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EXTENDED PHASE 1 HABITAT SURVEY OF BISHOPSTEIGNTON PARISH COUNCIL OWNED ASSETS

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CONTENTS

APPENDICES

1. INTRODUCTION

1.1 Background

Bishopsteignton Parish Council has undertaken Phase 1 Habitat Survey[1] of its major assets within the Parish of Bishopsteignton, including Lawns End, The Cemetery, St Johns Churchyard and the Village Green. The purpose of this report is to inform the forthcoming Bishopsteignton Asset Management Plan. The Bishopsteignton Asset Management Plan will be prepared with the aim of identifying a series of management prescriptions for each asset.

The specific objectives of this report are to:

- provide a baseline ecological assessment of each asset;
- identify designated nature conservation sites on or in the vicinity of each asset;
- assess the potential for populations of protected, notable or scarce species on or in the vicinity of each asset;
- record main habitats and features of ecological interest on the asset;
- assess the ecological importance of each asset; and
- provide preliminary recommendations for the management and enhancement of each assets ecology.

1.2 Legislation and Policy Framework

Various legislation and planning policies refer to the protection of wildlife. These are summarised in Appendix 1, but should not to be regarded as a definitive legal opinion. When dealing with individual cases, the full texts of the relevant documents should be consulted and legal advice obtained if necessary.

[1] JNCC (2010) Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit (Revised reprint).
Joint Nature Conservation Committee, Peterborough.

2. METHODOLOGY

The report presents the findings of a site visit to each major asset, in the form of an extended Phase 1 habitat survey, and a desk study.

2.1 Desk Study

The purpose of the desk study was to collate existing baseline data about each asset and the surrounding area such as the location of designated sites or other natural features of potential ecological value such as woodland and ponds. The following zone of influence has been considered:

- all statutory designated sites up to 500m from each asset, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR);
- non-statutory designated sites: County Wildlife Sites (CWS), Unconfirmed Wildlife Sites (UWS) and Other Sites of Wildlife Interest (OSWI) up to 500m from each asset;
- records of protected species up to 500m from each asset.

Devon Biodiversity Records Centre (DBRC) was contacted to provide details of protected species. Due to data ownership restrictions in the reproduction of the DBRC report, it is not appended to this report, but the information provided is summarised in the relevant sections. The Multi Agency Geographic Information for the Countryside (MAGIC) website[2] was searched for information on statutory designated sites. Supplementary information on each site and its surroundings were obtained from aerial images available from Google™ Earth Pro.

2.2 Extended Phase 1 Habitat Survey

An extended Phase 1 habitat survey of each asset was undertaken by Parish Council volunteer Matt Neale. Matt is a Chartered Ecologist (CEcol) and a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has worked professionally as a consultant since 2004. The assets were surveyed on the following dates:

- Lawns End, The Drive, Bishopsteignton: 25th March 2018. The weather during the survey was cold, overcast and dry with moderate wind.
- St Johns Church, Churchyard, Church Road, Bishopsteignton: 12th May 2018. The weather during the survey was warm, overcast and dry with light wind.
- The Village Green, Cockhaven Close, Bishopsteignton: 12th May 2018. The weather during the survey was warm, overcast and dry with light wind.
- The Cemetery, Lindridge Road, Bishopsteignton: 14th May 2018. The weather during the survey was cool, clear and dry with light wind

[2] www.natureonthemap.naturalengland.org.uk/MagicMap.aspx accessed 07/04/17

The surveys involved a site walkover and preliminary assessment of key habitats, land use and ecological features. The main habitats present were recorded using standard Phase 1 habitat survey methodology as described in the Handbook for Phase 1 Habitat Survey (JNCC, 2010[3]). In addition to general habitat classification, a list was compiled of observed plant species (using the nomenclature of Stace, 2010[4], with common and Latin names referred to in the first instance after which only the common names are used). The abundance of each species was estimated for each habitat respectively using standard 'DAFOR' codes:

- D = Dominant;
- A = Abundant;
- F = Frequent;
- O = Occasional; and
- R = Rare.

Each asset was inspected for obvious signs of any invasive plant species subject to legal controls, as well as its potential to support protected and locally notable species such as reptiles, bats, dormouse and badger amongst others. This was in order to identify potential ecological constraints and to guide recommendations for the management of each asset.

2.3 Daytime External Tree and Building Inspection for Bats

The guidance outlined in Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition; Collins Ed., 2016)[5] were followed to describe how buildings and mature trees on a site should be assessed for their potential to support roosting bats. The following tree features, which are considered to provide suitability for roosting bats, were searched for:

- Natural holes;
- Woodpecker holes;
- Cracks / splits in major limbs;
- Loose bark;
- Hollows / cavities; and
- Dense growth.

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[3] Joint Nature Conservation Committee (JNCC), 2010. Handbook for Phase 1 habitat survey – a technique for environmental audit. JNCC Peterborough

[4] Stace, C. 2010. New Flora of the British Isles 3rd Edition. Cambridge University Press

[5] Collins, J. Editor (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. Bat Conservation Trust.

The following building features, which are considered to provide suitability for roosting bats, were also searched for:

- buildings of pre 20th or early 20th century construction;
- agricultural buildings of brick, stone or timber construction;
- large and complicated roof voids with unobstructed flying spaces;
- large (>20cm) roof timbers with mortise joints, cracks and holes;
- entrances into buildings that bats could fly through;
- poorly maintained buildings such that they provide access points for bats into roofs, walls, bridges, but at the same time not being too cool and draughty;
- roofs that are warmed by the sun e.g. south facing;
- weatherboarding and/or hanging tiles with gaps;
- undisturbed building roofs and structures;
- buildings and built structures in proximity to each other providing a variety of roosting opportunities throughout the year; and
- buildings and built structures close to good foraging habitat e.g. mature trees, parkland, woodland or wetland.

Each tree and building was classified into a category dependent on the presence of features suitable to support bat roosts. The categories assigned were: Confirmed Roost, High, Moderate, Low and Negligible potential for use by bats. Table 2.1 below provides criteria for each of these categories.

Table 2.1 Tree and Building Bat Roost Potential Categories

Roost Potential	Description
High	A structure or tree with one or more potential roost site that is obviously suitable for use by larger numbers of bats on a regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A structure or tree with one or more potential roost site that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
Low	A structure with one or more potential roost site that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection and / or suitable surrounding habitat to be used on a regular basis or by a large number of bats (i.e. unlikely to be suitable for hibernation or maternity). Trees of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with very limited roosting potential.

Roost Potential	Description
Negligible	Negligible habitat features likely to be used by roosting bats.
Notes: Category descriptions drawn from Collins, J, 2016.	

2.4 Assessment of Importance of Ecological Features

The ecological importance of habitats within each of the assets has been assessed using a scale that classifies ecological features within a defined geographic context in accordance with CIEEM guidelines (2016[6]). The classification uses recognised and published criteria (e.g. Ratcliffe, 1977[7], Wray *et al.* 2010[8]) where the habitats and application site were assessed in relation to their size, diversity, naturalness, rarity, fragility, typicalness, connectivity with surroundings, intrinsic value, recorded history and potential value. The following geographic frame of reference has been used for the application site:

- International Importance;
- National Importance (England);
- Regional Importance;
- County Importance;
- Local Importance;
- Site Importance (limited to the site boundary); and
- Negligible Importance.

A wide range of sources can be used to assign importance to ecological features, including legislation and policy. In the case of designated sites, their importance reflects the geographic context of the designation. For example, sites designated as SACs are recognised as being of importance at an International level. Ecological features not included in legislation and policy may also be assigned importance, due to, for example, local rarity or decline, or provision of a functional role for other ecological features. Professional judgement is used to assign such importance.

[6] CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Chartered Institute for Ecology and Environmental Management, Winchester.

[7] Ratcliffe, D. (1977) A Nature Conservation Review. Cambridge University Press

[8] Wray, S., Wells, D., Long, E. and Mitchell-Jones, T. (2010) Valuing Bats in Ecological Impact Assessment. In Practice, pp 23-25

2.5 Limitations

It should be noted that availability and quality of the data obtained during desk studies is reliant on third party responses. This varies from region to region and for different species groups. Furthermore, the comprehensiveness of data often depends on the level of coverage, the expertise and experience of the recorder and the submission of records to the local recorder.

The extended Phase 1 habitat survey provides a snapshot of ecological conditions and does not record plants or animals that may be present at the application site at different times of the year. The Phase 1 habitat survey was undertaken at a suitable time of year although the cold weather during the spring of 2018 is likely to have delayed the growth of many plant species that would have otherwise been present when the survey of Lawns End was undertaken in March 2018. It is therefore likely that the plant species within the Lawns were under-recorded.

3. BASELINE ECOLOGICAL CONDITIONS, CONSTRAINTS AND RECOMMENDATIONS FOR THE MANAGEMENT OF EACH ASSET

The results of the Phase 1 habitat survey are provided in Table 3.1 to 3.4 below. The table includes a description of baseline conditions at each asset as well as preliminary recommendations for the ecological management and enhancement of each asset.

3.1 The Lawns

Table 3.1 Baseline Ecological Conditions and Recommendations for The Lawns

The Lawns, Bishopsteignton		
Site Description and Landscape Context	The Lawns is in the south of the village of Bishopsteignton and is predominantly an area of amenity grassland, which is surrounded by hedgerows and scattered mature trees. The Lawns includes a children's play area, a Multi-Use Games Area (MUGA) and a small orchard. The Lawns is used predominantly used for recreation. To the north is Bishopsteignton House and residential housing, to the east is a lane, with residential housing beyond, to the south is Newton Road, with fields beyond and to the west are fields. The habitat descriptions below should be read in conjunction with Figure 1.	
Designated Sites within 500m		
Feature	**Description**	**Recommendations to Complement the Designated Site**
Bishopsteignton House UWS, on-site	Improved grassland, which encompasses the majority of The Lawns. Identified by DBRC as having possible interest but not fully surveyed.	See amenity grassland recommendations below.
Forder Lane UWS, 230 m north west	Possible species rich grassland. Identified by DBRC as having possible interest but not fully surveyed.	None
Luxtons Marsh CWS, 290 m south	Saltmarsh, unimproved/marshy grassland, reedbed, swamp and small tidal pond. Five Devon Notable plants recorded in 2010.	None
Ashwell CWS, 400 m west	Mixed farmland with bird interest, including cirl bunting *Emberiza cirlus*.	None

