



## **Annex iv | Excerpt from DNP/TDC greater horse shoe bat screening**

Excerpt taken from the report carried out by Kestrel wildlife consultants for Dartmoor National Park and Teignbridge District Council. This reports if ASH1 was developed it is unlikely to have any impact on the greater horse shoe bats or their habitat. Report carried out in February 2011.

# REPORT UNDERTAKEN BY KESTREL WILDLIFE CONSULTANTS LTD

## GREATER HORSESHOE BATS – SOUTH HAMS SPECIAL AREA OF CONSERVATION

### Site Screening in Respect of Sites with Potential for Development in Buckfastleigh and Ashburton

February 2011

#### Background

1. The following report, jointly commissioned by Dartmoor National Park Authority and Teignbridge District Council, provides results on site screening undertaken at a number of sites in and around Buckfastleigh and Ashburton.
2. These sites have been identified by the Authorities as having potential for future development and are shown on Map 1 and Map 2 in Appendix 1 of this report. The specific areas are listed below and a corresponding number shows their location on the maps. The sites shown are indicative and the boundaries should not be seen as definitive.
3. There is potential that these sites will fall within or close to the strategic flyways and sustenance zones for Greater Horseshoe Bats (GHBs) identified by Natural England in its planning guidance relating to the South Hams Special Area of Conservation (SAC)<sup>1</sup>. Consequently, any future development on these sites could have implications for integrity of the SAC and the bats using it.
4. This report will form a part of the Local Development Framework evidence base prepared by the Authorities. This evidence base will provide the necessary information to consider sites that may have potential for future development.

#### *Sites within Teignbridge Local Planning Authority*

- 5 – Land south of Strode Road, Buckfastleigh
- 11 – Land at Pigspark Cross, Ashburton
- 12 – Land south of Buckfastleigh Station, Buckfastleigh
- 13 – Land at Colstone Road, Buckfastleigh

#### *Sites within Dartmoor National Park Local Planning Authority*

- 1 – Land at Holne Road, Buckfastleigh
- 2 – Land at Glebelands, Buckfastleigh
- 3 – Land around Old Mill Leat, Buckfastleigh
- 4 – Land at Barn Park, Buckfastleigh
- 6 – Land adjacent to Timbers Road, Buckfastleigh
- 7 – Land South of Peartree Cross, Ashburton
- 8 – Land adjacent to Bullivers Way, Ashburton
- 9 – Land at Headborough Farm, Ashburton
- 10 – Land at Longstone Cross, Ashburton

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<sup>1</sup> South Hams SAC – Greater Horseshoe Consultation Zone Planning Guidance - Natural England June 2010

## Sites Visits

4. The following report was informed by sites visits undertaken on the 1<sup>st</sup> September 2010 by M. Oxford and L. Duverge. Access for these visits was obtained from public rights of way or from views obtained from adjacent roads. The only site not visited or viewed was Site No 5 at Buckfastleigh; there are no views into this parcel of land from surrounding areas and access onto the site was denied.

## Structure of This Report

5. A brief summary is presented below for each site and provides the following information:
  - a. Key physical characteristics of the site;
  - b. Whether the future development of the site may have the potential to impact the integrity of the South Hams SAC;
  - c. Whether the degree of impact is likely to require Habitat Regulations Assessment (HRA) should the site be considered suitable for allocation for development within the plan;
  - d. Whether the degree of impact:
    - may be such as to significantly question the suitability of the site for development;
    - may be such as to require mitigation, or compensatory measures upon any development of the site;
  - e. Any specific recommendations or advice relating to the site (for example specific constraints or mitigation such as hedgerows and landscaping, lighting, watercourses, existing buildings etc.).

Appendix 1 then provides a brief description of statutory powers and mechanisms that may be used to secure appropriate biodiversity enhancements for Greater Horseshoe Bats across the network of landscape features upon which they are dependent. And finally, Appendix 2 provides maps for both towns showing the location of each site.

6. A colour code is provided alongside the title of each site summary to give an 'at-a-glance' impression of the site's suitability for development.



Green indicates that the integrity of the SAC is unlikely to be affected and proposals could be taken forward that would not require HRA.



Amber indicates that the issue of whether or not the integrity of the SAC is likely to be affected by development depends on the details of the proposal and the form of mitigation provided. HRA would be required.



Red indicates that initial screening suggests that this site should not be brought forward for development because the site is considered key to the integrity of the SAC and it is unlikely that effective mitigation or compensation would be possible. HRA would be required.



Blue indicates that physical access to the site was not possible and no or limited views of the site from the surrounding area meant it was difficult to obtain an impression of site's potential.



## **10 – Land at Longstone Cross, Ashburton**

### **Key Characteristics**

81. This site is comprised of several small fields on the northern edge of Ashburton; these lie to the southwest and northeast of the Longstone Cross road junction. The fields are bounded by managed hedgerows.
82. The site provides limited foraging opportunities for GHBs and is also unlikely to provide any important flyway in the landscape for commuting bats.

### **Does future development of the site have the potential to impact the integrity of the South Hams SAC?**

83. Due to its current habitat characteristics it is unlikely that this site is of critical importance to GHBs and therefore development would be unlikely to have a significant affect on the integrity of the SAC.

### **Is it likely that potential impacts will require Habitat Regulations Assessment (HRA)?**

84. Since it is unlikely that development will affect significantly the integrity of the SAC, it follows that HRA is unlikely to be.

### **Is it likely that impacts can be mitigated effectively?**

85. It is unlikely that development of this site would require mitigation and also does not really offer any meaningful opportunities for habitat enhancement for GHBs either. Although - of course - other local wildlife might benefit from habitat enhancement measures.

# MAP 1 Ashburton

## Dartmoor National Park Authority Ashburton - site screening in relation to South Hams SAC Scale 1:20000



Compiled by D. Javola on 12 August 2010

