

# **Retreat Boatyard**

Topsham

## **Phase 1 Habitat Survey & Ecological Appraisal**

For

Heritage Developments (SW) Ltd

May 2019



22 Frobisher Road, NEWTON ABBOT, Devon, TQ12 4HT  
Phone 01626 333 106 Mobile 07880 795 196 e-mail [beale@eclipse.co.uk](mailto:beale@eclipse.co.uk)

Survey carried out, report written and checked by

Peter Beale BSc. PhD. DipCM.

Written on 08.05.2019

Reference *Retreat P1&EA2.12019.doc*

# Ecological Appraisal

## Retreat Boatyard

### Contents Page

#### 1 Summary

1.1 Synopsis of the purpose of the report	page 4
1.2 Site description and proposals	page 4
1.3 Survey methodology	page 4
1.4 Key impacts and mitigation measures	page 4
1.5 Ecological constraints and opportunities plan	page 4
1.6 Report format	page 5
1.7 Conclusions	page 5

#### 2 Introduction

2.1 Principal author	page 5
2.2 Client details, site name and location	page 5
2.3 Site description and extent	page 5
2.4 Project description	page 5
2.5 Details of relevant survey reports written previously	page 5
2.6 Purpose of the report is :-	page 5
<ul style="list-style-type: none"><li>• To identify the ecological and habitat value of the site;</li><li>• To identify key ecological constraints implicit in the proposed development and to offer a mitigation strategy;</li><li>• To identify the need for any additional ecological surveys, that would be required to inform a Landscape and Ecological Management Plan, should one be required by the LPA.</li></ul>	

#### 3 Biodiversity and planning legislation

3.1-3.4 General statement and reference to relevant legislation	pages 5&6
3.5 Protected species recorded or likely to be affected	page 6

#### 4 Biodiversity and ecological survey methodology

4.1 Data searches, with dates and desk study	page 6
4.2 Ecological reports that relate to the site	page 7
4.3 Survey methodology and dates	page 7
4.4 Reference to guidance used	page 7
4.5 Limitations on survey efficacy & survey record	page 7

#### 5 Ecological conditions, habitats and species

5.1 Overall site conditions	page 7
5.2 Description of the proposed development and impacts	page 7
5.3 Impacts on designated, defined sites and BAP action plan features	page 7
5.4 <b>Plants, animals and impacts on them</b>	
5.4.1 Breeding birds	page 8
5.4.2 Bats	page 8
5.4.3 Dormice	page 8
5.4.4 Badgers	page 8
5.4.5 Reptiles and amphibians	page 8
5.4.6 Notable and protected invertebrates	page 8
5.4.7 Herbaceous site vegetation	page 8
5.4.8 Hedges	page 8
5.4.9 Trees	page 8

5.4.10 Streams, ponds and wetlands	page 8
5.5.11 Biodiversity features	page 8
<b>6 Recommendations for additional survey work</b>	page 9
<b>7 Assessment of effects, biodiversity conclusions, including ecological constraints, mitigation and enhancement</b>	page 9
<b>8 Overall conclusions</b>	page 10
<b>9 Acknowledgements</b>	page 10
<b>10 References</b>	page 10
<b>Appendices List</b>	page 11
1 Digital images 03.05.2019	
2 Plant species lists	
3 Wildlife Checklists	
4 Site Location	

# Ecological Appraisal

## Retreat Boatyard

### 1 Summary

1.1 The purpose of this report is to provide an Ecological Appraisal of a plot of land that is in current use as a laying-up yard and boat store by the Retreat Boatyard in Topsham. Land to the north of the site is currently being used as a works compound by Heritage Homes and planning consent had already been granted for ten apartments and subsequently as a B1 Office Building to be constructed within this site. The author carried out surveys of two blocks of land to the east of Retreat Road, in March and July 2013. Heritage Homes have subsequently constructed houses within both of these areas. The block of land to the west of Retreat Road was not surveyed in 2013. Heritage Homes now propose to construct the Chasse Office complex within the works compound and the northern part of the boat store. Both of these areas will be considered within this report. The primary aim of the ecological survey, on which the assessment is based, was to provide the Local Planning Authority, with a **protected and or endangered species mitigation plan**, should one be needed. The second aim of the survey was to inform a range of mitigation measures, whilst not specifically designed to safeguard protected species, but would aim to enhance the wildlife and habitat value of the site, in so far as this is possible.

1.2 The northern part of the existing boat storage area, which Heritage Homes has acquired, has a loose stoned-surface. This supports very little vegetation, other than some ruderal weeds that are listed in the plant species list in **Appendix 2**. An unmanaged tree, shrub and herb-covered motorway bank lies beyond the western boundary. A copse of coniferous and broadleaved trees and broadleaved shrubs separates the yard from a Heritage Homes construction compound to the north. This area, which separates the yard from Retreat Road is made up of a Leyland and Lawson's cypress hedge to the west of the road, with occasional hazel and other broadleaved trees and hawthorn bushes on the boat storage yard side. There is a large oak within this strip of land and some mature clumps of hazel. Heritage Homes propose to construct the Chasse Offices within both parts of the site and it will be necessary to remove trees and shrubs, most of which are non-native. However, the large oak will be retained.

