

BAT SURVEY REPORT

At

The Sun Inn
Church Lane
Skirlaugh
East Riding of Yorkshire
HU11 5EU

For

Mr & Mrs D Furman

Date: 26th July 2019

Reference no: CE0635

Curtis Ecology

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Document Control Sheet

Client: Mr & Mrs D. Furman
Project: The Sun Inn, Church Lane, Skirlaugh, HU11 5EU
Title: Bat Survey Report

REPORT CONTROL SHEET

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EXECUTIVE SUMMARY

Curtis Ecology was instructed by Mr T Litten on behalf of the client Mr & Mrs D Furman to undertake a Preliminary Ecological Appraisal on land and buildings located within the curtilage of the Sun Inn, Church Lane, Skirlaugh, East Riding of Yorkshire HU11 5EU. As part of the Preliminary Ecological Appraisal, a Preliminary Roost Assessment was undertaken on the Public House and attached outbuildings found within the application site. These surveys are required to inform a Planning Application reference no 18/04064/PLF which has been lodged with the local planning authority, in this case East Riding of Yorkshire Council, for the redevelopment of the site, for five residential units with associated hard and soft landscaping, following the demolition of the existing Public House and attached outbuildings. Electronic briefings were given, with a copy of the location plan provided.

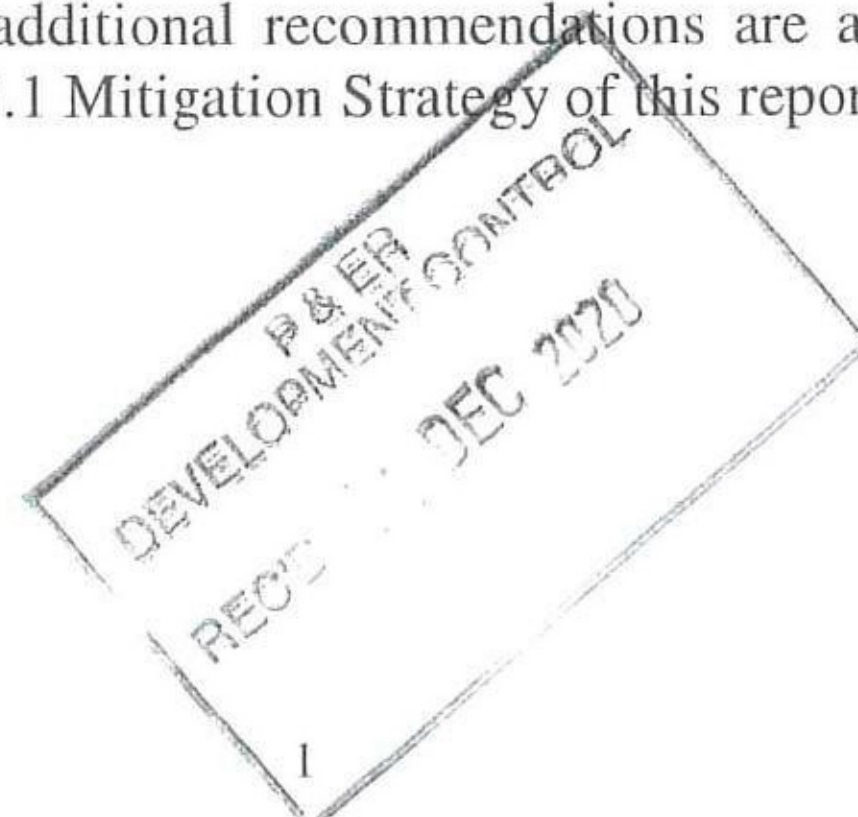
The Preliminary Roost Assessment was undertaken on the 4th January 2019 in appropriate weather conditions and at a suitable time of year for this type of survey, given the habitats present on the application site. A desk study was undertaken with records being obtained from the following third party repositories the North & East Yorkshire Ecological Data Centre, East Yorkshire Bat Group, with a review of Multi-Agency Geographical Information of Conservation (MAGIC) and Google Earth.

Although there was no historical evidence of bat habitation within the study buildings at the time of the buildings assessment, there were features found to varying degrees within the roof structure and external walls which could provide suitable roosting locations. As a result of these observations the Public House and attached outbuildings, combined together were assessed as having Moderate potential for bat habitation, and it was recommended that further nocturnal surveys were to be undertaken during the bat activity survey season (May – mid September) to enable a full assessment to be made and to determine the level of mitigation which may be required.

During the nocturnal surveys undertaken on the 26th June and 12th July 2019 no bats were observed either emerging from, or re-entering the study buildings. No maternity roosts or significant numbers of bats were observed during the nocturnal survey periods.

However between the Preliminary Roost Assessment on the 4th January 2019 and the nocturnal surveys period of the 26th June 2019, the ground floor windows had been boarded over, and all the first floor windows had been removed, for whatever reason.

Although no bats were seen to emerge from or re-enter the Public House or attached outbuildings during the nocturnal surveys, the removal of the first floor windows has now the potential to allow bats to access the interior of the Public House. Therefore to mitigate this observation it is concluded that additional recommendations are advised, and that all the recommendations within Section 7.1 Mitigation Strategy of this report will be strictly adhered to, with no deviations whatsoever.





