# HELAA sites Wildlife Screening – Paignton

Please note that these site assessments have been undertaken via a desk study with the aim of identifying high level ecological impacts and mitigation requirements. For all colours (as listed below), all ecological mitigation requirements will need to be put in place for applications to be acceptable (for example, if a site is coloured amber, all ecological mitigation will be required to be provided, not just those for Greater Horseshoe bats). For any sites where there is a question mark of whether suitable mitigation can be achieved, then this will be coloured red.

*Green = No significant wildlife issues identified at this stage or site has existing planning permission. We are confident that impacts and mitigation requirements can be identified at this stage and are achievable e.g. recreation impact payments. Can be allocated.*

*Amber = Potential impacts to Greater Horseshoe bats associated with the South Hams SAC within a sustenance zone either alone or in combination with other allocated sites. Can be allocated as long as developer can put the required mitigation in place to avoid Adverse Effects on the Integrity of the European site.*

*Purple = Potential impacts to Greater Horseshoe bats associated with the South Hams SAC within the landscape connectivity zone either alone or in combination with other allocated sites. Can be allocated as long as developer can put the required mitigation in place to avoid Adverse Effects on the Integrity of the European site.*

*Grey = Potential water quality impacts on the Lyme Bay to Torbay marine SAC either alone or in combination with other allocated sites. Can be allocated as long as developer can put the required mitigation in place to avoid Adverse Effects on the Integrity of the European site.*

*Yellow = Site visit required prior to allocation to clarify the wildlife value of the site and whether there are any potential showstoppers.*

*Red = Likely policy/legal ecological showstoppers*

A number of the HELAA sites currently identified for possible allocation have the potential to include a large amount of foraging habitat withing the South Hams SAC GHB sustenance zone. Provided that foraging habitat can be provided in the right location depending on use, then in combination impacts of developing all these sites can be avoided. However, this will need to be assessed as part of the Local Plan.

Recreational impacts on the Lyme Bay to Torbay SAC have not been covered within these site assessments. This is due to the advice received by Natural England, in which they state there is no evidence currently available to conclude that recreational activities are damaging the SAC features, or that recreational activities are attributable to the housing numbers identified in the Local Plan. They state that individual planning applications that have a clear link to increased recreational use of the coast will need to be subject to project-level HRA, and that a bespoke package of measures will need to be secured to address the specific impacts of the proposed project – currently this does not extend to housing application. We would appreciate an opportunity to discuss this further, as we do not believe that this explanation has been fully explained.

Impacts to the Lyme Bay and Torbay SAC relating to increased pressures on sewage infrastructure have also not been assessed within these site assessments. Torbay Council are currently undertaking a sewer capacity assessment which may well alter impacts onto the marine SAC. Again, we would appreciate the opportunity to discuss further, once the sewer capacity assessment has been completed.

| **Local Plan Ref.** | **HELAA Ref.** | **Housing/Employment site** | **Estimated Number of Dwellings** | **Specialist comments (TW)** *Known or potential wildlife interest of the site and surroundings and potential direct and indirect impacts on or off site***.** | **Potential mitigation required (TW)** *(avoidance, compensation, mitigation and enhancement/BNG) + any showstoppers.* | **Potential for impacts on European Site** | **Site visit required to clarify wildlife value prior to allocation.** |
| --- | --- | --- | --- | --- | --- | --- | --- |
| SDP4d\* | 21P001 | Land off Bxm Rd (DevonshirePk)  Site already in the Masterplan/or permitted (P/2014/0947 - Outline Application with all matters reserved except access for demolition of the remaining buildings on the site and redevelopment for mixed use purposes comprising up to 255 Class C3 dwellings, up to 5,574sqm of B1 and /or B8 business and/or warehousing uses, up to 8,501sqm Class A1 (bulky goods) retail with up to 515sqm garden centre, and up to 139sqm of A3 cafe /restaurant uses, along with related site access, access roads and paths, parking, servicing ,open space and landscaping) | 255 | **Designated sites**.  South Hams SAC - Site is within the Sustenance Zone for GHBs associated with Berry Head roost. Existing habitat onsite looks to be sub optimal for GHB foraging from aerial photographs, given the urban nature of the site and surrounding artificial illuminance. Site surveys undertaken in 2014 for the outline application recorded no GHBs using the site for foraging.  Site specific HRA already undertaken and agreed with NE with outline application.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC  **Habitats**. Site is an existing industrial estate with large areas of hardstanding, surrounded on all sides by residential or employment. Scattered trees are present throughout along with small areas of scrub/shrubs.  **Species** – Limited potential for protected species from reviewing aerial images. Site may provide bat foraging habitat. Site is within a cirl bunting consultation zone and situated 300m from recorded breeding territory – habitat onsite appears unsuitable.  No likely show-stoppers.  Impacts could include direct loss of habitat | **Headline mitigation requirements**  Designated sites  South Hams SAC -Onsite mitigation for GHBs includes creation of dark corridors along northern and western boundaries, and creation of open area of species rich grassland. HRA for outline application already agreed with Natural England and concluded no Likely Significant Effect on the South Hams SAC.  Habitats – protect and enhance important trees.  Species – protect and enhance important trees. Limited potential for protected species onsite. | **No – Site specific HRA already approved** | **No** |
| SDP4b\* | 21P003 | Land South of Yalberton Road (Berry Acres)  Site already in the Masterplan/or permitted. (P/2019/0173 gave permission for the construction of 187 dwellings, public open space, landscape planting, ecological mitigation measures, pedestrian, cycle and vehicular links and associated infrastructure). | 137 | **Designated sites**.  South Hams SAC - Site is within the Sustenance zone for GHBs associated with Berry Head SSSI roost. The habitat onsite is suitable in supporting foraging habitat for the species (i.e. permanent pasture). Site specific HRA required and already agreed with NE for application P/2019/0173.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent pasture with hedgerow borders.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Lesser Horseshoe cave roost located approximately 700m south of the proposal area. Site is within a Cirl Bunting consultation zone and habitats onsite appear to be able to support this species.  No likely show-stoppers.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - Creation of dark corridors in line with DCC guidance have been required to maintain connectivity for GHBs. Creation of GHB foraging habitat secured by application P/2019/0173. HRA already agreed with Natural England and concluded no Likely Significant Effect on the South Hams SAC.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting mitigation already approved onsite under application P/2019/0173. | **No – Site specific HRA already approved** | **No** |
| SDP3h\* | 21P008 | Land to the North of Totnes Road (Taylor Wimpey)  Site already in the Masterplan/or permitted.  (Approved application P/2020/0405 granted outline consent for up to 73 dwellings (including market and affordable housing) with all matters reserved, except access arrangements to be provided directly onto Totnes Road via access junction) | 73 | **Designated sites**.  South Hams SAC - Site is within the Sustenance zone for GHBs associated with Berry Head SSSI roost. The habitat onsite looks suitable in supporting foraging habitat for the species (i.e. permanent pasture). Site specific HRA undertaken and agreed with NE for application P/2020/0405.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent pasture with hedgerow borders. Site visit recommended prior to allocation to check botanical interest of site  **Species** – Surveys completed for the planning application did not record evidence of dormice or Cirl Bunting but did find evidence of badgers and reptiles. **Surveys may require repeating depending on time until reserved matters application.**  No likely show-stoppers.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - Creation of dark corridors in line with DCC guidance along northern and eastern boundaries to maintain connectivity. Replacement of GHB foraging to be provided throughout the site. HRA for application already agreed with Natural England and concluded no Likely Significant Effect on the South Hams SAC.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. .  BNG requirements to be met on/off site. | **No – Site specific HRA already approved** | **No** |
| H2P01 | 21P009 | Sandringham Gardens west of Preston Down Road | 20 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use woodland edges and boundaries to commute through landscape. Potential for landscape scale impacts to GHB commuting routes cannot be ruled out. **Appropriate Assessment required.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be grassland habitat. **Site visit recommended prior to allocation to understand the floristic interest of the site as aerial photographs suggests site could be of ecological interest.** Woodland present to the west of the site.  Site is within the Occombe Woods E Other Site of Wildlife Interest (OSWI), described as Woodland & herb-rich grassland with bird & butterfly interest.  **Species** - Surrounding woodland could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Grassland has potential to support foraging bat species. Site is also within a Cirl Bunting consultation zone with the closest recorded breeding territory 300m west of the redline boundary.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage.  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys will be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes - alone** | **Yes** |
