consent, or prior to the occupation of any caravan hereby approved in the event that the scheme requires an holistic treatment, and the approved system shall be maintained effective at all times thereafter.

Reason: To prevent the increased risk of flooding and to improve water quality, habitat and amenity and to ensure future maintenance of the surface water drainage system, in accordance with the provisions of Paragraphs 99 and 103 of the National Planning Policy Framework

07. Before any caravan hereby approved is used or occupied, detailed plans of secure covered cycle parking areas for staff shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking areas shall then be provided and made available for use in accordance with the phasing plan for the development and shall be so retained thereafter.

Reason: To secure the appropriate provision of staff cycle parking facilities to serve the development and to promote and enable the use of sustainable methods of transportation, in accordance with the terms and objectives of policies TS, T1 and T2 of the saved adopted Torbay Local Plan (1995-2011).

08. The development hereby permitted shall not be commenced until details of the proposed improvement works to the car park on the opposite side of Gillard Road in the vicinity of the site shop have been submitted to and approved in writing by the Local Planning Authority. The proposed works, including hard and soft

landscaping and boundary treatments, shall then be completed in strict accordance with the agreed details prior to the occupation of any of the development hereby approved.

Reason: In order to ensure that the proposed works preserve and enhance the Area of Outstanding Natural Beauty in accordance with policies L1, L8, L9 and L10 of the saved adopted Torbay Local Plan (1995-2011).

09. The development hereby permitted shall not commence until the applicant (or any future successors in title to the land) has entered into an agreement with the Council pursuant to s278 of the Highways Act 1980, providing for the proposed works to the highway at Gillard Road, including the provision of a pedestrian crossing facility in the form of a raised table in the area of the pedestrian access gate on the opposite side of Gillard Road to the site shop. This facility shall be provided in full and made available for use before the use hereby granted commences, or at such other time as may be agreed in writing with the Local Planning Authority.

Reason: The permission hereby granted is only be acceptable in respect of highway safety with this provision of this facility in accordance with policies T1, T3, T18 and T27 of the Saved Adopted Torbay Local Plan (1995 - 2011). However, the land upon which the facility will be placed is not within the applicant's ownership. Therefore the Council requires assurance through the provisions of such a legal agreement that the works will be carried out.

10. No part of the development shall be used/occupied until the related vehicle parking areas shown on approved detailed plans have been provided and made available for use. These areas shall be kept permanently available for parking purposes to serve the development.

Reason: To ensure that adequate off-street parking is provided in accordance with policy T25 of the saved adopted Torbay Local Plan 1995-2011.

11. Prior to the commencement of the development details of any necessary improvements to the foul water system to ensure continued satisfactory performance in connection with the increased occupancy at the park, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary improvement works shall then be implemented in accordance with the agreed details prior to the occupation of the development hereby approved.

Reason: To ensure that there is adequate capacity for sewage treatment to control foul water on the site in accordance with Environment Agency requirements and to safeguard against contamination of the environment. To accord with policies EP3, EP9 and EP10 of the saved adopted Torbay Local Plan (1995-2011).

12. Prior to the commencement of the development, a plan indicating the positions, design, materials and type of any boundary treatment that is to be erected on the site shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be carried out in accordance with the approved details and completed prior to occupation of any caravan in the relevant phase.

Reason: To preserve the rural character of the site in the interests of visual amenity and to accord with policies L2, L4, TU3 and TU9 of the saved adopted Torbay Local Plan (1995-2011).

13. Prior to the commencement of the development a full and detailed lighting scheme for the whole site shall be submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall include details of any lighting proposed during construction but shall not include flood lighting on the site either during or after construction. The lighting proposed shall conform to appropriate ecological requirements in relation to the protection of dark corridors for the commuting bat population, and shall comply with the mitigation measures set out in the document titled Appropriate Assessment of the potential impacts on the South Hams SAC (as amended in July 2011). Specifically relevant are the numbered points on pages 13 and 14 (point 3 of section 1; points 8, 9 and 10 of section 2; and point 5 of section 3). The approved lighting scheme shall then be implemented in accordance with the approved phasing plan for the development.

Reason: To preserve the rural character of the site in the interests of visual amenity and to create dark corridors along the commuting routes used by the Greater Horseshoe Bats. To accord with policies L2, L4, TU3, TU9, NC4 and NC5 of the saved adopted Torbay Local Plan (1995-2011).

