

22 March 2018

Miss Angharad Williams
Senior Planning Officer (Development Management)
Spatial Planning
Torbay Council

Dear Angharad

Planning application: P/2017/1133/MOA

Proposal: Outline application for residential led development of up to 400 dwellings (C3) together with the means of vehicular and pedestrian/cycle access together with the principle of a public house (A3/A4 use), primary school with nursery (D1), internal access roads and the provision of public open space (formal and informal) and strategic mitigation. The proposal includes amendments to Brixham Road, Long Road junction and Windy Corner junction. Details of access to be determined with all other matters reserved.

Address: Land to the south of White Rock, adjacent to Brixham Road, aka Inglewood, Paignton

Applicant: Abacus Projects Limited/Deeley Freed Limited

Thank you for requesting RSPB views on the additional material (your letter 13 March 2018). We have looked at the *Ecology Addendum* (February 2018, NPA), the *Proposed Farming Practices* plan (February 2018, NPA), the *Proposed Phasing Plan* and the revised *Framework Landscape and Ecological Management Plan LEMP* (March 2018, Stride Treglown). Our comments relate to cirl buntings only.

We welcome the applicant's commitment to:

- provide habitat to support a minimum of 10 breeding cirl bunting pairs (being the 4 currently on the proposed development site, and 6 on the proposed compensation land to the west);
- provide 4 ha of spring barley/winter stubble (excluding associated field margins) annually on the proposed compensation land, along with the other habitats set out on the *Proposed Farming Practices* plan;
- provide mitigation planting and habitat creation in relation to Inglewood as set out on the updated (but undated) *Proposed Phasing Plan*, so that there is at least 1 year/growing season in advance of any construction and at least 3 years/growing seasons in advance of any Phase B construction, and that there will be at least 1 year/growing season of establishment and management (including spring barley) of off site mitigation land prior to any construction.
- monitoring to include cirl bunting surveys annually during construction and until then annual for up to at least 10 years post construction.

We welcome the clarification on the mechanism to ensure delivery of habitat and the responsibilities for management (section 7 of the *Ecological Addendum*), where Torbay Council would manage the Public Open Space and Green Infrastructure Management at Inglewood, together with the proposed woodland, the trees in the wood pasture, bat house and wildlife pond in the Farm

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Management Plan area, and a farm tenant manage all the grazed pasture, arable and hedgerow habitats tenancy (as shown on the Proposed Farming Practices plan) under a new farm business tenancy.

We welcome the greater detail regarding funding and guarantee for in perpetuity management of the mitigation land (as set out in paras 7.6 and 7.7 of the *Ecological Addendum*). We need confirmation that Torbay Council and South Hams District Council agree these arrangements and that a cash deposit has been agreed by all parties.

Finally, in relation to the legend for the *Proposed Farming Practices* plan and the text for Proposed Spring Barley – Pasture Rotation, where it states this will be managed in rotation in according with *best horticultural practice*, I understand from David Harvey, NPA (pers comm, 22/3/18), that this should instead be *farming practice*.

In conclusion, if the RSPB has confirmation that Natural England is satisfied that the amended proposals are adequate in relation to greater horseshoe bats (cattle-grazed pasture, lighting and roost provision), and that the funding and security mechanisms are acceptable to Torbay Council and South Hams District Council, we will withdraw our objection to the application.

Yours sincerely

Helene Jessop
Assistant Conservation Officer

Cc Julien Sclater, Natural England
Matt Hobbs, Jacobs
Damian Offer, Torbay Coast and Countryside Trust

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