| SDP3i\* | 21P010 | Land North of Totnes Road (Bloors)  Site already in the Masterplan/or permitted. (Application P/2019/0281 granted outline permission for development of up to 100 dwellings, including affordable and market housing. Associated landscaping, open space, drainage and highways infrastructure at Land North of Totnes Road together with new access onto Totnes Road). | 100 | **Designated sites**.  South Hams SAC - Site is within the Sustenance zone for GHBs associated with Berry Head SSSI roost. The habitat onsite confirmed as suitable in supporting foraging habitat for the species (i.e. permanent pasture). Site specific HRA carried out and approved by NE with outline application P/2019/0281.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent pasture with hedgerow borders.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone, and one territory deemed to be present during site survey at outline application.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - Creation of dark corridors on western, northern and eastern boundaries to maintain connectivity for GHBs secured via outline application. The eastern half of the site (approximately 6.55ha) to be retained as cattle-grazed pasture with habitat  enhancement targeted at greater horseshoe bats under a specific agricultural management regime. HRA for outline application already agreed with Natural England and concluded no Likely Significant Effect on the South Hams SAC.  Habitats – protection and enhancement of hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc.  Offsite compensation for one cirl bunting territory secured via outline consent in the form of financial contribution.  BNG requirements to be met on/off site. | **No – Site specific HRA already approved** | **No** |
| SDP4h | 21P012 | Lower Yalberton Holiday Park, Long Road | N/A (employment site only) | **Designated sites**.  South Hams SAC - Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  GHB mitigation will need to link in with the required GHB mitigation for potential allocated sites 21P067 (Land North of Lower Yalberton Holiday Park, Long Road), the Yalberton Hol Pk/Berry Acres 'Link' site, 21P003 (Land South of Yalberton Road (Berry Acres)), 21P034 (Land North of Wilkins Drive/PMU), 21P060 (White Rock) and 21B002 (Land South of White Rock)  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent/grazed pasture with hedgerow borders.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. A Lesser Horseshoe cave roost located approximately 100m south of the proposal area. Site is within a Cirl Bunting consultation zone and habitats onsite appear to be able to support this species.  No likely show-stoppers.  Impacts could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Landscape scale mitigation will be required with the other allocated sites which border this site to the north and south.  Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys will be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P11 | 21P014 | Site North of Luscombe Lane, Great Parks | 80 | **Designated sites**.  South Hams SAC - The recent Lidl application on part of this site (P/2020/0921), recorded GHBs foraging throughout the survey season. Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  **Potential for in-combination landscape scale impacts upon GHBs if site at Great Parks- Phase 2: Allocation H1:12 (21P068) were to be allocated and developed.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be scrub and grassland habitat.  **Species** - Surrounding scrub/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines/bat foraging habitat. Site is also within a Cirl Bunting consultation zone. Impacts to this species cannot be ruled out at this stage.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites – In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| SDP3g\* | 21P015 | South of Totnes Rd, Collaton St Mary  Site already in the Masterplan/or permitted | 310 | **Designated sites**.  South Hams SAC - Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  GHB mitigation will need to link in with the required GHB mitigation for allocated sites 21P008 (Land to the North of Totnes Road (Taylor Wimpey)) and 21P080 (Torbay Holiday Motel, Totnes Rd, Collaton St Mary)  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent/grazed pasture with hedgerow borders.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Lesser Horseshoe cave roost located approximately 100m south of the proposal area. Site is within a Cirl Bunting consultation zone and habitats onsite appear to be able to support this species. This this may also be Cirl Bunting mitigation for a neighbouring site and this will definitely need to be taken into account  No likely show-stoppers.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape.  Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys will be required to understand mitigation requirements – offsite compensation or financial contribution may be required. If site is current mitigation for a neighbouring scheme, this will be required to be replicated.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P02 | 21P017 | Land at Preston Down Road North | 50 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use woodland edges and boundaries to commute through landscape. Landscape scale impacts to GHB commuting routes cannot be ruled out. **Appropriate Assessment required.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be permanent/grazed pasture bordered by mature hedgerows. Bordered to the east by residential development.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Grassland may provide bat foraging habitat.. Site is also within a Cirl Bunting consultation zone and habitat appears to be suitable for the species.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage.  