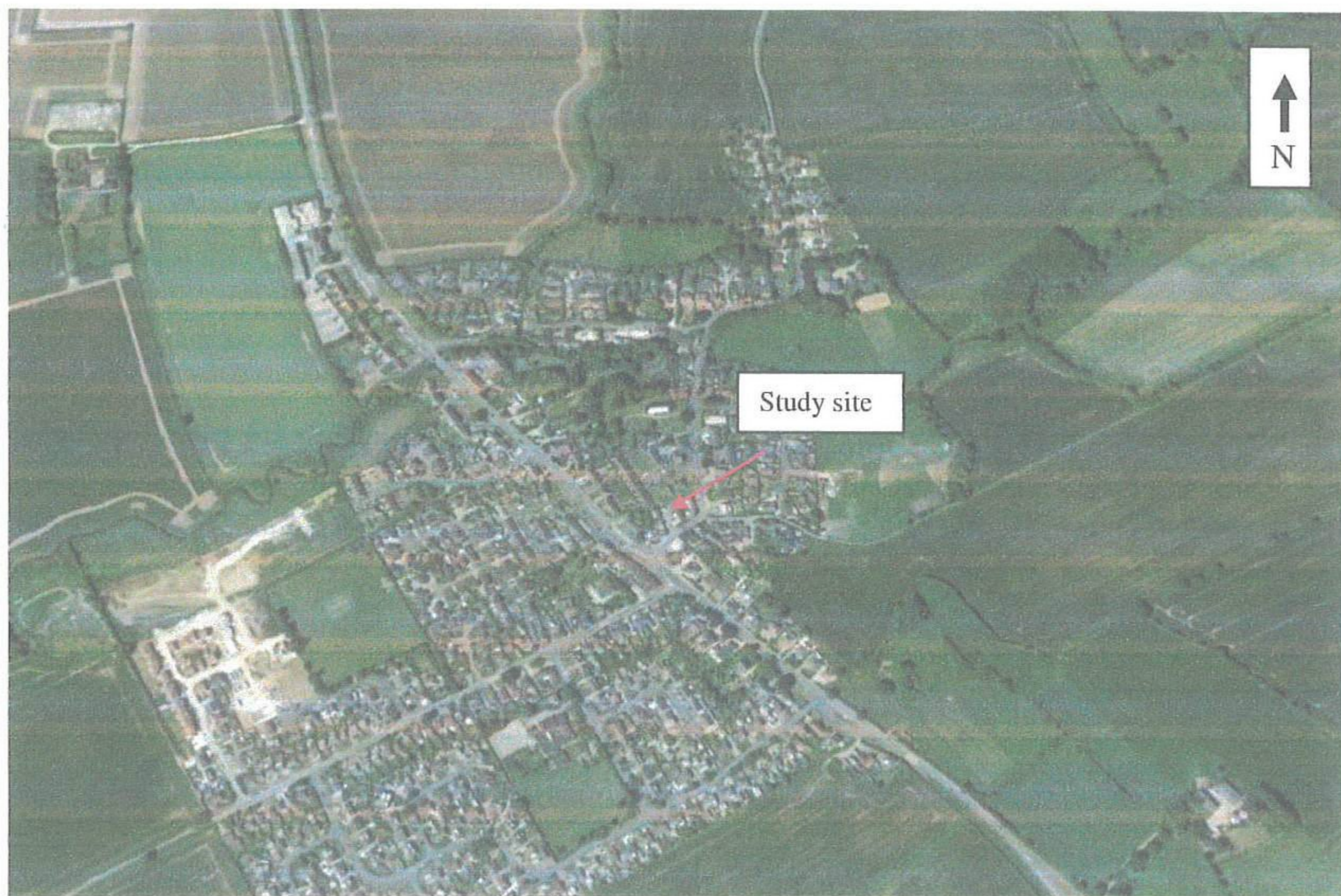
1.0 INTRODUCTION

Curtis Ecology was instructed by Mr T Litten on behalf of the client Mr & Mrs D Furman to undertake a Preliminary Ecological Appraisal on land and buildings located within the curtilage of the Sun Inn, Church Lane, Skirlaugh, East Riding of Yorkshire HU11 5EU. As part of the Preliminary Ecological Appraisal, a Preliminary Roost Assessment was undertaken on the Public House and attached outbuildings found within the application site. These survey are required to inform a Planning Application reference no 18/04064/PLF which has been lodged with the local planning authority, in this case East Riding of Yorkshire Council, for the redevelopment of the site, for five residential units with associated hard and soft landscaping, following the demolition of the existing Public House and attached outbuildings.

1.1 Site Description

The application site is centred on Grid Reference TA1418 3957 which is found in the centre of Skirlaugh village. The site is dominated by the public house and the tarmac car park, along with a small area of amenity grassland to the immediate north of the pub. The surrounding habitat is dominated by residential dwellings some with large gardens, the village shop and post office which is located to the immediate west of the car park.

Figure 1 Aerial view of the study site location within the wider landscape.



© Google Earth 2019

1.2 Proposed Works

It is understood that the development proposal is for erection of 5 dwellings with associated hard and soft landscaping, following the demolition of the existing Public House.

1.3 Survey Objectives

The aim of the Preliminary Roost Assessment and Nocturnal surveys are as follows:-

- Perform a desk top study and data/record search for pre-existing records and data from third party repositories prior to the site survey.
- Determine the potential for bats and to search for evidence of their occupancy and signs of usage using a number of survey methods.
- Assess the survey results and evaluate any potential impact of the proposed work upon any bats which might be occupying any of the study buildings and immediate surrounding habitat.
- To produce a report detailing findings, the likely approach to mitigation and any recommendations for the proposed work

2.0 SURVEY METHODOLOGY

2.1 Desk Study

A desk study was undertaken with records being obtained from the following third party repositories, The Lincolnshire Environmental Records Centre, with a review of the Multi-Agency Geographical Information of Conservation (MAGIC) and Google Earth. The search area is a 2km radius from the centre of the study site located at Grid reference SE928 439.