The Lawns, Bishopsteignton		
Wych End UWS, 460 m east	Broad-leaved woodland. Identified by DBRC as having possible interest but not fully surveyed.	None
Habitats		
Feature	**Description**	**Recommendations for Management and Enhancement**
Amenity Grassland	The majority of The Lawns comprises an expanse of amenity grassland, which is primarily used for recreation, such as dog-walking. The grassland is regularly mown and it has a short sward, that is somewhat tufted. It is of low species diversity, with few forbs. Grasses include abundant meadow grasses *Poa spp.,* Yorkshire-fog *Holcus lanatus,* perennial rye-grass *Lolium perenne.* Herbs include frequent daisy *Bellis perennis*, dandelion *Taraxacum officinale* with occasional white clover *Trifolium repens*, ribwort plantain *Plantago lanceolata* and creeping buttercup *Ranunculus repens.* This habitat is considered to be of Site ecological value due to its low diversity and prevalence in the surrounding area. Such habitats are also straighthood to recreate.	Leave 30% of the grassland unmown to create 'islands' at a longer height to benefit other wildlife and to create a buffer strip adjacent to trees. This should be mown on an annual rotational basis. This rotational regime ensures that at all times part of the field remains uncut to ensure there is always some cover and tall grass stems available, which are required as a breeding area for most widespread butterflies and other invertebrates. The use of pesticides and fertilisers will be avoided.
Semi-improved grassland	Small areas of semi-improved neutral grassland are present within The Lawns. It is mainly confined to the banks beside the MUGA. The soil substrate is thin and is predominantly covered by grasses that include abundant red fescue *Festuca rubra,* frequent cocks-foot *Dactylis glomerata* and Yorkshire-fog, perennial rye-grass*,* and timothy *Phleum pratense* and occasional creeping bent *Agrostis stolonifera.* Forbs include abundant creeping cinquefoil *Potentilla reptans*, with occasional yarrow *Achillea millefolium*, ox-eye daisy *Chrysanthemum leucanthemum,* white clover*,* black medick *Medicago lupulina* and ribwort plantain *Plantago lanceolata*. At the base of the bank the land is damper and this is characterised by the presence of soft rush *Juncus effuses*, stinking iris *Iris foetidissima* and pendulous sedge *Carex pendula.* The grassland becomes dominated by ivy towards the base of the trees in the south of The Lawns. Holm oak *Quercus ilex* (a non-native species that can be invasive) saplings are beginning to encroach into this habitat. This habitat is considered to be of Site ecological value.	Mow on a rotational basis with parts to be mown in June and another part mown in August at a ratio of approximately 50 / 50. This rotational regime ensures that at all times part of the grassland remains uncut to ensure there is always some cover and standing dead stems and flower heads available, which are required by some invertebrates for over-wintering. It will also prevent a building up of woody species, such as holm oak, which can be invasive.

The Lawns, Bishopsteignton		
Tall Ruderal	Small areas of tall ruderal vegetation are located around the margins of the Lawns. An area in the north east includes abundant common nettle *Urtica dioica* and Japanese honeysuckle *Lonicera japonica,* frequent cleavers *Galium aparine* and cocks-foot grass *Dactylis glomerate* and occasional lesser celandine *Ranunculus ficaria.* The area near to the woodland in the east of the site includes abundant Alexanders *Smyrnium olusatrum*, common nettle and creeping thistle *Cirsium arvense* with frequent dock *Rumex spp.* A small area is located near to the car park in the north of the Lawns, it is predominantly alexanders with occasional nettle. This habitat is considered to be of Site ecological value.	Leave flower heads on over the winter months to provide a refuge for overwintering insects and a source of seeds for birds.
Mature trees	Several individual mature trees are present within The Lawns including pedunculate oak *Quercus robur.* Whilst the majority of mature trees are located amongst the boundary hedgerows and woodland, there are also several prominent individual oak trees amongst the grassland. The vegetation beneath the crown of a few of the trees appears to have been uncut and includes tall ruderal vegetation, mainly common nettle, as well as log piles, which provide a good habitat for wildlife. Several of the mature trees are old and may support microhabitats for communities of birds, insects, lichen and fungi, which can take many years to establish. Such trees are becoming uncommon within the locality and they are of Local ecological value.	Replace any trees that are lost or removed from the site. Aim to retain dead wood within trees as a habitat for invertebrates and birds. Retain cut wood nearby. Also see sections on breeding birds and bats below.
Hedgerow	A recently planted, species-rich, hedgerow is located along the north east boundary. Species include abundant hazel *Corylus avellane*, hawthorn *Crataegus monogyna* and dogwood *Cornus sanguinea,* frequent blackthorn *Prunus spinose* and rose *Rosa spp* and occasional beech *Fagus sylvatica* and holly *Ilex aquifolium*. Herbaceous growth at the base of the hedgerow is of low diversity and includes occasional lesser celandine, lords and ladies *Arum maculatum* and garlic mustard *Alliaria petiolata*. A short section of recently planted, single species beech *Fagus sylvatica* hedgerow is located to the south of the car park in the north of the Lawns. The hedgerow in the west of the site is also species poor. It is predominantly brambles *Rubus fruticosus agg.* with occasional hazel, ash *Fraxinus excelsior* and holly as well as non-native Himalayan honeysuckle *Leycesteria formosa*. The ash and hazel are young trees. Dead elm *Ulmus spp.* is also present	Prune back on a rotational basis if possible, to allow some sections of hedgerows to set fruit each year, and provide food for wildlife. The hedgerow in the west of the site is intruding into the field and becoming scrub. This should be pruned back once per year. Also see sections on breeding birds below.

The Lawns, Bishopsteignton		
	within the hedgerow. Alexanders and common hogweed *Heracleum sphondylium* are present at the base of the hedgerow. A native species rich hedgerow with trees forms the western boundary of the Lawns. The hedgerow is typical of Devon hedgerows and is planted on a bank. The hedgerow includes abundant blackthorn, frequent ash and oak and occasional rose Rosa sp. and elm. Where visible ground flora includes abundant ivy and frequent harts-tongue *Asplenium scolopendrium*, hedge bedstraw *Galium mollugo* and lords and ladies. The hedgerow in the north west of the Lawns is located on the edge of the gardens in Teign Close. It is species-poor ans is predominantly composed of non-native evergreen species with abundant brambles and the occasional beech. The native species-rich hedgerows have a good diversity of vegetation and structure that provide habitats for a variety of species. They also act as a corridor, providing offsite connectivity to the wider area for wildlife such as bats, they are therefore considered to be of at least Local ecological value. Devon hedgerows are likely to be of greater value because of their value for wildlife and local distinction. The species poor hedgerows also act as a wildlife corridor but are considered to be of Site ecological value due to the low diversity of species.	
Woodland	A small area of broad-leaved woodland is present in the south east of the Lawns, this feature continues in a narrow strip beside Newton Road to the south. It consists of abundant pedunculate oak, frequent yew *Taxus baccata* and holm oak (a non-native species that can be invasive) and occasional sycamore *Acer pseudoplatanus*, horse chestnut *Aesculus hippocastanum*, hazel, common lime *Tilia europaea* and elder *Sambucus nigra*. Understorey vegetation is mainly laurel (also a non-native species that can be invasive) and sapling sycamore and holm oak. Ground flora within the woodland is therefore limited in heavily shaded locations, and it is predominantly ivy. Occasional lords and ladies, cyclamen *Cyclamen sp.* and hellebore *Helleborus sp.* are present in less shaded areas. Snowdrop *Galanthus nivalis* are locally abundant on the western boundary at certain times of the year.	In time, the holm oak, laurel and sycamore are likely to dominate the woodland, which will have an adverse effect on the diversity of species present. Holm oak and sycamore seedlings, and laurel, should be thinned out or removed to allow light to benefit ground flora and increase diversity of plants. Litter should be removed from the woodland.

The Lawns, Bishopsteignton		
	The woodland is of reasonable species diversity and provides connectivity for wildlife throughout the area, it is less common in the local area and is therefore considered to be of Local ecological value.	
Orchard	Two orchards are present within the Lawns, comprising of early mature apple *Malus sp.* trees. Ground flora around the orchards is similar to the grassland found elsewhere in the Lawns. Orchards are now uncommon in the local area and this habitat is therefore considered to be of Local ecological value.	Manage orchard trees in line with good horticultural practice to promote fruiting and healthy growth.
Dense scrub	Small areas of dense scrub, which are dominated by bramble, are located around the margins of the Lawns, particularly in the south and also in front of several sections of hedgerow in the west, where it is encroaching towards the orchard. This habitat is considered to be of Site ecological value.	Dense scrub will be periodically cut back to prevent encroachment into the orchard. On-going management of the scrub will be required to prevent it encroaching into the grassland elsewhere. See section on breeding birds below.
Invasive vegetation	No invasive species of vegetation, as detailed on Schedule 9 of The Wildlife and Countryside Act 1981 (as amended), such as Japanese knotweed *Fallopia japonica*, was identified during the extended Phase 1 habitat survey.	None
Protected and Notable Species		
Invertebrates	The majority of invertebrates at Lawns End are likely to be saproxylic species, which are likely depend on dead wood and decaying organic matter. A good population of common saproxylic species of invertebrates, as well as occasional notable species is likely to be present within the hedgerows and woodland. In addition, nectar dependent species are likely to benefit from the flowering plants within the hedgerows. The grassland at Lawns End is unlikely to be of significant invertebrate interest because it is regularly mown, which will remove most flowering plants and organic matter on which invertebrate populations depend.	Leave piles of dead wood on the edge of the hedgerows to provide a home for invertebrates. In addition, see recommendations for grassland management above.
Reptiles	DBRC provided records of slow worm *Anguis fragilis* within 250 m of Lawns End. The majority of Lawns End is occupied by a short sward of amenity grassland and this currently has a low potential to support a population of reptiles due to an absence of places of shelter to avoid predation. However, grass snake *Natrix natrix* may forage across the area in low numbers. Permanent reptile	Leave piles of dead wood on the edge of the woodland and hedgerows to provide shelter for reptiles.

The Lawns, Bishopsteignton		
	habitat is generally confined to the boundary habitats, such as the hedgerows, scrub and stone walls and were the grassland immediately adjoins these areas. A population of common reptiles, such as slow worm, could potentially be present in these areas, particularly nearer to the gardens of neighbouring houses. Common lizard, grass snake, and slow worm are all protected from harm under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).	
Amphibians	Lawns End is in a great crested newt *Triturus cristatus* consultation zone. These are 5 km buffers around existing and historical (post 1970) great crested newt records. According to DBRC the nearest great crested newt record to Lawns End is 4.1 km away and was recorded in 2017 at SX861736 (beyond Exeter Road in Kingsteignton). Great crested newts make use of waterbodies during the breeding season (March to June), and at other times of year can be present in suitable terrestrial habitats up to 500 m from breeding ponds although according to Natural England[9], the species tends to stay within the core 250 m of ponds. At this distance from the nearest record the species would be unlikely to occur at Lawns End, particularly as there are no suitable breeding ponds at the site. Great crested newt is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended) making it a European Protected Species. There are records of common toad *Bufo Bufo* within 250 m of Lawns End, which is listed as a species of principal importance under Section 41 of the NERC Act. Common toad would be likely to utilise the scrub and woodland habitats and therefore is likely to be present.	Leave piles of dead wood within the woodland to provide shelter for amphibians, such as common toad. Consider creating a wildlife pond at The Lawns.
Birds	DBRC returned records of several bird species including skylark *Alauda arvensis,* yellowhammer *Emberiza citronella,* house sparrow *Passer domesticus*, bullfinch *Pyrrhula pyrrhula*, and song thrush *Turdus philomelos,* which are listed as a species of principal importance under Section 41 of the NERC Act. They are also Red list species of high conservation concern as listed	If works at Lawns End are scheduled to affect trees, woodland and hedgerows during the bird breeding season (March to August inclusive), there is a risk that active nests would be damaged or destroyed during the process. Such works should therefore take