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys likely to be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P03 | 21P018 | Land at Preston Down Road South | 50 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use woodland edges and boundaries to commute through landscape. Landscape scale impacts to GHB commuting routes cannot be ruled out. **Appropriate Assessment required.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  Occombe Woods (W) CWS situated directly adjacent to the south. Designated as largely a woodland site with some areas of grassland, arable and scrub.  **Habitats**. Site appears to be permanent pasture bordered by mature hedgerows. Bordered to the east by residential development.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Grassland may provide bat foraging habitat.. Site is also within a Cirl Bunting consultation zone and habitat appears to be suitable for the species.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites –  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage.  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys likely to be required to understand mitigation requirements – offsite compensation may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| SDP4f | 21P034 | Land North of Wilkins Drive/PMU | N/A (employment site only) | **Designated sites**.  South Hams SAC - Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  GHB mitigation will need to link in with the required GHB mitigation for potential allocated sites 21P067 (Land North of Lower Yalberton Holiday Park, Long Road), the Yalberton Hol Pk/Berry Acres 'Link' site, 21P003 (Land South of Yalberton Road (Berry Acres)), 21P012 (Lower Yalberton Holiday Park, Long Road), 21P060 (White Rock) and 21B002 (Land South of White Rock)  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent pasture with hedgerow borders.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone and habitats onsite appear to be able to support this species.  No likely show-stoppers.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage. Landscape scale mitigation will be required with the other allocated sites which border this site to the north and south.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys will be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P08 | 21P039 | Land R/O 24 Grange Rd | 25 | **Designated sites**.  South Hams SAC - Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  Lyme Bay and Torbay SAC – Potential for hydrological links between the site and this SAC. Water Quality impacts to the marine SAC cannot be ruled out. **Appropriate Assessment may be required.**  **Habitats**. Site appears to be an existing grassland with woodland, scrub and hedgerow borders. Bordered by residential development to the east and west but joins the Clennon Gorge to the north. **Site visit recommended prior to allocation to check botanical interest of site.**  **Species** - Surrounding hedgerows/woodland/scrub could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone but habitats onsite appear to be unsuitable for the species. GHB hibernation roosts located within 300m of the proposal area.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage.  Lyme Bay to Torbay SAC – Assuming the stream onsite links hydrologically to the marine SAC, pollution control measures will be required throughout construction and operation. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the Lyme Bay and Torbay SAC at the local plan stage.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| SDP3c | 21P041 | Plot 1&2, Totnes Road | 8 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. Given the scale of development, it is not deemed that there is potential for landscape scale impacts to GHB commuting routes. No likely significant effect (LSE) on the South Hams SAC alone with regards to GHBs.  **Potential for in-combination impacts alongside potentially allocated sites 21P080 (Torbay Holiday Motel, Totnes Rd, Collaton St Mary), 21P043 (Land adj Beechdown Farm Bungalow, Totnes Rd) and 21P042 (Land adj Bona Vista Holiday Pk, Totnes Rd) due to landscape scale impacts upon potential GHB commuting routes.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be permanent grassland with mature hedgerow present through the middle of the site.  **Species** - Hedgerow could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedgerow and grassland may provide bat foraging habitat. Site is also within a Cirl Bunting consultation zone but small scale of plot may make their presence unlikely.  No likely show stoppers identified at this stage.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  **South Hams SAC** –In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using this site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided. Cirl Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – in combination** | **No** |
| SDP3a | 21P042 | Land adj Bona Vista Holiday Pk, Totnes Rd | 20 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. Given the scale of development, it is not deemed that there is potential for landscape scale impacts to GHB commuting routes. No likely significant effect (LSE) on the South Hams SAC alone with regards to GHBs.  **Potential for in-combination impacts alongside potentially allocated sites 21P080 (Torbay Holiday Motel, Totnes Rd, Collaton St Mary), 21P043 (Land adj Beechdown Farm Bungalow, Totnes Rd) and 21P041 (Plot 1&2, Totnes Road) due to landscape scale impacts upon potential GHB commuting routes.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be permanent grassland with mature hedgerow present through the middle of the site.  **Species** - Hedgerow could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedgerow and grassland may provide bat foraging habitat. Site is also within a Cirl Bunting consultation zone and habitats onsite appear suitable for the species.  No likely show stoppers identified at this stage.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  **South Hams SAC** –In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using this site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided. Cirl Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – in combination** | **No** |