2.2 Buildings Assessment

The building was subject to a visual daytime inspection for evidence of and potential for bat species. The survey methodology will be undertaken as recommended by the Bat Conservation Trust - Bat Surveys for Professional Ecologists: *Good Practice Guidelines* (3rd Edition 2016 and Natural England Standing Advice Sheet - *Bats* (April 2012).

The visual survey involves assessment for: -

- The presence of cobwebs over potential small holes/crevices within the brickwork
- An assessment of holes/crevices in the building structure.
- Slipped, lifted and or badly fitted tiles
- Signs of droppings on walls, windowsills, floors, roof spaces and below any suitable roosting features.





- Wing fragments of butterflies and moths on the floor/walls below beams and other internal structure.
- Scratch marks on beams, potential entrance and exits holes and any other internal structures.
- Dead bats
- Oil staining – the bat fur may leave an oily residue on surfaces
- Tracks in any dust
- Odour – certain bat species can have a distinctive odour, species such as soprano pipistrelle and noctule can have a pungent odour from urine and oily fur.

2.3 Nocturnal surveys

Nocturnal bat surveys will be undertaken as recommended by the Bat Conservation Trust - Bat Surveys for Professional Ecologists: *Good Practice Guidelines 3rd Edition 2016* and English Nature *Bat Mitigation Guidelines (2004)*. The surveys are comprised of one dusk emergence survey and one dawn return survey carried out on two separate dates to assess any bat activity associated with the building and surrounding habitat of the site using equipment set out in 2.4.2 below.

The dusk/emergence survey will commence approximately twenty minutes before sunset and cease approximately one and a half to two hours after sunset.

The dawn survey will commence approximately one and a half to two hours before sunrise and finished approximately fifteen minutes after sunrise.

Bats seen or heard during the nocturnal surveys will be recorded, noting the time of observation, estimated number of bats, direction of flight and type of activity. These observations will be presented in the form of an observation table and activity plan for each respective survey.

2.4. Survey Equipment.

2.4.1 The following equipment when required was used during the building survey assessment:

- Clulite CB2 one million candle power torch
- Close focusing binoculars
- Dart Ridged See-Snake Endoscope
- Petzl Tikka Plus 2 head torch

- 3.6 m telescopic ladders
- FinePix S5600 digital camera
- Thermohygrometer

2.4.2 The following equipment when required was used during the emergence and return bat activity surveys: -

- Bat Duet Frequency Division Bat detectors
- Edirol R-09HR Wave/MP3 recorder
- Echo Meter Touch Full Spectrum bat detector
- Anabat Walkabout Bat Detector
- Thermohygrometer
- Petzl Tikka Plus 2 head torches

2.5. Weather Conditions.

Table 1-Weather conditions at the time of the Preliminary Roost Assessment

Survey date	4 th January 2019
Wind speed	5 mph W
Cloud cover	100%
Rainfall	None
Temperature	5°C
Humidity	84%



Table 2 - Weather conditions at the time of the nocturnal surveys

Survey date	26 th June 2019	12th July 2019
Sunset / sunrise times	21:30 hrs	04:45 hrs
Survey time	21:15 -23:15 hrs	02:50 – 05:00 hrs
Wind speed	5 mph North	5mph West
Cloud cover	80%	5%
Rainfall	None	None
Temperature	12°C	15°C
Humidity	85%	86%



2.6 Survey Personnel

2.6.1 Daytime Building Assessment

The buildings assessment was undertaken in suitable weather conditions and at an appropriate time of year on the 4th January 2019 by the following personnel:

Roger Curtis FdSc who has 12 years survey experience and holds the follow Natural England licences; -

Bats – WML-CL18 class licence, survey licence 12148

Bats - Personal licence for possession licence no 20131261

Great crested newts – WML-CL08 class licence survey licence -17362

Roger is also a committee member of the East Yorkshire Bat Group and County Bat Record

2.6.2 Nocturnal surveys

Nocturnal surveys were undertaken by the following personnel:

Dusk /emergence survey 26/06/2019

Roger Curtis FdSc who has 12 years survey experience and holds the follow Natural England licences; -

Bats – WML-CL18 class licence, survey licence 2015-12148-CLS-CLS

Bats - Personal licence for possession licence no 20131261

Great crested newts – WML-CL08 class licence survey licence 2015-17362-CLS-CLS

Roger is also a committee member of the East Yorkshire Bat Group and County Bat Record

Steve Norford Natural England Bat Class licence registration no 2016-20944-CLS-CLS with 4 years survey/field work experience. Steven is also a member of the East Yorkshire Bat Group.

Beth Bell has several years field/survey experience and has attended numerous dusk/dawn activity surveys and is currently working towards her Natural England Bat Licence.