[9] English Nature 2001. Great crested newt mitigation guidelines. Version: August 2001

The Lawns, Bishopsteignton		
	in Bird of Conservation Concern (BOCC[10]). Several pairs of these species could breed and forage amongst the network of hedgerows, trees and woodland at Lawns End although it is not considered to be suitable habitat for ground nesting birds such as skylark, due to the disturbance from recreational users. The habitats at the site will also provide suitable habitat for a range of common species. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken.	place between September and January, which is outside the bird breeding season and would avoid the potential of damaging bird nests. Place bird boxes on suitable trees around Lawns End.
Hazel dormouse *Muscardinus avellanarius*	The species is widespread in Devon and could be expected to occur in any suitable habitat although no records of the species were returned by DBRC. The hedgerows and woodland around the margins of the Lawns provide suitable habitat for hazel dormouse, and the species could potentially be present. There is human disturbance at Lawns End, which could deter the species from the using it. The hazel dormouse is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended) making it a European Protected Species. The legislation makes it illegal to capture, kill, disturb or injure hazel dormice or damage or destroy a breeding or resting place.	Undertake a hazel dormouse nest tube survey of the hedgerows to determine if the species is present or absent. To encourage dormice to use the site, measures to manage and maintain the existing hedgerows to benefit dormice and to protect them from future disturbance should be devised. This can include vegetated buffer strips around the hedgerows and measures to ensure lighting is directed away from these features.
Hedgehog *Erinaceus europaeus*	DBRC provided historical records of hedgehog within Bishopsteignton. The hedgerows, woodland, scrub and grassland provide suitable habitat for hedgehog and it is possible for low numbers of hedgehog to be present. However, the species has declined dramatically over the last few years and is rarely recorded within the Parish. Hedgehog is a priority UK BAP species and is listed as principal importance under Section 41 of the NERC Act 2006.	Leave piles of dead wood within the woodland to provide shelter for hedgehogs.
Bats	Bishopsteignton House, to the north of the site, is a roost for lesser horseshoe bat *Rhinolophus hipposideros* and grey long-eared bat *Rhinolophus hipposideros*. DBRC provided records of common pipistrelle bat *Pipistrellus pipistrellus,* soprano pipistrelle *Pipistrellus pygmaeus,* brown long-eared bat	Prior to pruning or felling trees, in line with the BCT guidelines, emergence surveys should be undertaken of trees with bat roost potential, to ascertain bat roosts are not present. An assessment of the value of

[10] Eaton, M., N. Aebischer, A. Brown, R. Hearn, L. Lock, A. Musgrove, D. Noble, D. Stroud and R. Gregory. 2015. Birds of Conservation Concern 4: the Red List for Birds. *British Birds 108*. 708 – 746.

The Lawns, Bishopsteignton		
	Plecotus auritus, noctule bat *Nyctalus noctule,* serotine bat *Eptesicus serotinus.* The mature trees and hedgerows around the boundary of the site are likely to support reasonable densities of insect prey and are likely to be utilised as a foraging resource by several bat species. The majority of grassland, mainly areas furthest away from hedgerows, is unlikely to provide significant densities of invertebrate prey for bats, due to the low diversity of vegetation and regular mowing. Many bat species also tend to avoid open areas, away from hedgerows. Central areas of The Lawns are therefore unlikely to provide an optimal foraging habitat for bats. Potential roosting opportunities for bats exist in several trees including a mature oak in the north east of the site, which has Moderate value for bats. It contains several holes, as a result of rot where branches have been pruned. There are also five mature trees with Moderate bat roost potential, within the broad-leaved woodland in the east of the site including oak, lime and ash. There are numerous mature trees with Low bat roost potential within the hedgerow in the west of the Lawns. Bats require linear features, such as hedgerows, for navigation, when echolocating in darkness. The boundary vegetation is essential as a flight path for commuting bats moving between feeding grounds and roost sites. They provide connectivity between the roost at Bishopsteignton House and habitats within the surrounding area. All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended), making all species of bat European Protected Species (EPS). The legislation also protects the resting places of bats including roost sites and it is an offence to intentionally disturb bats occupying places used for shelter or protection. Lesser horseshoe bat, greater horseshoe bat and barbastelle are also listed in Annex II of the Habitats Directive and core areas of their habitat must be protected under the Natura 2000 Network.	mature trees for roosting bats should be updated within 12 months of this report. It is recommended that lighting at the site takes into account bats. Light spill should be avoided either vertically into the sky, or horizontally onto boundary habitats and Bishopsteignton House, to avoid impacts on bats foraging and commuting in this area. Any new lighting scheme should be informed by guidelines from the Bat Conservation Trust[11]. Bat boxes should be placed on suitable trees around Lawns End.

[11] http://www.bats.org.uk/pages/bats_and_lighting.html

The Lawns, Bishopsteignton		
Badger *Meles meles*	DBRC provided historical records of badger within Bishopsteignton and the species is regularly sighted throughout the village. No evidence of badger activity or badger setts was recorded during the survey. Lawns End provides suitable habitat for the species and they could potentially forage there. Badger could also excavate setts at Lawns End. Under the protection of Badgers Act (1992), setts showing "signs of current use by badgers" are protected.	The species is common and widespread and therefore no specific measures for badger are recommended.

3.2 The Cemetery

Table 3.2 Baseline Ecological Conditions and Recommendations for The Cemetery

The Cemetery, Lindridge Road, Bishopsteignton		
Site Description and Landscape Context	The Cemetery is on the north west outskirts of the village of Bishopsteignton. It is predominantly an area of grassland interspersed with gravestones and memorials, which is surrounded by hedgerows and scattered mature trees. To the north and west is agricultural land, to the east is Lindridge Road, with agricultural land beyond, to the south are residential properties and a paddock. The habitat descriptions below should be read in conjunction with Figure 2.	
Designated Sites within 500m		
Feature	**Description**	**Recommendations to Complement the Designated Site**
Ashwell CWS, on-site	The cemetery is located within part of Ashwell CWS, which extends off-site to the north and west. It comprises mixed farmland with bird interest, including cirl bunting.	See bird, grassland and hedgerow recommendations below.
Higher Radway Wood UWS 325 m north east	Mixed plantation and semi-improved grassland. Identified by DBRC as having possible interest but not fully surveyed.	None
Rowden Cross UWS 350 m north	Mixed plantation. Identified by DBRC as having possible interest but not fully surveyed.	None

The Cemetery, Lindridge Road, Bishopsteignton		
Coombe Hatch CWS, 480 m south west	Unimproved calcareous grassland	None
Stannings Quarry OSWI 500 m west	Broad-leaved woodland	None
Bishopsteignton CWS, 500 m east	Mixed farmland with bird interest	None
Habitats		
Feature	**Description**	**Recommendations for Management and Enhancement**
Poor semi-improved grassland	The majority of the Cemetery is occupied by poor semi-improved grassland, which is approximately 30 cm in height and rank around the gravestones and 15 cm in height and more closely managed elsewhere. It contains abundant meadow grasses, Yorkshire-fog and perennial rye grass. White clover, daisy and dandelion is abundant within the sward. This habitat is considered to be of Site ecological value.	Mow grassland around the margins of The Cemetery on a rotational basis with parts to be mown in June and another part mown in August at a ratio of approximately 50 / 50. This rotational regime ensures that at all times part of the grassland remains uncut to ensure there is always some cover and standing dead stems and flower heads available, which are required by some invertebrates for over-wintering. It will also provide foraging habitat for cirl bunting, which are present in the surrounding fields.
Tall Ruderal	Small areas of tall ruderal vegetation are located in the south east corner and in the northern corner of the cemetery. The area in the south east of the cemetery is a waste area, used for the storage of old garden waste, pots etc. The dominant species is common nettle with frequent *c*reeping thistle, broad-leaved dock, Alexanders and ground ivy *Glechoma hederacea* and occasional three-cornered leek *Allium triquetrum* and creeping buttercup *Ranunculus repens*. This area also contains the	Leave flower heads on over the winter months to provide a refuge for overwintering insects and a source of seeds for birds. Due to the sensitivity of the setting of The Cemetery, within Ashwell CWS, it is recommended that bamboo, which can be invasive, is removed, before it becomes

The Cemetery, Lindridge Road, Bishopsteignton		
	occasional butterfly bush *Buddleja davidii* and bamboo. This habitat is considered to be of Site ecological value.	invasive. A method to remove the three-cornered leek should be explored (see invasive species below).
Mature trees	Several individual mature trees are located throughout the site including a double row of mature cherry *Prunus sp.,* along the central path. Several mature and early mature pedunculate oak*,* horse chestnut and copper beech *Fagus sylvatica f. purpurea* are located within the hedgerow in the east of The Cemetery. Native mature trees are becoming less common within the locality and provide habitat for a range of wildlife. They are considered to be of Local ecological value.	Replace any trees that may be lost or removed from the site.
Hedgerow	The hedgerow that forms the eastern boundary of The Cemetery is a traditional Devon Hedge, on an earth bank. It is species-rich and parts of the hedgerow are of high ecological value although sections of vegetation have removed recently, using herbicide, so that it is unstable and crumbling in places. Few shrubs are present within the hedgerow except for the occasional low-growing hazel, dogwood *Cornus sanguinea*, bramble and ivy. The herb-layer is diverse, particularly facing into The Cemetery, and includes abundant red campion *Silene dioica*, frequent greater stitchwort *Stellaria holostea*, bluebell *Hyacinthoides non-scripta*, common hogweed, garlic mustard, wood avens *Geum urbanum*, herb Robert *Geranium robertianum*, hedge bedstraw *Galium mollugo*, yarrow *Achillea millefolium*, harts-tongue fern, cow parsley *Anthriscus sylvestris* and Alexanders with occasional bracken *Pteridium aquilinum*, dogs mercury *Mercurialis perennis* and cocks-foot grass. In disturbed areas, particularly in the south of the hedgerow, is abundant common nettle and occasional three-cornered leek. An area at the northern extent of this hedgerow contains a mosaic of bracken, red campion and garlic mustard. The hedgerow along the southern boundary of The Cemetery is also species rich. Native species are dominant, including blackthorn, with frequent hazel, hawthorn, field maple, ivy and brambles and occasional ash and elder. There is limited herbaceous growth at the base of the hedgerow, which is primarily ivy with occasional cleavers and common nettle although there are occasional bluebell *Hyacinthoides non-scripta* as well as dog's mercury *Mercurialis perennis* towards the west of this feature.	The hedgerow in the west of the site is intruding into the Cemetery and becoming outgrown. This should be pruned back on a rotational basis if possible, to allow some sections of hedgerows to set fruit each year, and provide food for wildlife. Owing to the sensitivity of the setting of The Cemetery, within Ashwell CWS, it is recommended that laurel, which is quite an invasive non-native species, is not planted within the site and it would be appropriate to remove it before it becomes invasive and displaces native species. The hedgerow in the east of The Cemetery should be managed to ensure that wildflowers continue to thrive. Parts of the hedgerow should be replanted with shrubs to stabilise the bank that is crumbling.