1.3 Recent surveys have been carried out on the 4<sup>th</sup> and 10<sup>th</sup> January and the 3<sup>rd</sup> May 2019. Numerous digital images were taken for record purposes during these survey visits and twelve of those taken on the 3<sup>rd</sup> May are provided within **Appendix 1**. The report is written up in the form of an Ecological Appraisal (EA), which includes recommendations for any additional survey work that may be considered by the author to be necessary, plus a range of indicative mitigation measures that would be appropriate. The Local Planning Authority is likely to require the production of a Construction and Environment Management Plan (CEMP), but it is unlikely to require the production of a Landscape and Ecological Management Plan (LEMP) for this particular site. Should, however, a LEMP be required, it would contain information contained within this EA, but with a greater emphasis on impacts and mitigation provision. Landscape plantings will be designed to provide a combination of aesthetic and habitat value, within the limited amount of space that will be available.

1.4 The author considers that the proposed development within the boat storage yard and the construction compound would result in no ecological losses of any significance. The same is true of the eastern hedge that would be lost, together with the belt of Developments (SW) Ldtrees and shrubs that separates the northern end of the boatyard from the construction compound to the north. The mature oak that grows within the eastern boundary planting has a high ecological and habitat value and will be retained.

1.5 It is therefore considered that there are no ecological constraints of any significance, which would prevent the proposal to construct an office building within the northern end of the boatyard and the construction compound, so long as the large oak within the eastern boundary is afforded the same degree of protection as the mature oaks within the development to the east of Retreat Road. A range of reasonable and proportionate mitigation and enhancement provisions for the whole site, which lies within the red line, are set out in

**Section 7** of this report. The detail of how this would be achieved would be set out as a reserved matter in a LEMP, should one be required.

**1.6** This EA report is based on a format devised by the Chartered Institute of Ecology and Environmental Management, for the presentation of findings of Ecological Appraisals and similar surveys.

**1.7** The author is able to predict, on the basis of the survey work that has been carried out on three recent occasions, that those parts of the site in which development is proposed, are currently of very limited ecological value. The mature oak tree has the greatest ecological value within the overall site. The strip of wooded, but unmanaged motorway bank lies outside the site, but it acts as an important landscape barrier with habitat value.

## **2 Introduction**

**2.1** The principal author of this report is Peter Beale, who has been a consultant ecologist since 1990, having worked in a range of habitat management or ecologically related posts since 1964. He has carried out numerous site surveys and ecological appraisals during the last twenty-eight years. He holds a Diploma in Countryside Management (with Merit) and is actively involved in landscape design and countryside management throughout the West Country.

**2.2** The client is Heritage Homes Ltd., which owns the construction compound site and will acquire the northern part of the boatyard by agreement. Jane Terry of DLP Planning is providing planning and project management advice.

**2.3** The site being considered within this report consists of a construction compound currently being used by Heritage Homes, together with an area of compacted stone surfaced ground that is currently being used as a boat storage and laying-up yard. A tree-covered motorway bank acts as the western boundary. A copse of primarily non-native coniferous and broadleaved shrubs and trees separates the yard from the construction compound to the north. The boundary that separates the yard from Retreat Road is made up of a Leyland and Lawson's cypress hedge, with occasional hazel and hawthorn bushes. The copse that separates both sides of the site and the conifer dominated eastern hedge, have a limited ecological and habitat value. The mature oak near the south-eastern corner of site eastern hedge has a significant landscape and habitat value. Crown die-back in this tree requires sensitive tree surgery (see image 0796)

**2.4** The project consists of a proposal to construct an office building, with much of the ground floor being devoted to the provision of car parking space. Additional comments can be made about the site's potential to accommodate wildlife, once a final layout has been designed and drawn at the reserved matters stage.

**2.5** To the best of the author's knowledge, the boatyard has not previously been surveyed to identify its ecological status or habitat value, except by the author in January 2019.

**2.6** Purpose of the report :-

- To identify the ecological and habitat value of the site;
- To identify key ecological constraints implicit in the proposed development and to offer a mitigation strategy;
- To identify the need for any additional ecological surveys, that would be required to inform a Landscape and Ecological Management Plan, should one be required by the LPA.

## **3 Biodiversity and planning legislation**

**3.1** The NPPF 2018 sets out the principles for conserving and enhancing the natural environment: '*Planning policies and decisions should contribute to and enhance the natural and local environment*' (paragraph 170). In relation to ecological interests, impacts on biodiversity should be minimised and net gains sought.

**3.2** Local Planning Authorities are now charged with the responsibility for protection of endangered species, under the European Union Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC. This Directive was implemented, initially, in the UK by the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007. These Regulations were

updated and consolidated, within the Conservation of Habitats and Species Regulations 2010.

They have subsequently been amended within the Conservation of Habitats and Species (Amendment) Regulations 2012 (Statutory Instrument 2012 No.1927). The presence of a protected species is a **material consideration**, when a local authority is considering a planning application that could affect any protected species.

