# HELAA sites Wildlife Screening – Torquay

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.

|  | **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.** |
| --- | --- | --- | --- | --- | --- | --- | --- |
| H2T09 | 21T050 | Land adjacent to Broadley Drive, Livermead | 50 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use woodland edges and western hedgerow boundary 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 grassland surrounded by woodland to the north and south, and pasture to the west. East of the site is residential dwellings. Limited ecological value habitats appear present onsite. No priority habitats appear present.  **Species** - Surrounding woodland and hedgerows which borders the site could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and woodland may provide bat foraging habitat. Site is within a Great Crested Newt consultation zone but it does not appear there are any waterbodies present on or near the site.  Site is situated 400m from a 2016 confirmed Cirl Bunting breeding territory. Habitat could potentially support the species as it appears to be arable in nature and hedgerows present onsite.  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.  The site is situated between Cockington Court Other Site of Wildlife Interest (OSWI), which is designated for Cirl Buntings, and Scadson Plantation & Ten Acre Brake OSWI, described as Broadleaved woodland & plantation | **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, woodland edge, margins, trees.  **Species** – protect and enhance hedges, trees, dark corridors for bats (as above), dormice, badgers etc. Licences may be required if offences can’t be avoided (i.e. dormice). Cirl Bunting surveys likely to be required in order to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes - alone** | **No** |
| H2T03 | 21T056 | Kingskerswell Fields A & B, Kingskerswell Rd | 10 | **Designated sites**.  South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be permanent grassland surrounded by hedges with trees. However, historic photographs do appear to show potential botanical interest onsite which could mean the site supports a priority habitat. **Site visit required prior to allocation to check botanical interest (unlikely but needs checking)**  **Species** - Surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Within a Cirl Bunting consultation zone and situated 250m from a 2016 breeding territory. Habitats onsite could be suitable in supporting 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**  **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 may be required.  BNG requirements to be met on/off site. | **No** | **Yes** |
| H2T01 | 21T064 | Sladnor Park, Maidencombe  Existing permission on some of the site (Applications P/2006/0474/MOA P/2007/1410/MRM P/2008/1418 P/2009/0240/MRM P/2018/1053  P/2020/0315) | 120 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone for GHBs using the South Hams SAC. GHBs could potentially use woodland edges and site 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 obvious hydrological links between the site and this SAC, although the site is situated 300m from the SAC at its closest point.  **Habitats**. Site appears to be parkland habitat. Site is designated as an unconfirmed wildlife site for parkland and aerial photographs indicate there is potential for veteran or mature trees to be present onsite. The site is designated as an Unconfirmed Wildlife Site (UWS) for parkland habitat, meaning this habitat may well be present onsite.  **Parkland is a priority habitat and impact to this habitat should be avoided.**  **Species** - Surrounding woodland could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Woodland and grassland may provide bat foraging habitat. DBRC records indicate a GHB summer roost present within the redline boundary to the northwest. Site is also within a Cirl Bunting consultation zone with the closest recorded breeding territory 300m west of the redline boundary. Site also sits within a Great Crested Newt consultation zone and a pond appears to be present within 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**  **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 and priority habitats onsite.  **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 may 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. Parkland habitat will score highly on any BNG metric given it is priority habitat – **habitat provision will therefore need to be like for like in order to be acceptable under BNG trading rules. Loss of this habitat should be avoided.** | **Yes - alone** | **Yes** |
| H2T04 | 21T072 | Babbacombe Business Park, Babbacombe Road | 12 | **Designated sites**.  South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  Site is situated approximately 150m from the Hope's Nose to Walls Hill SSSI, which is designated for Coastal habitats with broadleaved woodland, scrub, limestone and maritime grassland – no direct impacts to this site are identified  **Habitats**. Site appears to be existing business park bordered by woodland. Majority of the site is hardstanding. A recreational cricket pitch is situated directly adjacent to the site to the north.  **Species** - Surrounding hedges could support protected and priority species such as reptiles, hedgehogs and act as bat flight lines/foraging habitat. Dormice are deemed unlikely to be present given the site’s isolation for other areas of suitable habitat. 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**  Habitats – protect and enhance boundary trees/woodland.  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 may be required.  BNG requirements to be met on/off site. | **No** | **No** |
| H2T18\* | 21T085 | Former Stoodley Knowle School, Ansteys Cove Rd  One planning application onsite. Status unknown. (P/2018/0472 - Demolition and conversion of former school buildings; creation of 106 dwellings comprising apartments and houses (97 new build units); and construction of a 60-bed care home, along with car parking, landscaping, and other associated infrastructure) | 90 | **Designated sites**.  South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  Site is situated directly adjacent to Hope's Nose to Walls Hill SSSI, which is designated for Coastal habitats with broadleaved woodland, scrub, limestone and maritime grassland – potential for direct and indirect impacts to this site given the close proximity.  **Habitats**. Site appears to be existing school grounds bordered by woodland to the north and east. Majority of the site is appears to be recreational grassland.  **Species** - Surrounding hedges could support protected and priority species such as reptiles, hedgehogs and act as bat flight lines/foraging habitat. 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**  Habitats – protect and enhance boundary trees/woodland.  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 may be required.  BNG requirements to be met on/off site. |  |  |