The Cemetery, Lindridge Road, Bishopsteignton		
	The hedgerow along the western boundary of The Cemetery appears to be of recent origin. It is quite open and does not appear to be regularly pruned. It comprises native species, including frequent hazel, field maple, hawthorn and rowan *Sorbus aucuparia* with occasional goat willow *Salix caprea* and guelder rose *Viburnum opulus*. The base of the hedgerow is species-poor and dominated by common nettle with occasional Alexanders. A recently planted hedgerow is located inside the cemetery, to provide screening for an area used for garden waste. The hedgerow is species-poor and comprises beech *Fagus sylvatica* and laurel *Prunus laurocerasus*. Internal areas in the south of The Cemetery are compartmentalised using escallonia *Escallonia sp* hedging. The native, species-rich hedgerows in the south and west of the site have a good diversity of species and act as a corridor, providing offsite connectivity to the wider area for wildlife such as bats, they are therefore considered to be of Local ecological value. The Devon Hedge in the east of the site is likely to be of County ecological value, as it is an important feature of Ashwell CWS, is of high species diversity and is a traditional Devon hedgerow. The species poor hedgerows are considered to be of Site ecological value due to the low diversity of species.	
Introduced shrub	A cultivated bed, containing introduced shrub, is located beside the gates of The Cemetery in the east of the site. Species include yew, elder, thyme *Thymus vulgaris*, hebe *Hebe sp*., primrose *Primula vulgaris*, non-native bluebell *Hyacinthoides sp.* and three-cornered leek. The latter two are encroaching into the adjoining Devon Hedge. The introduced shrub is considered to be of Site ecological value.	Due to the sensitivity of the setting of The Cemetery, within Ashwell CWS, it is recommended that non-native bluebell, which can hybridise with our native bluebell, is removed. A method to remove the three-cornered leek should be explored (see invasive species below).
Buildings	The only building within the Cemetery is an old shed with a slate roof, in the west of the site. It is considered to be of Site ecological value, because of its potential to be used by wildlife.	See bat section below.
Invasive vegetation	Three-cornered leek, a species of invasive vegetation, as detailed on Schedule 9 of The Wildlife and Countryside Act 1981 (as amended), was identified at The Cemetery during the extended Phase 1 habitat survey, growing with garden waste in the south east of the site and adjacent to the hedgerow in the east of the site.	This species is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales therefore, it is also an offence to plant or otherwise cause to grow these species in the wild. Owing to the sensitive setting of the site, a suitable weed control specialist

The Cemetery, Lindridge Road, Bishopsteignton		
		should be appointed to treat the three-corned leek prior to activities taking place that could result in it spreading e.g. construction activities or vegetation cutting. Herbicides should be used safely and effectively.
Protected and Notable Species		
Invertebrates	The majority of invertebrates are most likely to be present within the hedgerows, particularly the Devon hedge in the west, which could support a good population of common species of saproxylic and nectar dependent invertebrates, as well as occasional notable species.	See recommendations for grassland management above.
Reptiles	DBRC provided records of slow worm *Anguis fragilis* within 500 m of the Cemetery. Suitable reptile habitat is present throughout much of The Cemetery, including longer areas of grassland adjacent to the hedgerow and gravestones and amongst the tall ruderal vegetation in the old garden storage area. A population of common reptiles, such as slow worm and grass snake could potentially be present in these areas.	Leave piles of dead wood on the edge of the Cemetery and hedgerows to provide shelter for reptiles.
Amphibians	The Cemetery is in a great crested newt consultation zone. According to DBRC the nearest great crested newt record is 3.6 km away and was recorded in 2017 at SX86173 (beyond Exeter Road in Kingsteignton). Great crested newts make use of waterbodies during the breeding season (March to June), and at other times of year can be present in suitable terrestrial habitats up to 500 m from breeding ponds although according to Natural England[12], the species tends to stay within the core 250 m of ponds. At this distance from the nearest record the species would be unlikely to occur at The Cemetery, particularly as there are no suitable breeding ponds at the site. There are records of common toad within 250 m of The Cemetery, which is listed as a species of principal importance under Section 41 of the NERC Act. Common toad could potentially be present in low numbers amongst the hedgerows at the site.	None

[12] English Nature 2001. Great crested newt mitigation guidelines. Version: August 2001

The Cemetery, Lindridge Road, Bishopsteignton		
Birds	DBRC returned records of several notable bird species including skylark, yellowhammer, house sparrow, bullfinch, and song thrush. Ashwell CWS is designated for birds, including cirl bunting. These species are listed as species of principal importance under Section 41 of the NERC Act. They are also Red list species of high conservation concern as isted in Bird of Conservation Concern (BOCC[13]). Several pairs of these species could breed and forage amongst the network of hedgerows and trees at The Cemetery although it is not considered to be suitable habitat for ground nesting birds such as skylark, due a limited amount of open ground. The habitats at the site will also provide suitable habitat for a range of common species. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition to the above, cirl bunting is listed on Schedule 1 of the Wildlife and Countryside Act 1981, making it illegal to cause disturbance to it or destroy its nest.	Works at The Cemetery that are scheduled to affect trees, and hedgerows should avoid the bird breeding season (March to August inclusive). This is because there is a risk that active nests would be damaged or destroyed during the process and species such as cirl bunting are protected from disturbance whilst nesting. Such works should therefore take place between September and January, which is outside the bird breeding season and would avoid the potential of damaging bird nests. Grassland around the margins of The Cemetery should allow the development of tussocky grasses, such as cock's-foot, to provide over-wintering habitat for insects, and summer food, especially grasshoppers and crickets, to feed the growing chicks of cirl bunting. Consult with Teignbridge District Council and Helene Jessop at RSPB on 01392432691, to devise a method for managing the hedgerows and other areas of the site to benefit cirl bunting and to complement the methodologies used in the management of the wider Ashwell CWS.
Hazel dormouse	The species is widespread in Devon and could be expected to occur in any suitable habitat although no records of the species were returned by DBRC. The hedgerows around the margins of The Cemetery provide suitable habitat for hazel dormouse, and the species could potentially be present.	Undertake a hazel dormouse nest tube survey of the hedgerows, to determine if the species is present or absent.
Hedgehog	DBRC provided historical records of hedgehog within Bishopsteignton. The hedgerows, woodland, scrub and grassland provide suitable habitat for hedgehog and it is possible for low numbers of hedgehog to be present. However, the species has declined dramatically over the last few years and is rarely recorded within the Parish.	None

[13] Eaton, M., N. Aebischer, A. Brown, R. Hearn, L. Lock, A. Musgrove, D. Noble, D. Stroud and R. Gregory. 2015. Birds of Conservation Concern 4: the Red List for Birds. *British Birds 108*. 708 – 746.

The Cemetery, Lindridge Road, Bishopsteignton		
Bats	DBRC provided records of common pipistrelle bat, soprano pipistrelle, brown long-eared bat, noctule bat and serotine bat. Grey long-eared bat, lesser horseshoe bat and great horseshoe bat have also been recorded in the area and it is possible that all of these species may pass through the site via the network of hedgerows. The boundary vegetation is likely to be an essential as a flight path for commuting bats moving between feeding grounds and roost sites with the village. The hedgerows around the boundary of the site are also likely to support reasonable densities of insect prey and are likely to be utilised as a foraging resource for bat species. Potential roosting opportunities for bats exist in an old shed in the west of The Cemetery. It has a slate roof with loose tiles that are of possible use by crevice dwelling bats, such as pipistrelle bats. None of the trees at the site are of value for roosting bats at present.	Prior to any works to the old shed (including modifications to the roof or demolition), emergence surveys should be undertaken to ascertain bat roosts are not present in line with the BCT guidelines. Prior to pruning or felling trees, an assessment of the value of mature trees for roosting bats should be updated within 12 months of this report. Bat boxes should be placed on suitable trees at The Cemetery.
Badger	DBRC provided historical records of badger within Bishopsteignton and the species is regularly sighted throughout the village. No evidence of badger activity or badger setts was recorded during the survey. The Cemetery provides suitable habitat for the species and they could potentially forage there. Badger may excavate setts at The Cemetery in the future.	None

3.3 St Johns Churchyard

Table 3.3 Baseline Ecological Conditions and Recommendations for St Johns Churchyard

St Johns Churchyard, Church Road, Bishopsteignton		
Site Description and Landscape Context	St Johns Churchyard is in the south east of the village of Bishopsteignton. St johns Church is the dominate feature at the site. External areas are predominantly an area of grassland interspersed with gravestones and mature trees. The Garden of Rest is located in the north east of the site. Several prominent mature trees are located in the churchyard and there is an area of woodland in the east of the site, on a steep west facing slope. Much of the site is surrounded by stone walls. To the north is residential housing, to the east is a hillside, which ascends upwards to The Lea and beacon, to the south and west is Church Road, with housing beyond. The habitat descriptions below should be read in conjunction with Figure 3.	
Designated Sites within 500m		
Feature	**Description**	**Recommendations to Complement the Designated Site**
Bishopsteignton CWS, adjacent, east	Mixed farmland with bird interest	See bird and grassland recommendations below
Wych End UWS, 200 m west	Broad-leaved woodland. Identified by DBRC as having possible interest but not fully surveyed.	None
Ashill Field UWS, 400 m north	Semi-improved neutral grassland. Identified by DBRC as having possible interest but not fully surveyed.	None
Forder Lane UWS, 460 m west	Possible species rich grassland. Identified by DBRC as having possible interest but not fully surveyed.	None
Flow Point CWS, 480 m south.	Saltmarsh	None
Habitats		
Feature	**Description**	**Recommendations for Management and Enhancement**
Semi-improved grassland	Small areas of semi-improved neutral grassland are present in the north east of the site. Rank grasses are present including frequent red fescue, Yorkshire	Mow semi-improved neutral grassland in August to allow herbs to flower but to prevent a building up of

St Johns Churchyard, Church Road, Bishopsteignton		
	fog and perennial rye-grass with abundant herbs, predominantly daisy, with occasional primrose and dog violet, common catsear *Hypochaeris radicata*, ragwort, *Senecio jacobaea*, oxeye daisy *Leucanthemum vulgare*, wood speedwell *Veronica montana*, doves-foot cranesbill *Geranium molle*, hedge cranesbill *Geranium pyrenaecium* and herb Robert. This habitat is considered to be of Site ecological value, due to its small size, although on a larger scale its value would be higher. The majority of the site, particularly around the gravestones, is poor semi-improved grassland. The grassland appears to be regularly cut. It contains a similar array of grasses to the semi-improved neutral grassland above, with a much lower diversity of herbs. This habitat is considered to be of Site ecological value.	woody species, such as holm oak, which can be invasive. Poor semi-improved grassland should continue to be cut as per the requirements of the churchyard, however, a longer sward could be allowed to develop around the margins of the site to increase the number of flowering herbs.
Mature trees	Several individual mature trees are located throughout the churchyard, the most prominent are a lime and copper beech in the south of the site and a tulip tree *Liriodendron tulipifera* in the north of the site. Several mature yew and silver birch are also present as well as an individual whitebeam *Sorbus sp.* The mature trees are locally prominent and are becoming less common within the locality. They are considered to be of Local ecological value.	Replace any trees that are lost or removed from the site. Aim to retain dead wood within trees as a habitat for invertebrates and birds. Retain cut wood nearby. Also see sections on breeding birds and bats below.
Hedgerow	A laurel hedgerow is located along the sites western boundary above the wall. It is if low species diversity with ivy at the base. This habitat is considered to be of Site ecological value.	See section on breeding birds below.
Woodland	An area of semi-natural mixed woodland is located in the east of the Garden of Rest, where it occupies the steeply ascending slope that forms the sites eastern boundary. Species present include frequent holm oak, pine *Pinus spp*. and elder, with occasional sycamore, holly, wild cherry *Prunus avium,* pedunculate oak, yew and elm. Ground flora within the woodland is quite sparse due to the heavy shade and pine needles that carpet the floor; it is predominantly ivy in shaded areas. Stands of winter heliotrope *Petasites fragrans*, ground elder *Aegopodium podagraria*, variegated yellow archangel *Lamiastrum galeobdolon subsp. Argentatum* and hedge bindweed *Calystegia sepium* are present towards the edges as well as the occasional common dog violet *Viola riviniana*, green	In time, the holm oak, laurel and sycamore are likely to dominate the woodland, which will continue to have an adverse effect on the diversity of species present. Holm oak and sycamore seedlings, should be thinned out or removed to allow light to benefit ground flora and increase diversity of plants. Yellow archangel, an invasive species, should be removed. Dead wood and cut wood should be retained in the woodland in piles to provide habitat for wildlife.