**3.3** Obligations placed on owners of land to comply with UK wildlife legislation, the NPPF 2018 and European Habitats Regulations and Directives while they are using the land in any way, have been taken into account and referred to, where directly relevant, within this report.

**3.4** Local Authorities have a duty to maintain and enhance biodiversity within developments they permit. Local Planning Authorities will seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. The importance of habitat enhancement has been identified within Section 40 (1) of the *Natural Environment and Rural Communities Act* (2006) and in paragraphs 109 & 118 in the *National Planning Policy Framework* (March 2012)

**3.5** The author scoped the site to identify the presence or dependent use of the site by protected or notable species, but none were actually recorded. It is however likely that roosting bats may use the Category A mature oak in the south-eastern corner of the site. The value of the yard for bat foraging is likely to be very limited. All species of bats are protected under Schedules 5 and 6 of the Wildlife and Countryside Act 1981 (as amended) and they are also protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2010. Bats are listed under Appendix III of the Bern Convention and Annex IV of the EC Habitats Directive. Bats and their habitats are also listed under Appendix II of The Bonn Convention. Together this legislation makes it an offence to kill or injure bats or damage or destroy a place of shelter or protection (e.g. a possible roost site such as the oak tree).

Dormice are protected under the Wildlife and Countryside Act 1981 (schedule 5), and the Conservation (Natural Habitats, &c.) Regulations 1994. These make it an offence to:

- Kill or injure a dormouse.
- Disturb a dormouse in a way that is likely to impair its ability to survive, breed, rear young, hibernate, or affect the local distribution or abundance of the species.
- Disturb a dormouse whilst occupying a 'structure' or place of rest (i.e. nest).
- Obstruct access to a place of rest

The site in which the office complex would be constructed is, however, totally unsuitable for dormice. (see **Section 5.4.3** to follow)

Badgers and their setts are afforded legal protection, but this site is totally unsuitable for badgers.

It would be unlawful to disturb any wild birds, their eggs or chicks while they are nesting, between (1<sup>st</sup> March – 31<sup>st</sup> August). Should it be necessary to remove the narrow copse that divides both parts of the site and any length of the eastern hedge during the nesting season, it would need to be carried out under the supervision of a suitably qualified ecologist, to make sure that no nesting activity would be disturbed.

## **4 Biodiversity and ecological survey methodology**

**4.1** The site is so small, and the ecological value of the area that would be affected is so limited, that the proposed development would be very unlikely to result in any habitat or species losses of any significance. Whilst the site has not been designated to protect wildlife, the site lies close to the northern edge of the Exe Estuary SSSI and SPA. The development would have no discernable impact on this designated area. The habitat value of the mature oak tree is recognised and acknowledged, but otherwise it is the author's professional opinion that commissioning a biodiversity data search would not be warranted for this particular site.

**4.2** To the best of the author's knowledge, the ecological value of the boatyard site and the Heritage Homes compound have not previously been surveyed, other than by the author in January 2019. The author did, however, carry out Phase 1 habitat and reptile surveys of two blocks of land to the east of Retreat Road, in March and July 2013. Both of these areas have now been developed by Heritage Homes.

**4.3** Recognised extended Preliminary Ecological Appraisal methodologies were used to carry out the field survey of this site and it was scoped for its suitability for use by protected species. The mature oak was scoped as a possible roost site and the tree is assigned to Corylus Ecology's Category A. The most recent survey was carried out early May and there were no signs of territorial behaviour or other breeding activity by birds, within the site. It was evident that some birds were nesting on the motorway bank to the west of the site. The site was also scoped for reptiles and the terrestrial phases of amphibians, but site conditions are unsuitable for either.

**4.4** This EA report is based on a format devised by the Chartered Institute of Ecology and Environmental Management for the presentation of findings of Ecological Appraisals and similar surveys. The Phase 1 habitat surveys were carried out, using techniques set out within JNCC's Manual *Handbook for Phase 1 Habitat Survey a technique for environmental audit* (2010). Drawing of a Phase 1 Habitat Map is not warranted for this particular site.

**4.5** The vegetation growing within and around the margins of the site was sufficiently well established on the 3<sup>rd</sup> May 2019, for the author to carry out an effective Phase 1 Habitat Survey, to inform this Ecological Appraisal.

The site adjoins the M5 motorway, which carries traffic throughout the night, but the site has little vegetation that would provide attractive foraging for bats. It is considered that bat surveys would not provide any data that might influence proposals to develop the site, so long as a robust but proportionate mitigation strategy is implemented. This strategy would be centred around the mature oak, which has potential for use as a bat roost site. This will also need to be borne in mind when lighting requirements outside the office complex are designed. The site is unsuitable for dormice and no signs of badger activity were detected.

A breeding bird survey was carried out on the 3<sup>rd</sup> May and the only signs of nesting activity were recorded in vegetation growing on the overgrown motorway bank to the west of the site. The narrow tree and shrub planting that divides both parts of the site, together with the eastern hedge, are of limited ecological value. This is due to the dominance of Leyland and Lawson's cypress trees. These conifers are generally unattractive to most breeding birds, other than wood pigeons, collared doves and occasional blackbirds.