14. Prior to the commencement of the development, a full Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall accord with the strategy established in the Tree Retention Plan (Drawing No. OX4356/1-P-003 Rev E), hereby approved. The TPP shall demonstrate, through the provision of a plan and method statements, how the existing trees, shrubs and hedges on the site together with any specimens planted as part of the approved landscaping scheme, will be protected during the course of the development. In particular, detailed method statements for the construction of any caravan bases that are to be situated within tree rooting zones and detailed information on drainage and service channels shall have been submitted to and approved in writing by the Local Planning Authority, so as to avoid detrimental impacts on the trees that are to be retained. The development shall then be carried out in strict accordance with the agreed TPP. Any works of protection shall be carried out prior to development and retained during development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that all existing trees, shrubs and hedges on the site that are intended to be retained are adequately protected in accordance with policies L8 and L9 of the saved adopted Torbay Local Plan (1995-2011).

15. No vegetation clearance that involves the removal of habitats such as scrub or hedges, including bramble patches, shall occur during the bird breeding season (1st March to 30th September).

Reason: In order to avoid damage to any breeding bird or its nest thereby avoiding any potential conflict with The Wildlife and Countryside Act 1981 and policy NC5 of the Saved Adopted Torbay Local Plan (1995 - 2011).

16. Notwithstanding the submitted landscaping strategy plan (Ref: OX4356/1-P-002 Rev I), prior to the commencement of the development a full and detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be included in the phasing plan for the development in order that the implementation of the new planting can be achieved in tandem with the phasing of the development. The landscaping scheme shall include indications of all existing trees and hedgerows on the land, and details of any to be retained along with details of the quantity, size, species and position of all new trees, hedges and shrubs to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. The plans and particulars submitted in accordance with this condition shall also include details of the means of protection, maintenance and the replacement of failures of the trees, shrubs and hedges referred to above, until they are established.

Reason: To ensure that the landscaping for the development is acceptable in this Area of Outstanding Natural Beauty and to accord with policies TU9, R2, L1, L3, L4, L8, L9 and L10 of the saved adopted Torbay Local Plan (1995-2011).

17. The landscaping scheme, submitted and approved as details pursuant to condition 16 of this consent shall be managed in accordance with a Landscape Management Plan that shall have previously been submitted to and approved in writing by the Local Planning Authority. The trees, shrubs and hedges and all landscaped areas shall be managed in accordance with the Landscape Management Plan for a period of at least 5 years, unless the Local Planning Authority agrees in writing to any written request for a variation to any of the terms of the plan.

Reason: To ensure the proper establishment and maintenance of the landscaped areas and to protect the landscape character of this Area of Outstanding Natural Beauty, in accordance with policies L1, L3, L4, L8, L9 and L10 of the saved adopted Torbay Local Plan (1995-2011).

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the phasing plan required by condition 04 of this consent. The planting within each phase shall be completed during the first available planting and seeding season following the commencement of that same phase, or at such other time as agreed by the Local Planning Authority in writing. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenities of the area and to accord with policies L1, L3, L4, L8, L9, L10 and TU9 of the saved adopted Torbay Local Plan (1995-2011).

19. No further works shall be carried out within a period of five years from the completion of the development for the cutting, felling, uprooting, removal,

destruction, lopping or topping of any of the new trees or shrubs or any tree or shrub planted as a replacement for any of those trees or shrubs other than as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the trees are properly protected in line with policies L1, L3, L4, L8, L9 and L10 of the saved adopted Torbay Local Plan (1995-2011).

20. The development hereby approved shall be managed in accordance with a staff and visitor travel plan, which shall have been submitted to and approved in writing by the Local Planning Authority prior to occupation of the units. The travel plan shall include confirmation of the provision of travel information on site and should encourage visitors to avoid travelling by car to the town centre of Brixham. The travel plan shall be monitored annually and an annual report shall be submitted to and approved in writing by the Local Planning Authority. The report shall set out how the holiday park has fared in relation to the objectives set out in the travel plan and shall report the modal split of visitors and staff arriving at Landscope Holiday Park and how this has changed as the objectives of the travel plan have been implemented.

Reason: In order to ensure that the management of the development maintains a priority of reducing dependence on the private car, in accordance with policies T1, T2 and T26 of the saved adopted Torbay Local Plan (1995-2011).