St Johns Churchyard, Church Road, Bishopsteignton		
	alkanet *Pentaglottis sempervirens*, bluebell, cleavers, cyclamen, lords and ladies *Arum maculatum* and harts-tongue fern. Woodland habitats are less common in the local area and can be utilised by a range of wildlife; this habitat is therefore considered to be of Local ecological value.	
Introduced Shrub	Cultivated beds, containing introduced shrubs, are located throughout the site. Species include hydrangea *Hydrangea sp.,* hybrid bluebell, Japanese skimmia *Skimmia japonica*, holly and variegated yellow archangel. This habitat is considered to be of Site ecological value.	Yellow archangel, an invasive species, should be removed. Increase the diversity of flowering plants within the cultivated beds, with species such as lavender and sage as well as native species, to provide a food resource for nectar dependent species.
Invasive vegetation	Variegated yellow-archangel, a species of invasive vegetation, as detailed on Schedule 9 of The Wildlife and Countryside Act 1981 (as amended), was identified in the woodland beside the Garden of Rest during the extended Phase 1 habitat survey.	This species is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales therefore, it is also an offence to plant or otherwise cause to grow these species in the wild. A suitable weed control specialist should be appointed to treat invasive plants, prior to activities taking place that could result in it spreading e.g. construction activities or vegetation cutting.
Protected and Notable Species		
Invertebrates	The majority of invertebrates are most likely to be present within the woodland and habitat around the margins of the site which could support a good population of common species of saproxylic invertebrates, as well as occasional notable species. Common nectar dependent invertebrate species are likely to utilise the introduced shrub, trees and grassland when foraging.	See recommendations for grassland management and introduced shrub planting above.
Reptiles	DBRC provided records of slow worm *Anguis fragilis* 180 m west of the site. Suitable reptile habitat is present throughout much of the site, including areas of longer grassland adjacent to the woodland, walls and gravestones. A population of common reptiles, such as slow worm and grass snake could potentially be present in these areas.	Stack piles of dead wood on the edge of the woodland to provide shelter for reptiles.

St Johns Churchyard, Church Road, Bishopsteignton		
Amphibians	St Johns Churchyard fall within a great crested newt consultation zone. According to DBRC the nearest great crested newt record is 5.1 km away in Kingsteignton. Great crested newts make use of waterbodies during the breeding season (March to June), and at other times of year can be present in suitable terrestrial habitats up to 500 m from breeding ponds although according to Natural England[14], the species tends to stay within the core 250 m of ponds. At this distance from the nearest record the species would be unlikely to occur within St Johns Churchyard, particularly as there are no suitable breeding ponds at the site. There are records of common toad within 500 m, and this species is likely to be present within the site due to the presence of suitable habitat.	Leave piles of dead wood within the woodland to provide shelter for amphibians, such as common toad.
Birds	DBRC returned records of several notable bird species including skylark, yellowhammer, house sparrow, bullfinch, and song thrush. These species are listed as species of principal importance under Section 41 of the NERC Act. They are also Red list species of high conservation concern as isted in Bird of Conservation Concern (BOCC[15]). Whilst St Johns is not considered to be suitable to farmland birds such as yellowhammer and skylark, it is possible that one or two pairs of bullfinch, song thrush and house sparrow could breed and forage amongst the trees and woodland at the site. The habitats at the site will also provide suitable habitat for a range of common species for breeding and foraging.	If work is scheduled to affect trees, woodland and buildings during the bird breeding season (March to August inclusive), there is a risk that active nests would be damaged or destroyed during the process. Such works should therefore take place between September and January, which is outside the bird breeding season and would avoid the potential of damaging bird nests. Place bird boxes on suitable trees around the churchyard.
Hazel dormouse	The species is widespread in Devon and could be expected to occur in any suitable habitat although no records of the species were returned by DBRC. The woodland around the margins of St Johns Churchyard provide suitable habitat for hazel dormouse, and the species could potentially be present.	Undertake a hazel dormouse nest tube survey of the woodland, to determine if the species is present or absent.
Hedgehog	DBRC provided historical records of hedgehog within Bishopsteignton. The woodland and churchyars provide suitable habitat for hedgehog and it is possible for low numbers of hedgehog to be present. However, the species	Stack piles of dead wood within the woodland to provide shelter for hedgehogs.

[14] English Nature 2001. Great crested newt mitigation guidelines. Version: August 2001

[15] Eaton, M., N. Aebischer, A. Brown, R. Hearn, L. Lock, A. Musgrove, D. Noble, D. Stroud and R. Gregory. 2015. Birds of Conservation Concern 4: the Red List for Birds. *British Birds 108*. 708 – 746.

St Johns Churchyard, Church Road, Bishopsteignton		
	has declined dramatically over the last few years and is rarely recorded within the Parish.	
Bats	Potential roosting opportunities for bats exist in the mature lime tree in the south east of the site. St Johns Church is also likely to be used by roosting bats. DBRC provided records of lesser-horseshoe bat, common pipistrelle bat, soprano pipistrelle, brown long-eared bat, noctule bat, serotine bat in the surrounding area, all of which may also be present on the site. The woodland and vegetation along the eastern boundary of the site are likely to support reasonable densities of insect prey and are likely to be utilised as a foraging resource for bat species. The grassland around the mature trees and gravestones is also likely to provide foraging habitat. The woodland and boundary features are also likely to be used by commuting bats moving between feeding grounds and roost sites and may provide connectivity between bats roosting in the church, or trees, and habitats within the surrounding area.	Prior to pruning or felling trees, in line with the BCT guidelines, emergence surveys should be undertaken of trees with bat roost potential to ascertain bat roosts are not present. An assessment of the value of mature trees for roosting bats should be updated within 12 months of this report. It is recommended that lighting at the site takes into account bats. Light spill should be avoided either vertically into the sky, or horizontally onto boundary habitats and St Johns Church, to avoid impacts on bats foraging and commuting in this area and potentially roosting in mature trees and within the church. Any new lighting scheme should be informed by guidelines from the Bat Conservation Trust[16]. Bat boxes should be placed on suitable trees around the churchyard.
Badger	DBRC provided historical records of badger within Bishopsteignton and the species is regularly sighted throughout the village. No evidence of badger activity or badger setts was recorded during the survey. St Johns Churchyard provides suitable habitat for the species and they could potentially visit the churchyard on occasion.	None

[16] http://www.bats.org.uk/pages/bats_and_lighting.html

3.4 The Village Green

Table 3.4 Baseline Ecological Conditions and Recommendations for The Village Green

The Village Green, Bishopsteignton		
Site Description and Landscape Context	The Village Green is in the south of the village of Bishopsteignton and is predominantly an area of amenity grassland, with a hedgerow along its western boundary and the occasional mature tree. The Village Green is used predominantly for recreation, including the Village Festival, and by dog-walkers. To the north is Horns Park, with Bishopsteignton Primary School beyond, to the east is Cockhaven Close, with residential housing beyond, to the south is Metro Motors, St Mary Magdalen Close and Newton Road, with agricultural fields beyond, and to the west are residential houses and gardens. The habitat descriptions below should be read in conjunction with Figure 4.	
Designated Sites within 500m		
Feature	**Description**	**Recommendations to Complement the Designated Site**
Bishopsteignton House UWS, 120 m west	Improved grassland, which encompasses the majority of The Lawns. Identified by DBRC as having possible interest but not fully surveyed.	None
Forder Lane UWS, 160 m north	Possible species rich grassland. Identified by DBRC as having possible interest but not fully surveyed.	None
Wych End UWS, 220 m east	Broad-leaved woodland. Identified by DBRC as having possible interest but not fully surveyed.	None
Luxtons Marsh CWS, 330 m south west	Saltmarsh, unimproved/marshy grassland, reedbed, swamp and small tidal pond. Five Devon Notable plants recorded in 2010.	None
McKay's Pond CWS, 480 m south	Tidal pond, saltmarsh and broadleaved semi-natural woodland	None

The Village Green, Bishopsteignton		
Habitats		
Feature	**Description**	**Recommendations for Management and Enhancement**
Amenity Grassland	The majority of The Village Green comprises of amenity grassland, which is primarily used for recreation, such as dog-walking and festivities. The grassland is regularly mown and it has a short sward. It is of fairly low species diversity. Grasses include abundant meadow grasses *Poa spp.,* Yorkshire fog and perennial rye-grass with abundant daisy and frequent dandelion and white clover and occasional creeping buttercup and ribwort plantain. This habitat is considered to be of Site ecological value due to its low diversity and prevalence in the surrounding area.	Due to the recreational status of the Village Green, it is unlikely that extensive ecological enhancements to the grassland can exist. However, the creation of longer swards of grassland (300 mm high) adjacent to the hedgerows should be considered. The use of pesticides and fertilisers will be avoided.
Mature trees	Several individual mature trees are located throughout the site including mature beech and hawthorn. The majority of mature trees are located amongst the boundary hedgerows and are predominantly pedunculate oak and field maple. The mature trees are locally prominent and are considered to be of Local ecological value.	Replace any trees that are lost or removed from the site. Aim to retain dead wood within trees as a habitat for invertebrates and birds. Retain cut wood nearby. Increase the number of individual native trees at the site by planting one or two specimen trees along the sites northern boundary. Also see sections on breeding birds and bats below.
Hedgerow	The hedgerow along the eastern boundary of The Village Green is likely to be a remnant section of a native Devon Hedge, as it is planted upon low earth bank. It is species rich and contains abundant woody species including field maple, blackthorn and elder with frequent honeysuckle *Lonicera periclymenum,* dog rose, bramble, ivy, ash and hawthorn and occasional dogwood, hazel, holly, goat willow and yew. A reasonably rich herb-layer is present along sections of the hedgerow including frequent cow parsley, herb-Robert, red campion, greater stitchwort, alexanders, hedge bedstraw and primrose and occasional black bryony *Dioscorea communis*, lesser celandine, Alexanders and harts-tongue fern. A short section of species poor hedgerow is present in the south east corner of The Village Green. It is dominated by non-native honeysuckle Lonicera spp. With frequent blackthorn and bramble and occasional bramble and hawthorn.	Prune back hedgerows on a rotational basis if possible, to allow some sections of hedgerows to set fruit each year, and provide food for wildlife. Brambles are smothering the herb-layer of the hedgerow in the west of the site and these are intruding into the field and becoming scrub. These should be pruned back once per year. Also see sections on breeding birds below.