A reptile survey has not been carried out, nor is one recommended. The site was scoped for the possibility that reptiles could use it, but it is considered to be unsuitable due to a lack of suitable cover vegetation within the boatyard and very heavy shading under the hedges.

The fact that detailed bat and reptile surveys were not carried out is not considered to constrain the efficacy of this Ecological Appraisal. It is considered that protected species would not be affected in a deleterious way by the proposal to construct an office complex within part of the boatyard and construction complex.

## **5 Ecological conditions, habitats and species**

**5.1** The site is a south-facing boatyard that was surfaced with heavily compacted gravel, which supports very little in the way of herbaceous vegetation. A tree and shrub-covered motorway bank acts as the western boundary and a narrow planting of coniferous and broadleaved shrubs and trees, separates the yard from the construction compound to the north. The boundary that separates the yard from Retreat Road is made up of a Leyland and Lawson's cypress hedge, with occasional hazel and hawthorn bushes. There is a large oak with the strip of land on which the hedge was planted. The images in **Appendix 1** show habitat conditions within the boatyard and woody vegetation partially surrounds it.

**5.2** The project is to construct a three-storey office complex, above a ground floor to be used primarily for parking. The large oak tree will be retained and the layout will accommodate an appropriate amount of narrow landscaping with the site.

**5.3** No biodiversity action plan features or protected species were identified during the surveys. The upper reaches of the estuary of the River Exe are located to the south of the boatyard. The river and marshland to the south of Bridge Road fall within the Exe Estuary Special Area of Conservation, the Exe Estuary Special Protection Area, the Exe Estuary Site of Special Scientific Interest and the Exe Estuary Ramsar Site. Construction of an office

complex within the construction compound and part of the boat storage yard, would have no discernible impact on these protected sites or on any protected species.

## **5.4 Plants, animals and impacts on them**

**5.4.1 Breeding birds** A breeding bird survey was carried out on the 3<sup>rd</sup> May 2019. The only signs of nesting activity and territorial behaviour associated with nesting, were identified within the brambles, shrubs and trees growing on the motorway bank to the west of the proposed development site. Although there is no recorded evidence of birds nesting within the site, it would be prudent to remove the narrow planting and the eastern hedge outside the bird-nesting season (1<sup>st</sup> March – 31<sup>st</sup> August). Any hedgerow removal or management of shrubby vegetation that has to be carried out during any part of the nesting season would need to be overseen by a suitably qualified ecologist, to ensure that no nesting birds would be disturbed.

**5.4.2 Bats** The site is generally unsuitable for bat foraging, but there is a possibility that bats could use holes and broken off branches in the mature oak in the south-eastern corner of the site. Lighting provision within the proposed development, bearing in mind that it would be an office complex, would be dealt within a design specification. The types of lighting to be provided would be specified within the full application, or it may be conditioned. (see **Section 7.2**)

**5.4.3 Dormice** The site is unsuitable for dormice, which lacks connectivity to any habitats that may hold extant populations of dormice. It is the author's professional opinion that no survey is required.

**5.4.4 Badgers** Signs of badger activity were searched for, but none were detected. No additional surveys are required. A survey carried out by the author has demonstrated that a sett in the eastern boundary hedge of the former Broom Park nursery, 150 metres to the north of Topsham Road, was abandoned some years ago.

**5.5.5 Reptiles and amphibians** The site was scoped for reptiles, but it is considered to be unsuitable due to a) a lack of appropriate vegetation in the boatyard and b) dense shade cast by the cypress trees in both the eastern hedge and the landscape copse. Ground conditions in the construction compound are very disturbed and there is not vegetation that would be attractive to reptiles.

**5.4.6 Notable and protected invertebrates** No notable or protected invertebrates were recorded during either of the surveys carried out by the author

**5.4.7 Herbaceous site vegetation** The boatyard is surfaced with a thick layer of highly compacted gravel, such that only a limited range of ruderal herbs were recorded. These and herbs recorded in the construction compound are listed in **Appendix 2**.

**5.4.8 Hedges** The eastern hedge is made up of Leyland and Lawson's cypresses, with occasional hazel and hawthorn bushes.

**5.4.9 Trees** A range of exotic cypress and broadleaved trees and one field maple were planted within the narrow belt of trees and shrubs some years ago. One mature Norway maple in the landscape copse has a deep inclusion crack between the two stems that arise from the base of the trunk. This fault could eventually lead to the tree splitting in half, posing a potential risk. This tree will, however, be removed along with the other trees in this wooded strip. The mature oak near the south-eastern corner of the site's eastern hedge has a significant landscape and habitat value..