Dawn /re-entry survey 12/07/2019

Roger Curtis FdSc who has 12 years survey experience and holds the follow Natural England licences; -

Bats – WML-CL18 class licence, survey licence 2015-12148-CLS-CLS

Bats - Personal licence for possession licence no 20131261

Great crested newts – WML-CL08 class licence survey licence 2015-17362-CLS-CLS

Roger is also a committee member of the East Yorkshire Bat Group and County Bat Record

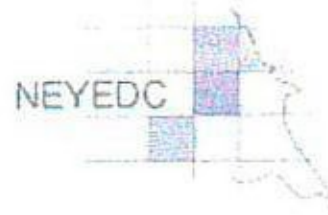
Steve Norford Natural England Bat Class licence registration no 2016-20944-CLS-CLS with 4 years survey/field work experience. Steven is also a member of the East Yorkshire Bat Group.

Beth Bell has several years field/survey experience and has attended numerous dusk/dawn activity surveys and is currently working towards her Natural England Bat Licence

3.0 SURVEY RESULTS

3.1 Desk Top Study

3.1.1 Pre-existing Site Designations



Our Ref: E03976
 Your Ref: CE0552
 Date: 03/01/2019
 Search area: 2km radius from TA141395

Site Data Search

Internationally designated sites:

The following sources were searched:

Special Areas of Conservation *published March 2016 - revised September 2017*
 Special Protection Areas *published March 2016 - revised September 2017*
 Ramsar sites *published March 2016 - revised September 2017*

There are no internationally designated sites within the search area.

Nationally designated sites:

The following sources were searched:

Sites of Special Scientific Interest *published 14/09/2017*
 National Parks *published 01/08/2016*
 Areas of Outstanding Natural Beauty *published 11/05/2015*
 National Nature Reserves *published March 2016 - revised September 2017*

There are no nationally designated sites within the search area.

Locally designated and non-Statutory sites:

The following sources were searched:

Local Nature Reserves *published 01/03/2016 - revised August 2017*

There are no LNR within the search area.

East Yorkshire LWS [Local Wildlife Sites]

Version: East Yorks LWS V7.0 (26/04/2017)

The following Local Wildlife Sites are in or partly within the search area, and are shown on the accompanying map:

Site Code	Site Name	Grid Reference	LWS Status
TA1535-01	Bittern Boom Mere	TA157399	Deleted LWS
TA1540-03	Rise Park Estate	TA152414	Designated LWS
TA1035-02	Benningholme - Arnold Road	TA127400-TA127396	Designated LWS
TA1035-03	Skirlaugh	TA145394	Designated LWS

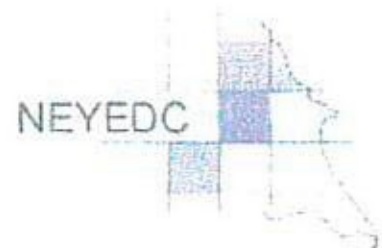
1.5 E
1.4 W
3.0 E



Deleted Local Wildlife Sites

Local Wildlife Site Status – The decision to delete LWS by the East Riding of Yorkshire LWS Panel is made based on one of the following situations;

- The site overlaps with a statutory designated site e.g. SSSI
- The site overlaps with another LWS or has been merged with another



Our Ref: E03976
 Your Ref: CE0552
 Date: 03/01/2019
 Search area: 2km radius from TA141395

- The site has been surveyed and does not meet the robust LWS Guidelines for designation on habitat grounds.

In many cases just because a site has not met the high criteria for designation as a LWS it does not mean that it has no value for wildlife. The assessment is based on a botanical survey of the habitat and does not include surveys for animals including protected species, which the site may support. It may also be important as a local habitat as part of wider habitat network(s). It may be possible to enhance the value of the site for wildlife with certain types of management, which could even bring the site up to the standard required for designation as a LWS. If the site has been surveyed the citation for the deleted site will provide a description, botanical species list and scores against the LWS criteria.

If proposed development directly impacts on a deleted LWS we would recommend evaluating the reasons for deletion and considering impacts on the site using this information and any other surveys required. Enhancements for biodiversity on site through development should build on the existing ecological interest. Citations are available at an additional cost of £25 per site.

Yorkshire Wildlife Trust Reserves
 Version: YWT_ReserveBoundaries_NEYEDC (12/05/2017)

The following YWT reserve is in or partly within the search area, and is shown on the accompanying map:

There are no YWT reserves within the search area.

Site-based Habitat data:

Areas of habitats in or partly within the search area occurring in the Natural England Ancient Woodland Inventories and/or Priority Habitats are shown on the accompanying map, and are listed below:

Ancient Woodland Inventory
 Version: Ancient Woodlands (01/07/2017)

Habitat type	Location or comments
Ancient and Semi-Natural Woodland	None within the search area.
Ancient Replanted Woodland	

Priority Habitat Inventory
 Version: Priority Habitats Inventory (01/08/2017)

Habitat type	Location or comments
Deciduous woodland	Several parcels throughout search area
Good quality semi-improved grassland	S of Holyrood House
Traditional orchard	Skirlaugh

The relevant 2km Locally Designated Site & Priority Habitat maps are illustrated in Appendices 1 & 2 of this report

3.1.2 Bat records

There are 12 historical bat records within the 2km search area returned from the third party repository searches, with none of the records relating to the application site itself. The nearest roost record is located approximately 50m north of the application site, for a Common pipistrelle *Pipistrellus pipistrellus* maternity roost of 97 in 1993. A second maternity roost for 25 Common pipistrelle *Pipistrellus pipistrellus* was also located around 150m to the south west of the site.

3.2 Daytime Building Survey

The public house has an L shaped footprint is two storeys in height with a single storey flat roof extension, as well as two small adjoining single storey mono-pitched out-houses.

Plate 1. Looking toward the public house from the North West corner of the site.