21. Prior to the commencement of the development or at such other time as may be agreed in writing by the Local Planning Authority, detailed plans of the location and design of waste and recycling bin storage areas on the site shall be submitted to and approved in writing by the Local Planning Authority. The proposed bin stores shall then be constructed in accordance with the phasing plan for the development and shall be maintained at all times thereafter for the purposes of waste storage to serve the development.

Reason: In order to ensure that the management of the development is appropriate and that the design of ancillary buildings accords with the requirements of the development plan. In accordance with policies W7 and EP3 of the saved adopted Torbay Local Plan (1995-2011).

22. The external appearance of those caravans around the periphery of the proposed development that are hatched and coloured green on the Landscape Strategy Plan (No. OX4356/1-P-002 Rev I), hereby approved, shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The details shall include a sample of the proposed external finishes and full specification of the type, texture and colour of the materials to be used. The external finish of those caravans and any future replacement caravans in those same locations shall remain as agreed at all times thereafter, unless agreement is obtained in writing from the Local Planning Authority to any variation.

Reason: To ensure that the visual impact of the holiday park development is acceptable within the landscape of this Area of Outstanding Natural Beauty and to accord with policies TU9, R2, L1, L3, L4, L8, L9 and L10 of the saved adopted Torbay Local Plan (1995-2011).

23. In accordance with the proposed site layout plan, no more than 198 caravans shall be stationed on the land at any one time. The caravans shall be sited in accordance with the agreed layout plan for the development and any caravans that are, subsequent to the implementation of this planning permission, replaced with new or alternative caravans shall be situated in the same location as the existing caravans that are being replaced, so as to retain the agreed layout for the development. Any changes to the agreed layout shall be subject to agreement by the Local Planning Authority in writing.

Reason: Reason: To ensure that the layout of the holiday park development remains acceptable in this Area of Outstanding Natural Beauty and to accord with policies TU9, R2, L1, L3, L4, L8, L9 and L10 of the saved adopted Torbay Local Plan (1995-2011).

24. The proposed development shall be carried out only in accordance with detailed plans which shall previously have been submitted to and approved by the Local Planning Authority, showing the datum levels for the bases upon which each caravan is to be positioned and the highest point of the roof of each caravan in relation to an agreed fixed point or O.S. datum.

Reason: To ensure that adequate information is available about the height of the caravans, and to ensure that this does not unduly affect the sensitive nature of the surrounding countryside in compliance with policies TU10, LS, L3 and L4 of the Torbay Local Plan 1995 - 2011, as adopted in April 2004

25. Prior to the commencement of the development, an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall including provisions for the implementation and ongoing maintenance of the ecological enhancement works set out in the 'Landscape Strategy Plan' (Drawing No. OX4356/1-P-002 Rev I) and the 'Landscape Strategy Overview and Bat Mitigation Measures Plan' (Drawing No. 11053 P. 01, dated March 2012), hereby approved, and shall include detailed works and monitoring in compliance with the mitigation measures set out on pages 13 to 19 of the Council's Appropriate Assessment document, as amended July 2011. The land shall then be managed in accordance with the agreed Ecological Management Plan in accordance with an agreed timetables and perpetuity period that shall form a part of that plan.

Reason: In order to ensure that appropriate mitigation is provided for the impact on the wider ecology of the area and specifically to promote enhancements for the Greater Horseshoe Bat population in relation to flight corridors and foraging zones. In accordance with policies NC1, NC2, NCS, NC5, L1, L3 and L4 of the saved adopted Torbay Local Plan (1995-2011).

Relevant Policies

BE1 - Design of new development

BE2 - Landscaping and design

L3 - Coastal Protection Areas

L4 - Countryside Zones

L1 - Areas of Outstanding Natural Beauty

EP12 - Coastal Protection Zone
NCS - Nature conservation strategy
NC1 - Protected sites - internationally important
TU5 - New holiday accommodation
TU9 - Refurbishment and redevelopment of holiday
CF6 - Community infrastructure contributions
LS - Landscape strategy
L8 - Protection of hedgerows, woodlands and o
L9 - Planting and retention of trees
L10 - Major development and landscaping
NC2 - Protected sites - nationally important
NC3 - Protected sites - locally important site
NC4 - Wildlife Corridors
NC5 - Protected species
EP5 - Light pollution
TS - Land use transportation strategy
T1 - Development accessibility
T2 - Transport hierarchy
T25 - Car parking in new development
T26 - Access from development onto the highway