| SDP3b | 21P043 | Land adj Beechdown Farm Bungalow, Totnes Rd | 10 | South Hams SAC - Site is within the Landscape Connectivity Zone. Given the scale of development, it is not deemed that there is potential for landscape scale impacts to GHB commuting routes. No likely significant effect (LSE) on the South Hams SAC alone with regards to GHBs.  **Potential for in-combination impacts alongside potentially allocated sites 21P080 (Torbay Holiday Motel, Totnes Rd, Collaton St Mary), 21P042 (Land adj Bona Vista Holiday Pk, Totnes Rd) and 21P041 (Plot 1&2, Totnes Road) due to landscape scale impacts upon potential GHB commuting routes.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be permanent grassland with mature hedgerow present through the middle of the site.  **Species** - Hedgerow could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedgerow and grassland may provide bat foraging habitat. Site is also within a Cirl Bunting consultation zone and habitats onsite appear suitable for the species.  No likely show stoppers identified at this stage.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  **South Hams SAC** –In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using this site for commuting, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided. Cirl Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – in combination** | **No** |
| TCRP05 | 21P048 | Site Opposite Paignton Train Station | 10 | **Designated sites**.  South Hams SAC – Site is not within either the sustenance zone or landscape connectivity zone associated with the South Hams SAC. No likely significant effect (LSE) on the South Hams SAC alone or in combination with regards to GHBs  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site ais an existing housing/employment plot surrounded on all sides by residential development. No priority habitats appear present.  **Species** – Very limited opportunities for protected species given the sites urban nature.  No likely show-stoppers identified at this stage. | **Headline mitigation requirements**  **Designated Sites** – No mitigation required  **Species** – existing buildings onsite have potential to support bat roosts. This will need to be assessed. Licences may be required if bat roosts to be impacted.  BNG requirements to be met on/off site. | **No** | **No** |
| H2P04 | 21P051 | Hilltop Nursery, Kings Ash Rd | 10 | **Designated sites**.  South Hams SAC - The recent Lidl application to the south of this site (P/2020/0921), recorded GHBs foraging throughout the survey season. Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing plant nursey. Unlikely to support priority habitats. Some areas of scrub and scattered trees appear present.  **Species** - Surrounding scrub/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines/bat foraging habitat. Site is also within a Cirl Bunting consultation zone. The small scale of the site means this species is unlikely to be impacted, as breeding territories unlikely to be compromised, however impacts cannot be ruled out at this stage.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites – In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P09 | 21P053 | Land at Local Centre, White Rock, Waddeton Close | 60 | **Designated sites**.  South Hams SAC - Site is within the Sustenance Zone for GHBs associated with the Berry Head roost. The wider site already has planning consent (P/2011/0197) for dwellings and employment. Site specific HRA already carried out and approved with NE for application P/2011/0197. However, in the existing permission this site is approved as ‘green space’, so any approved HRA for this site would has assessed the impact on this area as green space rather than residential development.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site is permanent pasture bordered by mature hedgerows, with small woodland blocks present to the south of the site.  **Species** – Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone and borders three confirmed breeding zones for the species.  Impacts include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites – In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, badgers etc. Licences required for bats as offences can’t be avoided – if bat roosts are impacted then compensation will be required. Financial contributions for cirl buntings already secured with application P/2011/1097.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P14\* | 21P060 | White Rock  Site already in the Masterplan/or permitted  (Application P/2011/0197 gave consent for mixed use Development of 39 Hectares of land at White Rock, Paignton to construct up to 350 dwellings, approximately 36,800m2 gross employment floorspace, a local centre including food retail (up to 1652m2 gross) with additional 392m2A1/A3 use and student accommodation, approximately 15 hectares of open space, sports pavilion and associated infrastructure and engineering works to provide access, drainage and landscaping (Outline Application)) | 52 | **Designated sites**.  