The external walls of the public house are built from solid brick, with the southern wing, which fronts Church Lane, having an external cement render/pebble dash finish. The single storey flat roofed extension has a cavity brick wall, with the external finish, again in cement render/pebble dash. All the cement rendered walls were generally in reasonable condition, although there were several holes/missing half bricks noted on the south elevation just below the eaves. There was also occasional spoiling of the brickwork on the eastern elevation, along with two holes in the mortar, noted on the eastern gable above the adjoining property. Several holes were also noted in the northern mono pitched outbuilding, along the fascia board.



The glazed windows and timber external doors were in reasonable condition, with the timber frames being a good fit to the surrounding brickwork, apart from the small first floor window in the north gable where there was a gap between the frame and surrounding brick work on the left hand side. The mineralised felt on the flat roof was in good condition and the fascia boards were a good fit to the external wall. The roof of the single storey mono pitched outbuilding attached to the eastern elevation of the public house was covered with concrete roof and ridge tiles which were all a good fit with no obvious lifted tiles noted. The roof structure of the other mono-pitched outbuilding attached to the north gable of the public house had been renewed recently and was constructed from timber rafters, with Breathable Roofing Membrane, roofing lathes all of which was covered in new Marley type pantiles. The roof covering was generally in good condition with no lifted tiles noted, and both the verges were pointed up.

The roof structure over the main body of the public house were constructed with a series of A framed trusses with timber purlings and rafters, with no central ridge board visible. All the roofs were under drawn in traditional bitumastic roofing felt which was generally in reasonable condition. However the roof void in the two storey eastern wing could only be assessed from the small pop hole, as it was too small to enable entry into the whole of the void. The roof over the eastern wing was covered externally with Roman tiles some of which were lifted slightly or a poor fit, especially towards the ridge line. The ridge tile along this part of the building had several areas where the bedding mortar was also missing. The double Roman tiles on the southern part of the public house appeared to be well fitted with no obvious gaps noted, however missing bedding mortar was noted along the ridge line in several places. The verge on the northern gable had the occasional gap just below the tile in two locations and the lead flashing at the base of the western chimney stack was lifted on the northern roof aspect, as well as on the right side of the eastern stack. The brick built chimneys stacks themselves were in reasonable condition with no deep holes in the brickwork apparent.

Overall from the observations made the public house and adjoining outbuildings combined together been assessed as having Moderate potential for bat habitation.

It should be noted that between the Preliminary Roost Assessment on the 4th January 2019 and the nocturnal surveys period of the 26th June 2019, the ground floor windows had been boarded over, and all the first floor windows had been removed, for whatever reason.



Plate 2. The south elevation of the Public House viewed from Church Lane



Plate 3. Looking towards the two small outhouses on the north and east elevations.



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DEVELOPMENT CONTROL
REC'D DEC 2020

Plate 4. The eastern elevation of the public house



Plate 5. Looking towards the western elevations and site entrance from Church Lane.