The motorway bank that lies beyond the western boundary fence was planted up when the road was constructed, with a combination of oak, ash and sycamore, with some shrubs beneath the canopy. The vegetation on the bank is unmanaged and it was noted that ash trees are being affected by ash dieback. Management of this bank is the responsibility of the Highways Agency. (See **Section 7.4**)

**5.4.10 Streams, ponds and wetlands** There is are no streams, ponds and wetlands within this site.

**5.4.11 Biodiversity features** The author was unable to identify any Biodiversity Action Plan features within those parts of the boatyard or the construction compound within which the office accommodation would be constructed.



## **6 Recommendations for additional survey work**

The author recommends that it would not be necessary to carry out any additional ecological surveys, due to the lack of vegetation within the boatyard and the construction compound. It is his professional opinion that the whole site, other than the mature oak in the south-eastern corner of the site, has a very limited ecological value. It is assumed that bats are able to use holes and broken branches to roost within parts of this tree. Emergence or climbing surveys are, however, not considered to be necessary in order to confirm the value of this tree. Sufficient data has been collected to inform a series of mitigation measures that need to be provided in order to enhance the site's ecological value and to meet planning requirements.

## **7 Assessment of effects, biodiversity conclusions, including ecological constraints, mitigation and enhancement**

**7.1** Both parts of the site are, with the exception of the mature oak, of limited ecological value. That tree will be retained, so there would be virtually no losses that would require compensation.

Never the less, Local Authorities have a duty to maintain and enhance biodiversity within developments they permit. Local Planning Authorities are obliged seek a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. Scope for the provision of species or habitat mitigation is, however, limited in this particular site.

**7.2** The needs of the Local Authority can, the author believes, be met by the provision of the following. These are designed to exceed a 10% gain in Biodiversity Enhancement on completion of the proposed development:-

- Retention of the large oak tree;
- Provision of landscaped areas within the site, where space permits, particularly along the northern and north-eastern edges of the site. These landscaped areas should, wherever possible, be planted to attract wildlife as well as being decorative. Details of the landscape scheme will be conditioned;
- Installation of twelve integral nest boxes, to be built into the eastern and southern aspects of the office complex, at the top of the 3<sup>rd</sup> Level. These boxes should prove to be attractive to swifts, sparrows and titmice. Some bats could also use them to roost;
- In addition, three crevice roost boxes should be installed in a triangular pattern around the trunk of the mature oak tree to be retained. Three 26 mm hole nesting boxes should also be installed on the trunk, between three to five metres above the ground;
- Lighting provision within the development will need be addressed within a design specification. The types of lighting to be provided would be specified within the full application, or it may be conditioned. As a general principle, any lighting should be directed to avoid light-spill onto any of retained hedges and the wooded motorway embankment. If any lighting is required, it should be set at a low level, using low lumen bulbs with the light well shielded downwards. Any security lights should be of the passive infrared variety set on a very short timer to prevent long periods of illumination over any parts of the site.

**7.3** It is considered that there are no significant ecological constraints that would prevent proposals to construct an office complex within the northern part of the boatyard and the current construction compound, on the basis that the mature oak will be retained.

**7.4** Monitoring during the construction period and post-construction monitoring of the developments within the field would only be necessary, to ensure that the nest boxes are installed and that the choice of plants to be used in landscaping should conform with the landscape specification and that they should be as wildlife friendly as possible.

**7.5** A Heras fence would need to be installed along the western side of the site, to protect trees on the motorway bank for the length of the construction period. (Please refer to Advance Arboriculture's TPS). Some of the ash trees growing on the motorway embankment are showing signs of ash dieback and the Highways Authority should be requested to remove any

dead or dying trees and to carry out management of the vegetation that grows on the length of embankment that adjoins this proposed development.

## 8 Overall conclusions

**8.1** The author has, as an experienced ecologist, carried out an ecological appraisal and scoping assessment of the northern part of the boatyard and the adjoining construction complex. He is able to predict, on the basis of the survey work carried out, that the site in which development is proposed, is currently of very limited ecological value. The greatest ecological value lies in the mature oak tree that grows within the south-eastern boundary.

**8.2** Reasonable and proportionate mitigation and enhancement provisions will need to be made as set out in the previous section. These are designed to provide an overall enhancement of the ecological integrity of the site, in so far as this is possible within this particular development, for the benefit of both wildlife and the office workers.

**8.4** The site within which the development would be located does not provide the potential for use as a breeding or roosting/sheltering site by any European Protected Species, other than the strong possibility that bats will use the mature oak to roost.

**8.5** The needs of bats, birds and beneficial insects, can be accommodated and enhanced by the provisions recommended above and by liaison between the landscape designer and an appropriately qualified ecologist.

**8.6** In the author's professional opinion, it will not be necessary to carry out any additional ecological survey work on this particular site.

## 9 Acknowledgements

The author would like to thank the proprietors of the Retreat Boatyard for permitting access to the boat storage and laying-up area, enabling part of the survey to be carried out.