South Hams SAC - Site is within the Sustenance Zone for GHBs associated with the Berry Head roost. The wider site already has planning consent (P/2011/0197) for dwellings and employment - the planning application was accompanied by an Ecological Report informed by bat activity surveys conducted in 2010 and 2011. The results of these surveys showed irregular use of the site by only a few GHBs, and these were thought to be individuals mainly commuting across the site and occasionally foraging along hedgerows. Site specific HRA already carried out and approved with NE for application P/2011/0197  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site is permanent pasture bordered by mature hedgerows, with small woodland blocks present to the south of the site.  **Species** – Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone and borders three confirmed breeding zones for the species.  Impacts include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites – Creation of dark corridors approved to maintain connectivity for GHBs across the site. Offsite woodland and hedgerow planting/enhancement was secured in a long-term by a management agreement via the planning application. HRA for application already agreed with Natural England and concluded no Likely Significant Effect on the South Hams SAC  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, badgers etc. Licences required for bats as offences can’t be avoided – if bat roosts are impacted then compensation will be required. Financial contributions for cirl buntings already secured with application P/2011/1097.  BNG requirements to be met on/off site. | **No – Site specific HRA already approved** | **No** |
| SDP4c | 21P067 | Land North of Lower Yalberton Holiday Park, Long Road | 150 | **Designated sites**.  South Hams SAC - Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  GHB mitigation will need to link in with the required GHB mitigation for potential allocated sites 21P012 (Lower Yalberton Holiday Park, Long Road), the Yalberton Hol Pk/Berry Acres 'Link' site, 21P003 (Land South of Yalberton Road (Berry Acres)), 21P034 (Land North of Wilkins Drive/PMU), 21P060 (White Rock) and 21B002 (Land South of White Rock)  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent pasture with hedgerow borders.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Lesser Horseshoe cave roost located approximately 700m south of the proposal area. Site is within a Cirl Bunting consultation zone and habitats onsite appear to be able support this species.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys will be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P12 | 21P068 | Great Parks- Phase 2: Allocation H1:12 | 60 | **Designated sites**.  South Hams SAC - The recent Lidl application to the northeast of this site (P/2020/0921), recorded GHBs foraging throughout the survey season. Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  **Potential for in-combination landscape scale impacts upon GHBs if site North of Luscombe Lane, Great Parks (21P014) were to be allocated and developed.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be scrub and grassland habitat.  **Species** - Surrounding scrub/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines/bat foraging habitat. Site is also within a Cirl Bunting consultation zone. Impacts to this species cannot be ruled out at this stage.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites – In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| SDP3d | 21P077 | Western half of Taylor Wimpey Site, North of Totnes Rd | 75 | **Designated sites**.  South Hams SAC - Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  Eastern half of the site (21P008) already has consent for 73 dwellings and approved GHB mitigation, which was agreed with NE and has a HRA approved.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent pasture with hedgerow borders. **Site visit recommended prior to allocation to check botanical interest of site**  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone and habitats onsite appear to be able support this species. Site is within a Great Crested Newt consultation zone and ponds are present adjacent to the site to the north – presence of species cannot be ruled out at this stage.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Mitigation will need to link in the approved GHB mitigation on site 21P008.  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Cirl Bunting surveys will be required to understand mitigation requirements – offsite compensation or financial contribution may be required. An assessment of the site for GCN will be required.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **Yes** |
| SDP3e | 21P078 | Land North of Totnes Road (Bloors)  Site already in the Masterplan/or permitted. (Application P/2019/0281 granted outline permission for development of up to 100 dwellings, including affordable and market housing. Associated landscaping, open space, drainage and highways infrastructure at Land North of Totnes Road together with new access onto Totnes Road). | 40 | **Designated sites**.  South Hams SAC - Site is within the Sustenance zone for GHBs. The habitat onsite suitable in supporting foraging habitat for the species (i.e. permanent pasture). This area of land was approved as GHB mitigation land for the development referred to in 21P010/SDP31\*. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required.**  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing permanent pasture with hedgerow borders. Site visit recommended prior to allocation to check botanical interest of site  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone and habitats onsite confirmed as suitable in supporting the species.