Plate 6. The roof void over the southern part of the public house

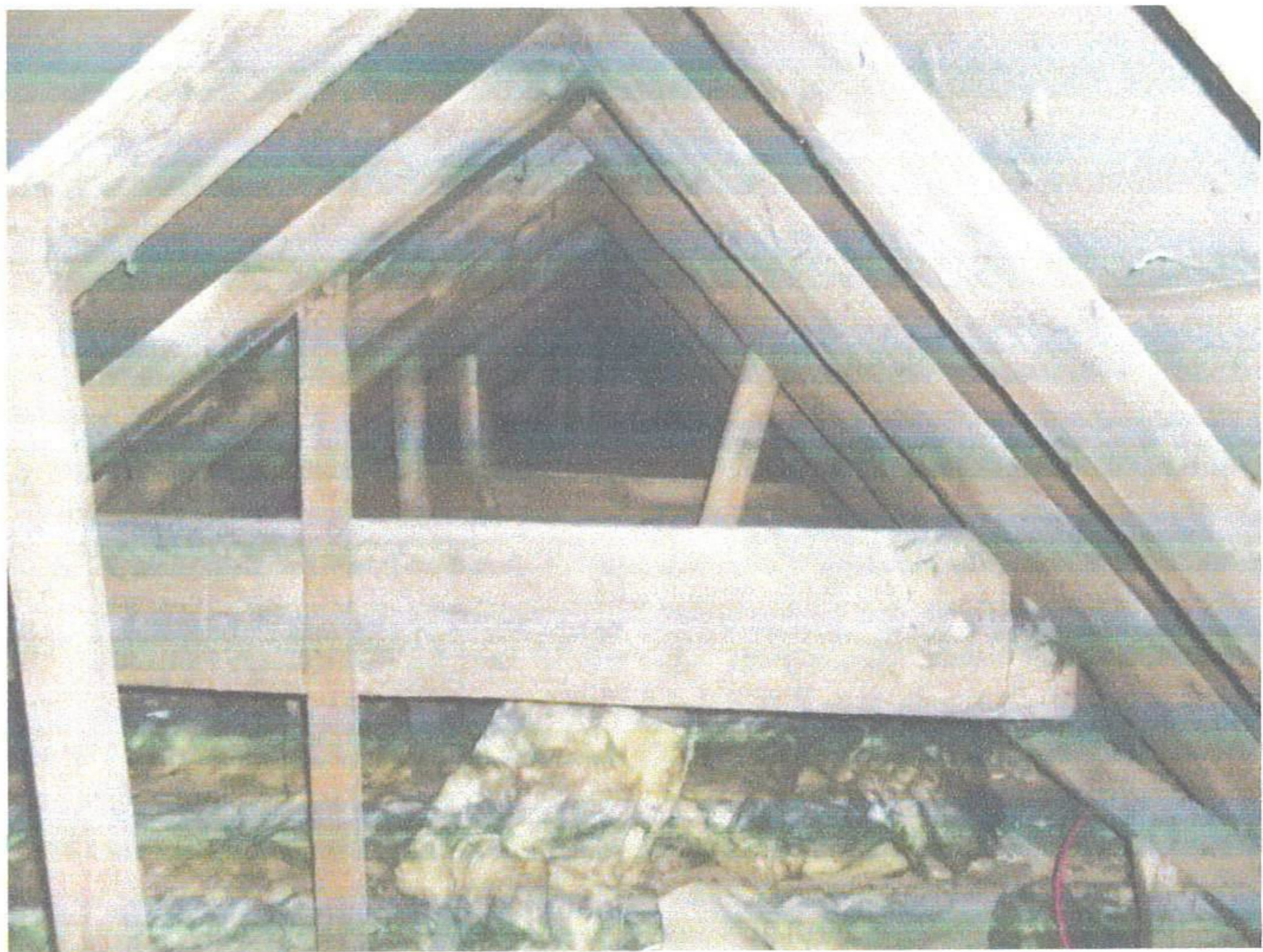


Plate 7. The roof void over the eastern wing viewed from the small pop hole



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3.3 Nocturnal Surveys.

Survey data results are presented below along with the relevant survey activity plan

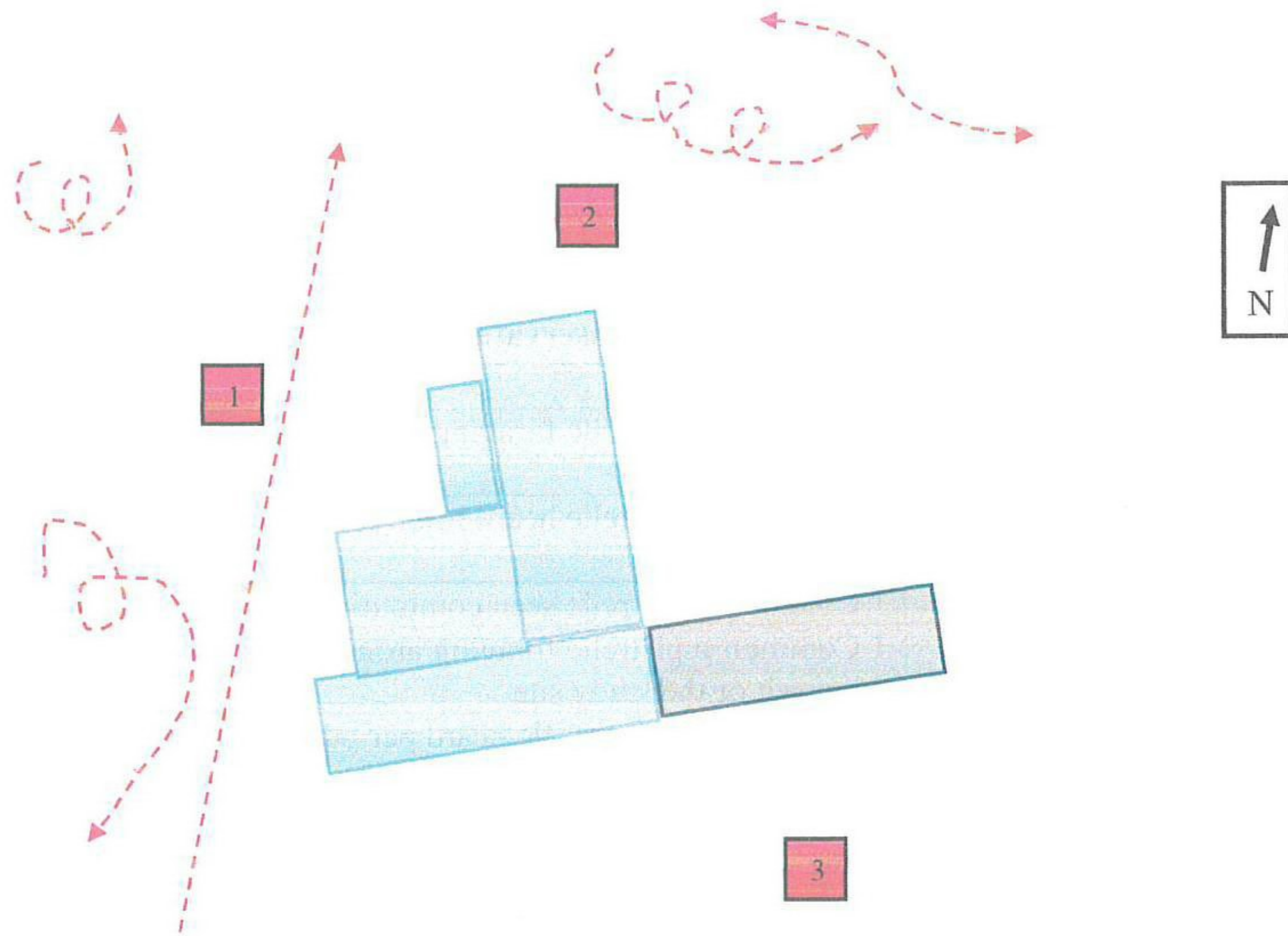
Dusk Emergence survey for 26th June 2019