The Village Green, Bishopsteignton		
	The remanent native, Devon Hedge, in the west of the site has a good diversity of species and act as a corridor, providing offsite connectivity to the wider area for wildlife such as bats, it is therefore considered to be of Local ecological value. The species poor hedgerow is of Site ecological value due to its short expanse and low diversity of species.	
Invasive vegetation	No invasive species of vegetation, as detailed on Schedule 9 of The Wildlife and Countryside Act 1981 (as amended), such as Japanese knotweed *Fallopia japonica*, was identified during the extended Phase 1 habitat survey.	None
Protected and Notable Species		
Invertebrates	The majority of invertebrates at The Village Green are likely to be saproxylic species, which are likely depend on dead wood and decaying organic matter. A reasonable population of common saproxylic species of invertebrates, as well as occasional notable species is likely to be present within the hedgerow in the west of the site. In addition, nectar dependent species are likely to benefit from the flowering plants within the hedgerows. The grassland is unlikely to be of significant invertebrate interest because it is regularly mown, which will remove most flowering plants and organic matter on which invertebrate populations depend.	Leave piles of dead wood on the edge of the hedgerows and erect bug houses on mature trees to provide a home for invertebrates.
Reptiles	DBRC provided records of slow worm in the area. The majority of the Village Green is occupied by a short sward of amenity grassland and this currently has a low potential to support a population of reptiles due to an absence of places of shelter to avoid predation. However, grass snake may forage across the area in low numbers. Permanent reptile habitat is generally confined to the boundary habitats, such as the hedgerows. A small population of common reptiles, such as slow worm, could potentially be present in these areas, particularly nearer to the gardens of neighbouring houses.	Leave piles of dead wood on the edge of the hedgerows to provide shelter for reptiles.
Amphibians	The Village Green is in a great crested newt consultation zone. According to DBRC the nearest great crested newt record is 4.4 km away. Great crested newts make use of waterbodies during the breeding season (March to June), and at other times of year can be present in suitable terrestrial habitats up to	None

The Village Green, Bishopsteignton		
	500 m from breeding ponds although according to Natural England[17], the species tends to stay within the core 250 m of ponds. At this distance from the nearest record the species would be unlikely to occur at The Village Green, particularly as there are no suitable breeding ponds at or close to the site. There are records of common toad within 250 m of the site. Common toad would be likely to utilise the hedgerows but would not be expected to occur elsewhere at the site.	
Birds	DBRC returned records of several bird species including skylark, yellowhammer, house sparrow, bullfinch, and song thrush, which are listed as a species of principal importance under Section 41 of the NERC Act. They are also Red list species of high conservation concern as listed in Bird of Conservation Concern (BOCC[18]). One or two pairs of bullfinch, house sparrow and song thrush could breed and forage amongst the hedgerows and trees although the Village Green is not considered to be suitable habitat for ground nesting birds such as skylark, due to the disturbance from recreational users. Farmland birds such as yellowhammer would also be unlikely to occur. The hedgerows and grassland will also provide suitable foraging habitat for a range of common species of bird.	If works at The Village Green are scheduled to affect trees and hedgerows during the bird breeding season (March to August inclusive), there is a risk that active nests would be damaged or destroyed during the process. Such works should therefore take place between September and January, which is outside the bird breeding season and would avoid the potential of damaging bird nests. Place bird boxes on suitable trees at The Village Green.
Hazel dormouse	No records of the species were returned by DBRC. The hedgerow along the western boundary provide suitable habitat for hazel dormouse, and the species could potentially be present. However, it is fairly isolated, with little terrestrial connectivity to the surrounding area, which reduces the likelihood of the species occurring. There is also human disturbance to either side of this hedgerow, which could deter the species from the using it.	Undertake a hazel dormouse nest tube survey of the hedgerow in the west of the site, to determine if the species is present or absent.
Hedgehog	DBRC provided historical records of hedgehog within Bishopsteignton. The hedgerows and grassland provide suitable habitat for hedgehog and it is possible for low numbers of hedgehog to be present. However, the species	None

[17] English Nature 2001. Great crested newt mitigation guidelines. Version: August 2001

[18] Eaton, M., N. Aebischer, A. Brown, R. Hearn, L. Lock, A. Musgrove, D. Noble, D. Stroud and R. Gregory. 2015. Birds of Conservation Concern 4: the Red List for Birds. *British Birds 108*. 708 – 746.

The Village Green, Bishopsteignton		
	has declined dramatically over the last few years and is rarely recorded within the Parish.	
Bats	DBRC provided records of common pipistrelle bat, soprano pipistrelle, brown long-eared bat, noctule bat, serotine bat and lesser horseshoe bat in the area around the site and it is possible these species will occur on the site, although it may be too well lit for horseshoe bats. Potential roosting opportunities for bats exist in several trees within the hedgerow in the west of The Village Green including two mature oaks, which have Moderate value for bats and one mature oak with Low value for roosting bats. The mature trees and hedgerows are likely to support reasonable densities of insect prey and are likely to be utilised as a foraging resource for bat species. The majority of grassland, particularly at the centre of the field, is unlikely to provide significant densities of invertebrate prey for bats, due to the low diversity of vegetation, regular mowing and the distance from the nearby hedgerows, it is therefore unlikely to provide an optimal foraging habitat. Bats require linear features, such as hedgerows, for navigation. The boundary vegetation is likely to be used as a flight path for commuting bats moving between feeding grounds and roost sites.	Prior to pruning or felling trees, in line with the BCT guidelines, emergence surveys should be undertaken of trees with bat roost potential, to ascertain bat roosts are not present. An assessment of the value of mature trees for roosting bats should be updated within 12 months of this report. It is recommended that lighting at the site considers bats. Light spill should be avoided either vertically into the sky, or horizontally onto the hedgerow in the west of the Village Green to avoid impacts on bats foraging and commuting in this area. Any new lighting scheme should be informed by guidelines from the Bat Conservation Trust[19]. Bat boxes should be placed on suitable trees at the Village Green.
Badger	DBRC provided historical records of badger within Bishopsteignton and the species is regularly sighted throughout the village. No evidence of badger activity or badger setts was recorded during the survey although they could potentially forage at the Village Green on occasion.	None

[19] http://www.bats.org.uk/pages/bats_and_lighting.html

APPENDIX 1: RELEVANT LEGISLATION

Ecological features are protected under various United Kingdom (UK) and European legislative instruments. These are described below. European legislation is not included as it is incorporated in UK legislation by domestic provisions.

The Conservation of Habitats and Species Regulations, 2017, as amended

The Habitats Directive (Council Directive 92/43/EEC)[20] came into force in 1992 and provides for the creation of a network of protected wildlife areas across the European Union, known as 'Natura 2000'. The Natura 2000 network consists of Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive (Council Directive 79/409/EEC)[21]. These sites are part of a range of measures aimed at conserving important or threatened habitats and species.

The Conservation of Habitats and Species Regulations 2017[22] commonly known as 'the Habitats Regulations' transpose the Habitats Directive into national law and set out the provisions for the protection and management of species and habitats of European importance, including Natura 2000 sites. The Regulations have been amended in England in relation to candidate SACs. These are Sites submitted by the Government for consideration as Natura 2000, and are also now defined as European Sites. All European Sites are of national importance and have been notified as SSSI. The Regulations also provide strict protection for plant and animal species as European Protected Species. Derogations from prohibitions are transposed into the Regulations by way of a licensing regime that allows an otherwise unlawful act to be carried out lawfully for specified reasons and providing certain conditions are met.

The Countryside and Rights of Way Act 2000

The Countryside and Rights of Way Act 2000[23] primarily extends to England and Wales. It provides a new statutory right of access to the countryside and modernises the rights of way system, bringing into force stronger protection for both wildlife and countryside.

The Act is divided into five distinct sections, Part III is of relevance to ecology:

Part III - Nature Conservation and Wildlife Protection: The Act details a number of measures to promote and enhance wildlife conservation. These measures include improving protection for Sites of Special Scientific Interest (SSSIs) and increasing penalties for deliberate damage to SSSIs. Furthermore, the Act affords statutory protection to Ramsar Sites which are wetlands designated under the International Convention on Wetlands[24].

[20] European Commission, 1992. Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. European Commission, Brussels

[21] European Commission, 1979. Council Directive 79/409/EEC on the conservation of wild birds, European Commission, Brussels

[22] Secretary of State, 2017. The Conservation of Habitats and Species Regulations. Her Majesty's Stationery Office (HMSO)

[23] Secretary of State, 2000. The Countryside and Rights of Way Act. HMSO

[24] United Nations Educational, Scientific and Cultural Organization (UNESCO), 1971. Convention on Wetlands of International Importance especially as Waterfowl Habitat, as amended in 1982 and 1987. Ramsar, Iran Published in Paris, 1994

Wildlife and Countryside Act 1981, as Amended in Quinquennial Review and by the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006

The Wildlife and Countryside Act 1981[25] forms the basis of much of the statutory wildlife protection in the UK. Part I deals with the protection of plants, birds and other animals and Part II deals with the designation of SSSIs.

This Act covers the following broad areas:

- Wildlife - listing endangered or rare species in need of protection and creating offences for killing, disturbing or injuring such species. Additionally, the disturbance of any nesting bird during breeding season is also noted as an offence, with further protection for species listed on Schedule 1. Measures for preventing the establishment of non-native plant and animal species as listed on Schedule 9 are also provided;
- Nature Conservation - protecting those Sites which are National Nature Reserves (NNR) and SSSI;
- Public Rights of Way - placing a duty on the local authority (normally the County Council) to maintain a definitive map of footpaths and rights of way. It also requires that landowners ensure that footpaths and rights of way are continually accessible; and
- Miscellaneous General Provisions.

The Act is enforced by Local Authorities.

Natural Environment and Rural Communities (NERC) Act 2006

Under the NERC Act 2006[26] Section 40, public authorities must show regard for conserving biodiversity in all their actions. Public authorities should consider how wildlife or land may be affected in all the decisions that they make. The commitment to the biodiversity duty must be measured by public authorities.

NERC Act 2006 Section 41 requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England.

Protection of Badgers Act 1992

The Protection of Badgers Act 1992[27] consolidated previous legislation relating specifically to badgers. This makes it an offence to kill, injure or take a badger, or to damage or interfere with a sett unless a licence is obtained from a statutory authority.