## 10 References

**HMSO** Wildlife and Countryside Act 1981 – as amended

**HMSO** The Conservation of Habitats and Species Regulations 2010 - as amended

**HMSO** Habitats Directive (92/43/EC)

**HMSO** Protection of Badgers Act 1992

**HMSO** Hedgerow Regulations 1997

**Gov. UK** The National Planning and Policies Framework 2012 (revised February 2019)

**HMSO Government Circular** (ODPM 06/2005 & DEFRA 01/2005) *Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System*

**JNCC's** Manual *Handbook for Phase 1 Habitat Survey a technique for environmental audit* (2010).

**CIEEM** *Guidelines for Ecological Report Writing* Technical Guidance Series (2016)

**British Standards Institution** (2013) *BS42020 Biodiversity – A code of practice for planning and development*

**Andrew Salisbury et al** (August 2015). *Enhancing gardens as habitats for flower-visiting aerial insects (pollinators): should we plant native or exotic species ?*. Journal of Applied Ecology

**Mitchell Jones A J.** (2004) *Bat Mitigation Guidelines* English Nature

## **Appendices List**

- 1** Digital images 03.05.2019
- 2** Plant species lists
- 3** Wildlife Checklists

## Retreat Boatyard 2.1

### Location

0772

03.05.2019



Retreat Drive and one of the Retreat Boatyard's boat storage areas can be seen in this image. The area to the north of the large oak tree, seen to the left of Retreat Drive, would be developed to provide the Chasse Offices

0774

03.05.2019



The upper end of the boat storage area, beyond the large oak tree would form part of the development site



## Retreat Boatyard 2.2

### Location

0779

03.05.2019



The Heritage Homes compound can be seen, looking south. All of the trees that divide the northern end of the site from the southern end, shown in the previous image, would be removed

0780

03.05.2019



The only plants growing within the Heritage Homes compound are a range of common ruderal weeds



## Retreat Boatyard 2.3

### Location

0785

03.05.2019



The M5 motorway bank rises to the west of the Chasse Offices proposed development site. The bank is unmanaged and a number of trees have died, but have not been removed.

0776

03.05.2019



A number of ash trees growing on the motorway bank are at risk of succumbing to ash dieback, which will require their removal. Ideally, this should be done and replanting should be carried out before the development goes ahead, for access reasons



## Retreat Boatyard 2.4

### Location

0781

03.05.2019



This image shows the strip of trees and shrubs that divides the northern end of the boat storage area from the Heritage Homes compound shown in image 0779

0783

03.05.2019



This image shows the strip of trees and shrubs which divides the northern end of the boat storage area from the Heritage Homes compound. The northern side of the strip has been planted with cherry laurel bushes



## Retreat Boatyard 2.5

### Location

0786

03.05.2019



This image shows the strip of trees and shrubs that divides the northern end of the boat storage area from the Heritage Homes compound. View looking eastwards toward Retreat Drive

0784

03.05.2019



The trees and shrubs growing within the landscape strip cast heavy shade, which limits the field layer to shade tolerant ivy, foetid iris, cleavers, Norway maple and cherry laurel seedlings



## Retreat Boatyard 2.6

### Location

0789

03.05.2019



The strip of vegetation that divides the northern end of the boat storage area from Retreat Drive has a line of cypress trees along its eastern edge, with hazel and other broadleaved shrubs and young trees growing along its western edge

0796

03.05.2019



The large oak tree that will be retained at the south-eastern end of the development is suffering from some crown dieback. There are also some broken branches, which could be used by crevice roosting bats. Bat boxes could be installed within the lower part of the canopy

# **Retreat Boatyard**

## **Topsham**

### **Phase 1 Habitat Survey**

#### **Plant Species Lists**

##### **Boat storage area**

Canadian fleabane, cleavers, weld, dandelion, hairy bittercress, groundsel, American willowherb, creeping thistle, spear thistle, sow thistle, broadleaved dock, sun spurge, greater mullein, ragwort, creeping buttercup,

##### **Landscape strip that divides the site**

Lawson's cypress, Leyland cypress, Norway maple, hawthorn, field maple, myrobalan plum var. nigra, cherry laurel, elder. Norway maple, laurel, hazel, sycamore and hawthorn seedlings. Arum lily, foetid iris, cleavers, creeping buttercup and ivy were recorded in the field layer.

##### **Construction compound**

American willowherb, Canadian fleabane, cow parsley, sow thistle, hedge mustard, cleavers, forget me not, tufted vetch, charlock, hairy bittercress, greater willowherb

##### **Eastern hedge**

Lawson's cypress, Leyland cypress, pedunculate oak, hornbeam, hawthorn, field maple, hazel, cherry laurel, arum lily, stinging nettles, ivy, brambles

Peter Beale  
12.05.2019

# Wildlife Checklist (for front of Wildlife Report.)

## A.1 Protected and priority species (relates to question 13a in the planning application form).

A tick or cross must be placed in all boxes in column two and then, where there is a tick, all other boxes in that row. The final column only needs to be filled in where this clarifies the location of a species on a large site e.g. location of a great crested newt pond or bat roost. Where species are present this information will be sent to Devon Biodiversity Records Centre.