Table 4 Results of the dusk emergence bat survey





Location	Time	Observations made
	21.15	Survey start
1 & 2	22.22	1 Common pipistrelle foraging to the north of the study site
1 & 2	22.24	1 Common pipistrelle heard briefly, direction not ascertained
1, 2 & 3	22.25	1 Common pipistrelle seen commuting south to north
2	22.29	1 Common pipistrelle foraging around the houses to the north of the study site
1 & 2	22.28 - 22.40	1 - 2 Common pipistrelle heard periodically foraging, to the north
2	22.41 - 23.10	1 - 2 Common pipistrelle heard periodically foraging, to the north
1	22.42	1 Common pipistrelle foraging to the west of study site
1	22.46 - 22.56	1 Common pipistrelle periodically foraging to the west of study site
1	22.57	1 Common pipistrelle foraging in car park to south of study building before flying off south
1	23.00	1 Common pipistrelle heard foraging; direction not ascertained
1	23.03	1 Common pipistrelle heard foraging; direction not ascertained
1	23.04 - 23.09	1 or 2 Common pipistrelle heard periodically foraging, direction not ascertained
3	23.06	1 Common pipistrelle heard foraging; direction not ascertained, unseen
	23.15	Survey end



Dusk bat activity plan 26th June 2019



Legend

 Surveyor location	 Common pipistrelle
 Study buildings	 Other buildings

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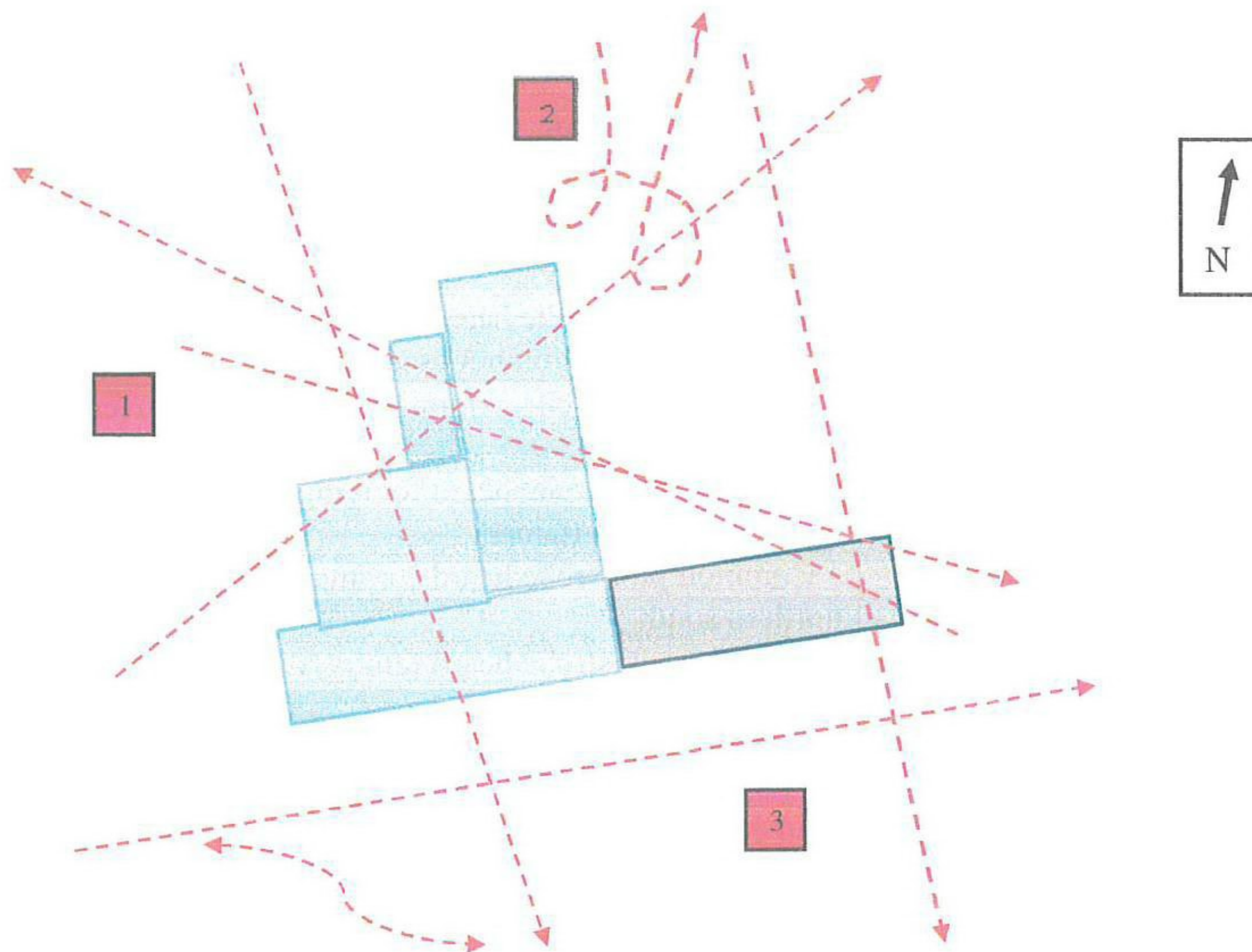
Dawn re-entry survey for 12th July 2019.