[25] Secretary of State, 1981. Wildlife and Countryside Act. HMSO
[26] Natural Environment and Rural Communities Act 2006. HMSO
[27] Protection of Badgers Act 1992. HMSO

Protection of Badgers Act 1992

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The Hedgerows Regulations 1997

The Hedgerows Regulations 1997 protect most countryside hedgerows from being removed (including being uprooted or otherwise destroyed). There are rules you have to follow to avoid breaking the law.

Biodiversity Action Plans

In 1994, Government produced the UK Biodiversity Action Plan (BAP)[29], a national strategy for the conservation of biodiversity. This led to the creation of the UK Biodiversity Steering Group, which has listed 1,150 Species Action Plans (SAPs) and 65 Habitat Action Plans (HAPs). Regional and District/Borough BAPs apply the UK BAP at a local level.

From July 2012, the UK Post-2010 Biodiversity Framework[30] succeeds the UK BAP and Conserving Biodiversity - the UK Approach. This is as a result of a change in strategic thinking following the publication of the Convention on Biological Diversity's Strategic Plan for Biodiversity 2011 - 2020 and its 20 'Aichi targets', at Nagoya, Japan in October 2010, and the launch of the new EU Biodiversity Strategy (EUBS) in May 2011.

The UK Post-2010 Biodiversity Framework constitutes the UK's response to these new 'Aichi' strategic goals and associated targets. The Framework recognises that most work which was previously carried out under the UK BAP is now focussed on the individual countries of the United Kingdom and Northern Ireland, and delivered through each countries' own strategies.

Following the publication of the new Framework, the UK BAP partnership no longer operates. However, many of the tools and resources originally developed under the UK BAP remain of use. The UK list of priority species has been used to help draw up statutory lists of priorities in England, Scotland, Wales and Northern Ireland. For England, this is in line with the NERC Act 2006 Section 41.

Devon Biodiversity Action Plans

Listed below are habitats of prominence in Devon for which biodiversity action plans have been prepared to set priorities for nature conservation. These are provided for in Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act.

Habitat Action Plans:

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[28] Protection of Badgers Act 1992. HMSO

[29] Her Majesty's Stationery Office, 1994. Biodiversity: The UK Action Plan. London

[30] JNCC and Defra (on behalf of the Four Countries' Biodiversity Group), 2012. UK Post-2010 Biodiversity Framework. July 2012. jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf

- Alder/willow wet woodland
- Caves, karst and limestone habitats
- Cities, towns and villages
- Dynamic coastal landforms and habitats
- Flower-rich meadows and pastures
- Lowland heathland
- Mines and mineral waste tip
- Oak woodland
- Parkland and wood pasture
- Periglacial landscape
- Pits, quarries & cuttings
- Rhôs pasture
- Sea Cliff and slope
- Species-rich hedges
- Estuaries
- Rocky Foreshore
- Rocky seabed
- Freshwater reedbed
- Grazing marsh
- Rivers, streams, floodplains and fluvial processes

Species Action Plans:

- Devon whitebeam and related species
- Golden hair lichen
- Primrose
- Freshwater pearl mussel

- Great green bush-cricket
- Marsh fritillary
- Pearl-bordered fritillary
- Pink seafan
- Southern damselfly
- White-clawed crayfish
- Atlantic salmon
- Barn owl
- Cirl bunting
- Curlew
- Nightjar

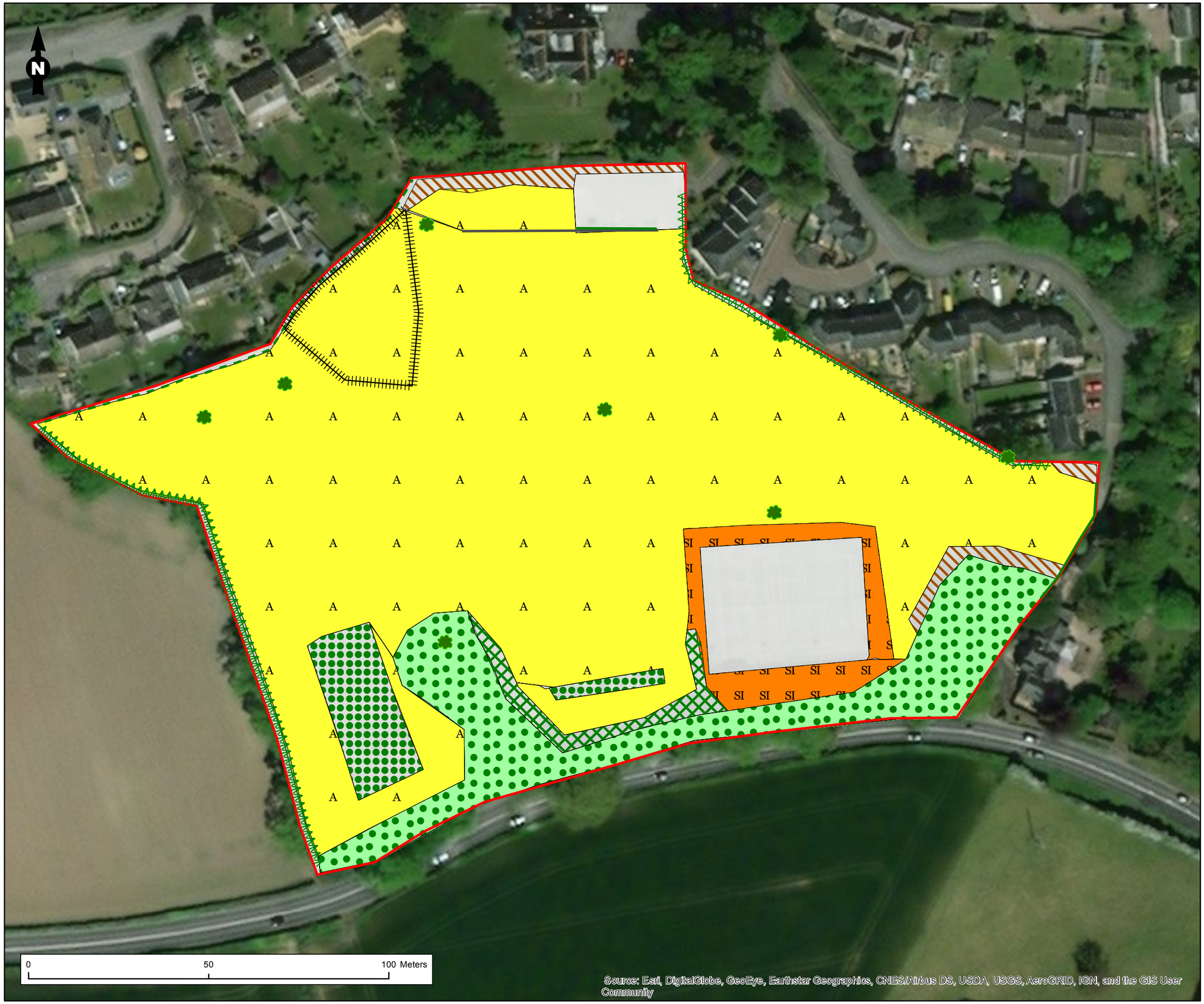
Designated Sites (as described by DBRC)

County Wildlife Sites (CWS): these are sites of county importance for wildlife, designated on the basis of the habitat or the known presence of particular species. This is not a statutory designation like SSSIs, and does not have any legal status. The National Planning Policy framework (NPPF) requires local authorities to identify and map locally designated sites of biodiversity importance (such as County Wildlife Sites) as part of the Local Plan process and to draw up criteria based policies against which proposals for development affecting them will be judged. CWS recognition does not demand any particular actions on the part of the Landowner and does not give the public rights of access. However, it may increase eligibility for land management grants.

Other Sites of Wildlife Interest (OSWI): these are sites of significant wildlife interest within a local context that have been surveyed but do not reach the criteria for County Wildlife Sites. They are not covered by NPPF, but may be included in Local Plans. OSWIs used to be called Local Wildlife Sites (LWS). They are not present in all Districts; there are no OSWIs in Torridge, for example.

Unconfirmed Wildlife Sites (UWS): these are sites identified as having possible interest but not fully surveyed. Some of these sites will be areas of significant wildlife interest. The UWS dataset may also contain Proposed County Wildlife Sites (pCWS): these are usually sites that have been surveyed but are awaiting consideration from the CWS Designation Panel, or sites that have been surveyed at an unfavorable time of year and are awaiting a re-survey.

APPENDIX 2: FIGURES



Legend

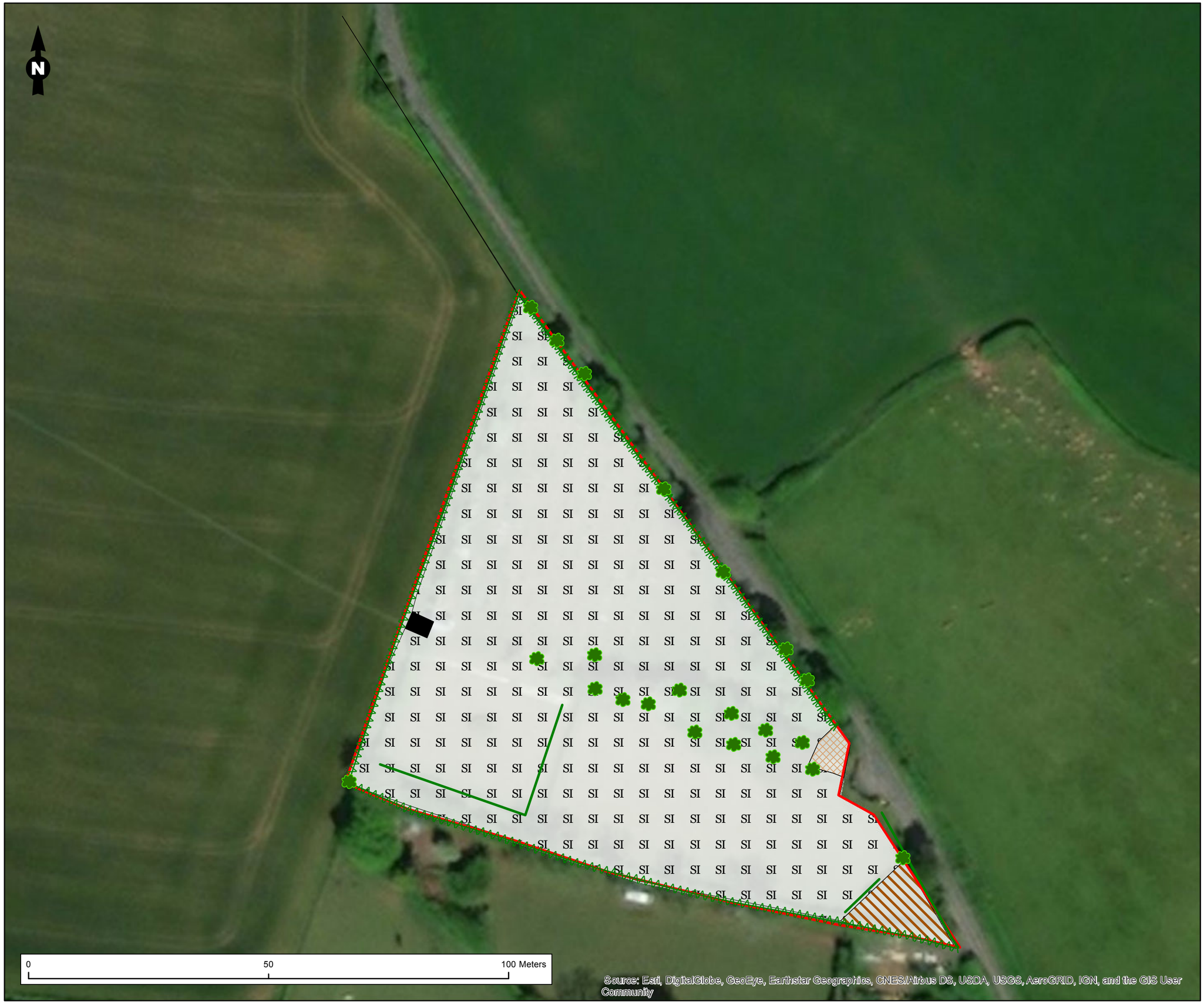
- Mixed woodland - semi-natural
- Scrub - dense/continuous
- Broadleaved Parkland/scattered trees
- Neutral grassland - semi-improved
- Other tall herb and fern - ruderal
- Cultivated/disturbed land - amenity grassland
- Other habitat
- Tree
- Site Boundary
- Intact hedge - native species-rich
- Intact hedge - species-poor
- Defunct hedge - species-poor
- Hedge with trees - native species-rich
- Fence
- Wall