Location: Retreat Boatyard, Topsham

Grid reference for centre of site (6 digit): SX 957 889

Planning Application reference:

Name of surveyor: Peter Beale

Year that surveys carried out: May 2019

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present? <u>Tick or cross</u>	Detailed Survey needed?	Detailed survey carried out and included ?	Species Present or Assumed to be present on site <u>Indicate with P or A and name the species</u>	Impact on species?	Detailed Conservation Action Statement included?  Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement	NE licence required?	Grid reference for specific location of species (if required for large sites)
Bats (roost)	Possible therefore assumed	No		Pipistrelles	None	Provision of roost boxes on a mature oak to be retained	No	
Bats (flight line / foraging habitat)	Very limited	No						
Dormice	No							
Otters	No							
Great crested newts ( <i>*check consultation zone</i> )	No							
Cirl buntings ( <i>*check consultation zone</i> )	No							
Barn owls	No							
Other Schedule 1 birds	No							
Breeding birds	Possible					Nest box provision		
Reptiles	No							
Native crayfish	No							
Water voles	No							
Badgers	No							
Other protected species e.g. tentacled lagoon worm, native oyster, seahorse, fan mussels	No							
Species of principal importance	No							
Invasive species	No							

- for information on Devon consultation zones for cirl buntings and great crested newts go to [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/wildlife/linksfurtherinformation.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/wildlife/linksfurtherinformation.htm)

## A.2 Designations / important habitats / sites of geological importance (relates to questions 13 b & c in the planning application form)

A tick or cross must be placed in all boxes in column two and then, where there is a tick, all other boxes in that row.

Designation Terrestrial, intertidal, marine	Within site or potential impact. <i>Tick or cross</i>	Name of site / habitat	Detailed Conservation Action Statement included in report ?	Relevant organisation consulted & response included in the application?
<b><i>Statutory designations</i></b>				
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	No			Natural England
Site of Special Scientific Interest (SSSIs)	No			Natural England
Marine Conservation Zone (MCZ) ( <i>not before 2012</i> )	No			
Local Nature Reserve (LNR)	No			Relevant Local Authority -
<b><i>Non statutory wildlife designations</i></b>				
County Wildlife Site (CWS)	No			
Ancient woodland	No			
Special Verge	No			Devon County Council -
Habitat of Principal Importance / BAP habitat	No			
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	No			
<b><i>Non statutory geological designation</i></b>				
County Geological Site (CGS or RIGS)	No			Devon RIGS group -

## Do you need to submit a Wildlife or Geology Report with your planning application?

***Please remember that anyone causing a wildlife offence (e.g. destruction of a bat roost) can be prosecuted, irrespective of the planning process. Remember to schedule works to ensure no disturbance to protected species, including nesting birds.***

If you are a householder please fill in Part A only below. All other applicants should fill in Parts A and B. The completed table must be included with your application.

If there is a tick in the 'yes' column for Part A you must include a **Wildlife Report** with your application. If there is a tick in the 'yes' column for Part B you must include a **Geology Report** with your application. Both reports must be produced by someone with suitable qualifications and experience.

For further information on the Reports, including a list of consultants, go to [www.devon.gov.uk/wildlife](http://www.devon.gov.uk/wildlife)