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  South Hams SAC - In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage  Habitats – protect and enhance hedges, woodland margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required. Offsite compensation for one cirl bunting territory secured via outline consent in the form of financial contribution.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| H2P10 | 21P079 | Land off Limekiln Close, White Rock  Site already in the Masterplan/or permitted | 19 | **Designated sites**.  South Hams SAC - Site is within the Sustenance Zone for GHBs associated with the Berry Head roost. Land adjacent to the site to the south and west already has planning consent (P/2011/0197) for dwellings and employment - the planning application was accompanied by an Ecological Report informed by bat activity surveys conducted in 2010 and 2011. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. **Appropriate Assessment required**.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site is permanent pasture bordered by mature hedgerows, with small woodland blocks present to the south of the site.  **Species** – Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone and borders three confirmed breeding zones for the species.  Impacts include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species.  **Strategic ecological importance** **– Low** | **Headline mitigation requirements**  Designated Sites – In order to avoid an Adverse Effect on the Integrity of the South Hams SAC, mitigation will need to be considered at local plan stage.  Assuming that GHBs are using the site for commuting and foraging, mitigation will include the creation of dark corridors in line with Devon dark corridors guidance document to maintain connectivity for GHBs across the site and wider landscape. Mitigation for loss of foraging habitat within a sustenance zone will be required – either within the redline boundary or directly adjacent to the site offsite. Providing this mitigation is secured, then we can conclude no adverse effect on integrity of the South Hams SAC at the local plan stage. Any mitigation will need to be combined with the mitigation provided for allocations 21P060 and 21B002.  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, badgers etc. Licences required for bats as offences can’t be avoided – if bat roosts are impacted then compensation will be required. Financial contributions for cirl buntings already secured with application P/2011/1097.  BNG requirements to be met on/off site. | **Yes – alone and in combination** | **No** |
| SDP3f\* | 21P080 | Torbay Holiday Motel, Totnes Rd, Collaton St Mary  Site already in the Masterplan/or permitted  (Application P/2019/0615 gave outline permission for the demolition of Torbay Holiday Motel and redevelopment of site for up to new 39 residential dwellings together with the retention of Beechdown Court, with detailed access) | 39 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use southern and boundaries to commute through landscape. Given the scale of development, potential for landscape scale impacts to GHB commuting routes cannot be ruled out. Site specific HRA already carried out and approved with NE for outline consent (P/2019/0615)  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site is existing motel complex with multiple buildings and isolated areas of scrub**.**  **Species** – No protected species confirmed to be present onsite at outline other than bat roosts, bat flight lines and badgers.  Impacts include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Designated Sites – Creation of dark corridors required to maintain connectivity for GHBs across the site to ensure no LSE. HRA for application already agreed with Natural England and concluded no Likely Significant Effect on the South Hams SAC.  Habitats – protect and enhance hedges, margins, trees.  Species – protect and enhance hedges, trees, dark corridors for bats, badgers etc. Licences required for bats as offences can’t be avoided – if bat roosts are impacted then compensation will be required.  BNG requirements to be met on/off site. | **No – Site specific HRA already approved** | **No** |
| H2P05 | 21P081 | Land off Fishacre Close, Great Parks | 10 | **Designated sites**.  South Hams SAC - Site is within the Sustenance zone for GHBs associated to Berry Head SSSI roost. The habitat onsite appears unsuitable in supporting foraging habitat for the species, given the surrounding land use, levels of artificial illuminance and amenity grass present onsite. The site is bordered to the east, west and south by existing development.  It is deemed that impacts to GHB foraging and commuting habitat can be screened out at this stage.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing amenity grassland with hedgerow border to the north.  **Species** - Surrounding hedgerows could support protected and priority species such as dormice, badgers, reptiles, hedgehogs and act as bat flight lines/ foraging habitat. Site is within a Cirl Bunting consultation zone and but habitats onsite appear to not be able support this species.  No likely show-stoppers.  Impacts could include direct loss of habitat | **Headline mitigation requirements**  Habitats – protect and enhance hedgerow boundary to the north.  Species – protect and enhance hedges, trees, dark corridors for bats, dormice, badgers etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation will be required.  BNG requirements to be met on/off site. | **No** | **No** |