Figure Title
Figure 1
Lawns End

Project Name
Extended Phase 1 Habitat Survey of Bishopsteignton Parish Council Owned Assets

Date	Prepared By
August 2018	MN
Scale	Issue
1:1,000 @A3	1

Bishopsteignton Parish Council



Legend

- Site Boundary
- Intact hedge - native species-rich
- Intact hedge - species-poor
- Hedge with trees - native species-rich
- Poor semi-improved grassland
- Other tall herb and fern - ruderal
- Introduced shrub
- Buildings
- Tree

Figure Title

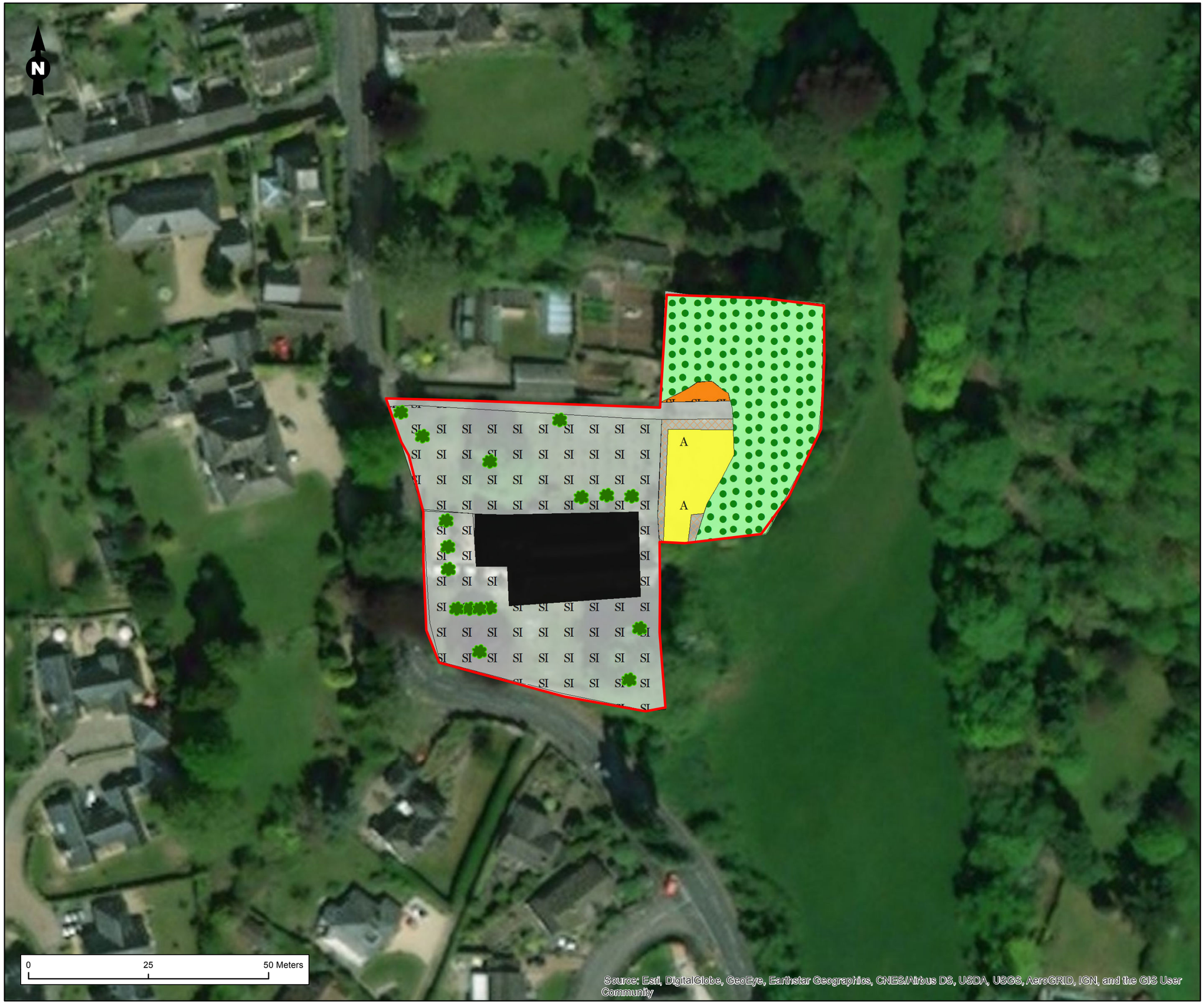
Figure 2
Cemetery

Project Name

Extended Phase 1 Habitat Survey of Bishopsteignton Parish Council Owned Assets

Date	Prepared By
August 2018	MN
Scale: 1:750 @A3	Issue: 1

Bishopsteignton Parish Council



Legend

- Site Boundary
- Mixed woodland - semi-natural
- Neutral grassland - semi-improved
- Poor semi-improved grassland
- Cultivated/disturbed land - amenity grassland
- Introduced shrub
- Buildings
- Tree

Figure Title

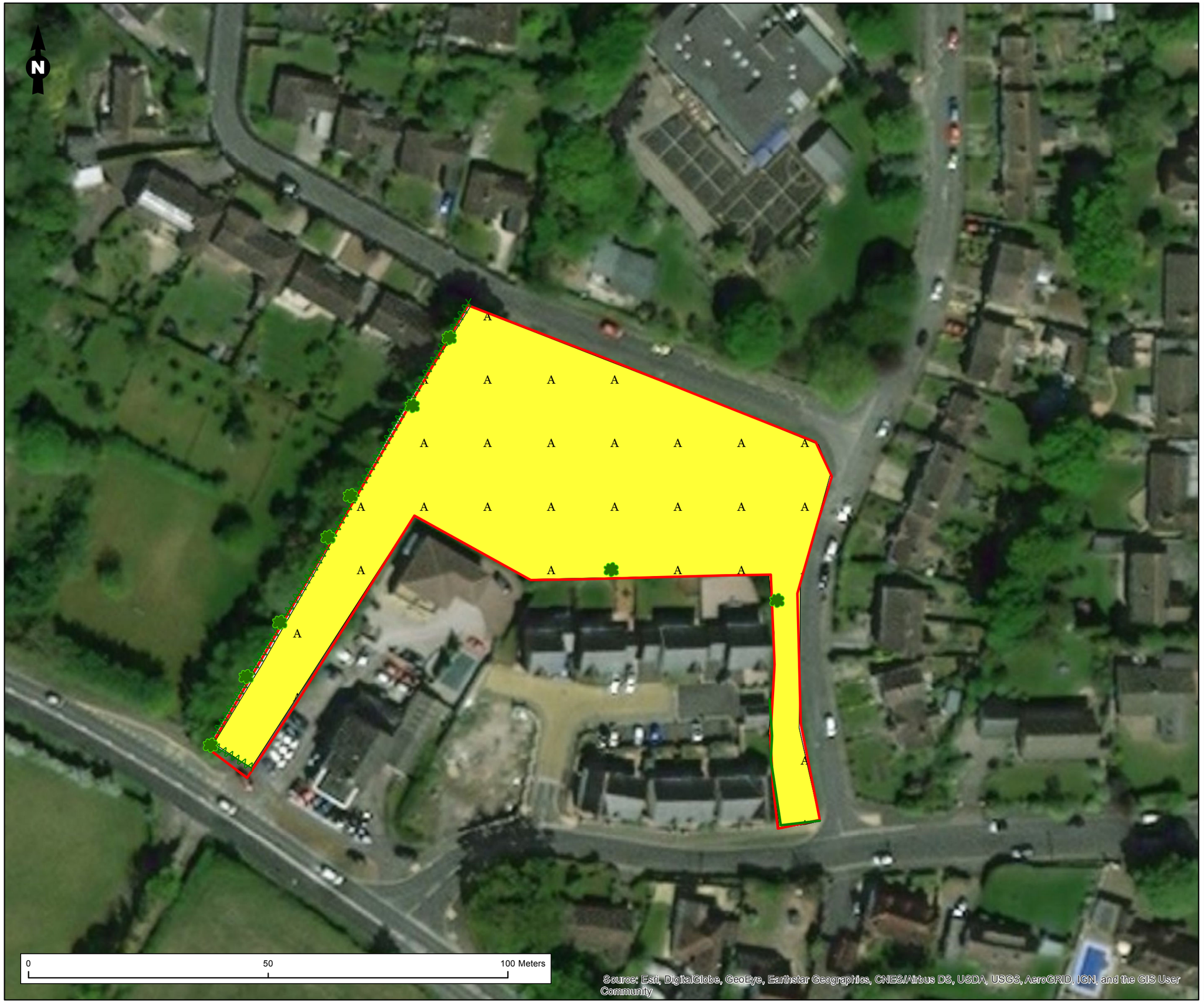
Figure 3
Parish Church & Garden of Rest

Project Name

Extended Phase 1 Habitat Survey of Bishopsteignton Parish Council Owned Assets

Date	Prepared By
August 2018	MN
Scale	Issue
1:750 @A3	1

Bishopsteignton Parish Council



Legend

- Site Boundary
- Intact hedge - native species-rich
- Intact hedge - species-poor
- A — Cultivated/disturbed land - amenity grassland
- Tree

Figure Title

Figure 4
Village Green

Project Name

Extended Phase 1 Habitat Survey of Bishopsteignton Parish Council Owned Assets

Date	Prepared By
August 2018	MN
Scale	**Issue**
1:750 @A3	1

Bishopsteignton Parish Council