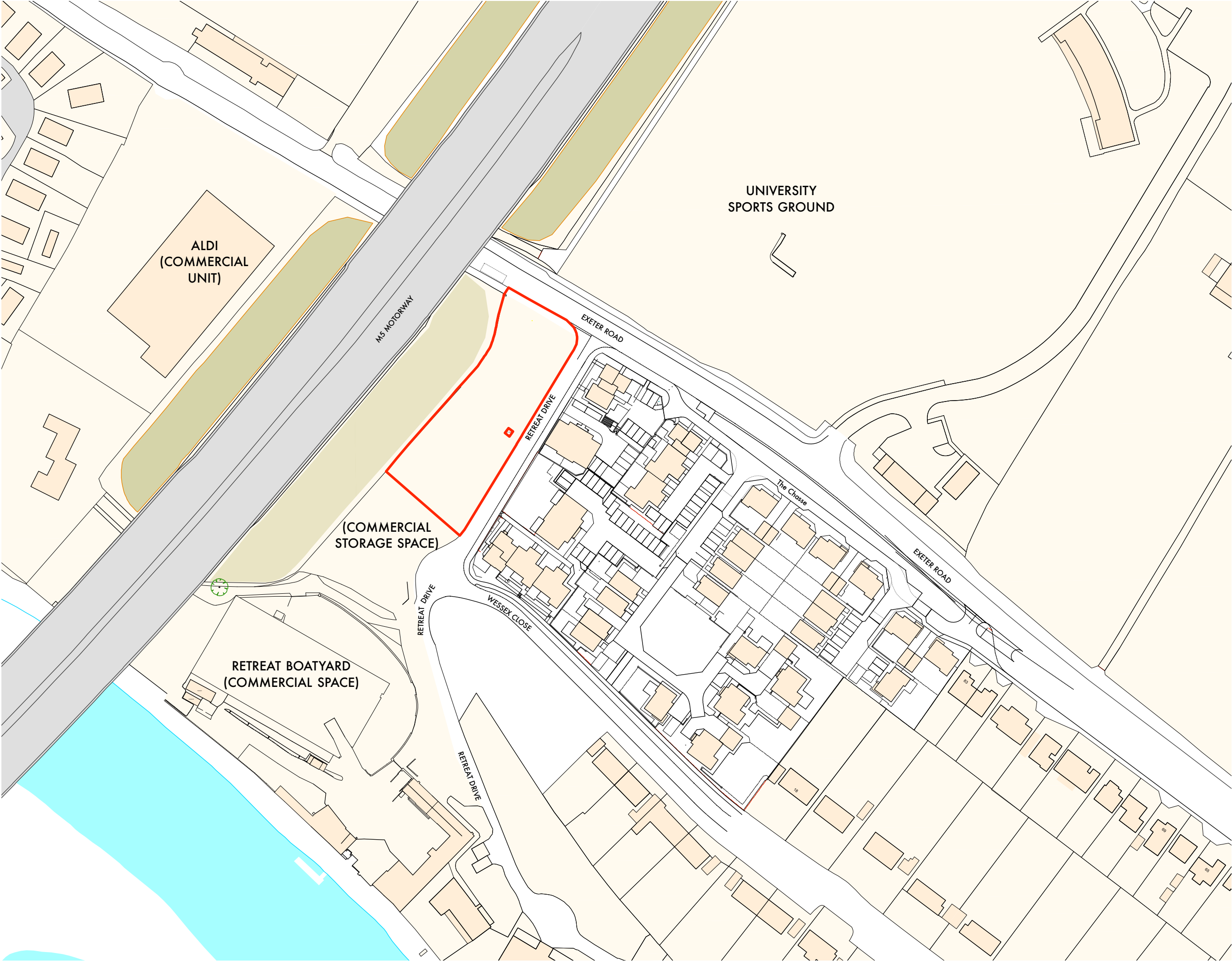
### Wildlife and Geology Trigger Table

PART A - TRIGGERS FOR A WILDLIFE REPORT	Yes	No	Office use
<b>1. The application proposal: Retreat Boatyard, Topsham</b>			
i. Involves removal of a temporary storage shed		No	
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.		No	
iii. Involves works to a quarry or built structures such as bridges, viaducts, aqueducts, tunnels, mines, kilns, ice houses, military fortifications, air raid shelters, cellars and similar underground ducts and structures.		No	
iv. Involves the development of (a) wind turbine(s), including domestic turbines.		No	
v. Will illuminate / cause light spill onto, a church, listed building, woodland, field hedge, pasture, watercourse, water body, tree line or a known bat roost.		No	
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) <u>excluding ornamental garden ponds</u> .		No	
vii. Removes, or moves, part / all of a native Devon hedge or line of trees ( <u>excluding domestic hedges unless &gt; 10m being removed</u> ).		No	
viii. Is within, or may impact on (including impacts on hydrology), a woodland or a substantial area of scrub connected to a woodland or hedge.		No	
ix. Involves surgery to or felling of a mature tree with obvious holes, cracks or cavities, dense ivy, deadwood, bird / bat box (i.e features which may be a bat roost).		No	



x Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland		No	
xi. * <u>Householders do not need to answer this question.</u> Is within or immediately adjacent to a designated wildlife site (Special Areas of Conservation, Special Protection Area, Sites of Special Scientific Interest, County Wildlife Site, Local Nature Reserve, Special Verge).		No	
xii. * <u>Householders do not need to answer this question.</u> Involves lighting or removal of a tree line, woodland, hedges, pasture within a Greater Horseshoe Bat consultation zone ( <i>please ask the LPA during pre-ap discussions</i> ).	Low-impact lighting		
xiii. <u>Householders do not need to answer this question.</u> Site is known to support an invasive species such as Japanese Knotweed. <i>For more information see <a href="http://www.devon.gov.uk/japanese_knotweed.htm">www.devon.gov.uk/japanese_knotweed.htm</a>.</i>		No	
<b>PART B – TRIGGER FOR A GEOLOGICAL REPORT - non householders only</b>	Yes	No	Office Use
1. * Application impacts on a geological Site of Special Scientific Interest or County Geological Site (RIGS)		No	

\* = to find out if your site is in or near a designated site look on <http://gis.devon.gov.uk/basedata/viewer.asp?DCCService=greeninfra>, or ask the LPA or Devon Biodiversity Records Centre [www.dbr.org.uk](http://www.dbr.org.uk) (inc. a small charge). For County Geological Sites (RIGS) see also [www.devonrigs.org.uk/07DevonSites.html](http://www.devonrigs.org.uk/07DevonSites.html)



Dimensions are not to be scaled from this drawing			
Rev	Date	Description	Author
F	18.03.2020	Planning Issue	dm



## PLANNING

Latitude 50  
Retreat Drive, Topsham  
for  
Heritage Homes

Site Location Plan

Scale: 1:1250 @ A3

Drawing No: 1420 / PL01 Rev F

The Boat Shed, Michael Browning Way  
Exeter, EX2 8DD  
01392 438051 mail@g-a.uk.com

grainge architects

LATITUDE 50 OFFICES - TOPSHAM