| H2T06 | 22T002 | Torbay Hospital (or adj. key worker accommodation). | 50 | **Designated sites**.  South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified.  Lyme Bay to Torbay SAC – Stream present to the west of the site so potential pollution pathway to the marine SAC. Water Quality impacts to the marine SAC cannot be ruled out. **Appropriate Assessment may be required.**  **Habitats**. Site appears to be majority existing buildings, hardstanding and areas of amenity grassland with scattered trees. Small area of woodland present to the west. Shiphay Hospital OSWI is situated to the west of the site – described as Planted woodland, amenity grassland & stream, with abundant ferns & bryophytes.  **Species** – Given the urban nature of the site, it is unlikely to support many protected or priority species. There are multiple records of bat roosts within the hospital buildings onsite. Trees and woodland could support nesting birds and reptiles. No likely show-stoppers.  Impacts could include direct loss of habitat and subsequent impacts to species. | **Headline mitigation requirements**  **Designated Sites**  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 important trees. Opportunities for habitat creation onsite which allows access to nature. Area designated as an OSWI to the west of the site should be protected.  **Species –** protect and enhance important trees, dark corridors for bats etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation may be required.  BNG requirements to be met on/off site. | **Yes - alone** | **No** |
| TCRT18 | 21T119 | Former Living Coasts, Beacon Hill | 20 | **Designated sites**.  South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified.  Lyme Bay to Torbay SAC – Site is situated directly adjacent to the marine SAC. Water Quality impacts to the marine SAC cannot be ruled out. **Appropriate Assessment may be required.**  **Habitats**. Site appears to be majority existing buildings and hardstanding. Area is a previous wildlife park. Urban development present to the north, east and west.  **Species** – Given the urban nature of the site, it is unlikely to support many protected or priority species. Potential for bat roosts in buildings onsite. No likely show-stoppers. | **Headline mitigation requirements**  **Designated Sites**  Lyme Bay to Torbay 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 -** Opportunities for habitat creation onsite which allows access to nature..  **Species –** protect and enhance important trees, dark corridors for bats etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation may be required.  BNG requirements to be met on/off site. | **Yes - alone** | **No** |
| SDT3a\* | 21T122 | Land at Hamelin Way and Moles Lane (Edginswell)  Site already in the Masterplan/or permitted | 350 | **Designated sites**.  South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use site edges and western hedgerow boundary 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 grassland surrounded by urban development to the east and the A380 to the west. Limited ecological value habitats appear present onsite. No priority habitats appear present.  **Species** - Hedgerows which borders the site could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and woodland may provide bat foraging habitat..  Site is situated 400m from a 2016 confirmed Cirl Bunting breeding territory. Habitat could potentially support the species as it appears to be arable in nature and hedgerows present onsite.  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.  The site is situated adjacent to the Torbay Ring Road Other Site of Wildlife Interest (OSWI), which is designated as a Roadside verge with herb-rich grassland | **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, woodland edge, margins, trees.  **Species** – protect and enhance hedges, trees, dark corridors for bats (as above), dormice, badgers etc. Licences may be required if offences can’t be avoided (i.e. dormice). Cirl Bunting surveys likely to be required in order to understand mitigation requirements – offsite compensation or financial contribution may be required.  BNG requirements to be met on/off site. | **Yes - alone** | **No** |
| SDT3b | 21T125 | Kingsland, Marldon Road | N/A (employment site only) | **Designated sites**.  South Hams SAC - 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 is an existing/previous camping site with hedgerows and tree lines. Grassland onsite subject to regular management. South Devon Highway present to the west of the site.  **Species** – Potential for protected species such as dormice, reptiles or badgers onsite.  Impacts include direct loss of habitat and urban impacts (lighting, noise 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 –** protection and enhancement of hedges, margins and trees secured via outline consent.  **Species –** protection and enhancement of hedges, trees, dark corridors for bats.  BNG requirements to be met on/off site at reserved matters. | **Yes – alone and in combination** | **No** |
| H2T05 | 21T145 | Land North Bottompark Lane | 20 | **Designated sites**.  South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be permanent grazed pasture with mature hedgerow borders, but the ecological value of the site is unclear from aerial photographs. **Site visit recommended prior to allocation to check botanical interest of site (unlikely but needs checking)**  **Species** – Surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Site is within a cirl bunting consultation zone and situated 400m from recorded breeding territory – habitat onsite appears suitable from aerial photographs but the urban land use surrounding the site may deter 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**  **Habitats –** protect and enhance important trees. Maintain and strengthen hedgerow borders.  **Species –** protect and enhance important trees, dark corridors for bats etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation may 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. | **No** | **Yes** |
| H2T02 | 21T148 | Brunel Manor (Main building) | 15 | **Designated sites**.  South Hams SAC - No impacts identified. Site is outside the LCZ for South Hams SAC. No HRA issues identified.  Lyme Bay and Torbay SAC – No hydrological links between the site and this SAC.  **Habitats**. Site appears to be an existing building surrounded by plantation woodland to the south and west. **Site visit recommended to understand if woodland habitat is priority habitat.**  Brunel Woods OSWI is present to the west and south of the site. This area is described as plantation woodland.  **Species** – Surrounding woodland could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Woodland and grassland may provide bat foraging habitat. Site is within a cirl bunting consultation zone and situated 300m from recorded breeding territory – habitat onsite does not appear optimal for the species but species may need to be considered. Multiple records of historic bat roosts with Brunel Stables and building onsite may support bat roosts.  Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. | **Headline mitigation requirements**  Habitats – protect and enhance important trees and woodland habitat. Impacts to priority habitats will need to be avoided if possible.  Species – protect and enhance important trees, dark corridors for bats etc. Licences may be required if offences can’t be avoided – if bat roosts are impacted then compensation may 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. **If woodland habitat onsite is priority habitat, this will score highly on any BNG metric – habitat provision will therefore need to be like for like in order to be acceptable under BNG trading rules.** | **No** | **Yes** |