Table 5. Results of the dawn re-entry bat survey





Location	Time	Observations made
	02.50	Survey start
3	02.56	1 Common pipistrelle foraging in garden to the south west
1 & 2	02.58	1 Common pipistrelle heard foraging briefly; faint echolocation direction not ascertained bat unseen
1, 2 & 3	02.59	1 Common pipistrelle commuting east to west over study building
1 & 2	03.01	1 Common pipistrelle heard foraging briefly; direction not ascertained
2 & 3	03.07	1 Common pipistrelle heard commuting quickly, north to south
1, 2 & 3	03.28	1 Common pipistrelle heard faintly; direction not ascertained
1 & 3	03.41	1 Common pipistrelle commuting east to west
1 & 3	03.43	1 Common pipistrelle heard foraging briefly; direction not ascertained
2 & 3	03.49	1 Common pipistrelle commuting from the north
2	03.53	1 Common pipistrelle can from north brief foraging in pub garden then went north again
1, 2 & 3	03.57	1 Common pipistrelle commuting towards the north east
3	03.59	1 Common pipistrelle commuting west to east
1, 2 & 3	04.14	1 Common pipistrelle commuting north to south; over the study building.
	05.00	Survey End

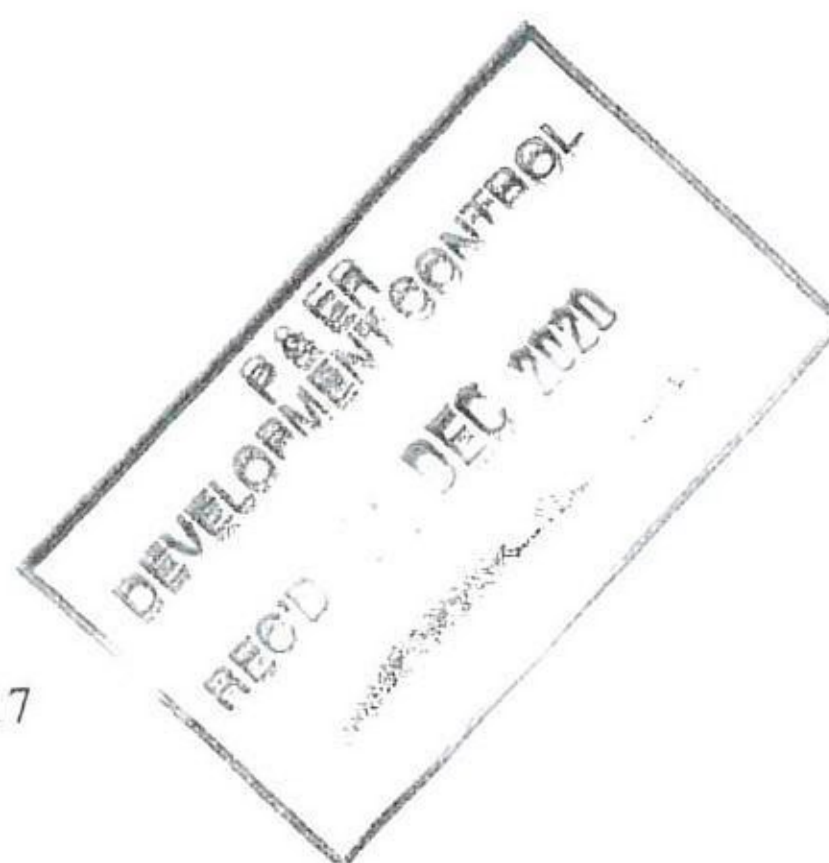


Dawn bat activity plan 12th July 2019



Legend

	Surveyor location		Common pipistrelle
	Study buildings		Other buildings





4.0 ASSESSMENT OF SURVEY RESULTS

4.1 Constraints on Survey Information

- There were no constraints during the Preliminary Roost Assessment or the activity surveys.
- There were no constraints on the third party data searches.

4.2 Constraints on Equipment Used

There were no constraints on the equipment used during the building assessment or the activity surveys.

4.3 Potential Impacts of Development.

4.3.1 Designated sites

There are no Statutory site located within the 2km search area.

There are four Non-Statutory sites within the search area, the nearest of which is a Designated Local Wildlife Site, located approximately 0.3km to the east of the application site. The remaining three sites are all found between 1.4 and 2km from the application site.

Therefore from the information collated it is considered that if the proposed development were to proceed it would be highly unlikely to have any negative influence on any of the non-statutory sites found within the 2km search area.

4.3.2 Roosts

There are 12 historical bat records within the 2km search area returned from the third party repository searches, with none of the records relating to the application site itself. The nearest roost record is located approximately 50m north of the application site, for a Common pipistrelle *Pipistrellus pipistrellus* maternity roost of 97 in 1993. A second maternity roost for 25 Common pipistrelle *Pipistrellus pipistrellus* was also located around 150m to the south west of the site.

During the daytime buildings assessment undertaken on the 4th January 2019 there was no visual evidence of current/ historic bat habitation within the Public House or attached outbuildings. However there were features within the roof structure and to a lesser degree within the external walls which could provide roosting opportunities, especially for crevice dwelling bat species. The study building at the time of the assessment were assessed as having Moderate potential for bat habitation.

It should be noted that between the Preliminary Roost Assessment on the 4th January 2019 and the nocturnal surveys period of the 26th June 2019, the ground floor windows had been boarded over, and all the first floor windows had been removed, for whatever reason.

During the dusk nocturnal survey undertaken on the 26th June & 12th July 2019, no bats were seen to either emerge from, or re-enter the Public House or attached outbuildings.

Although no bats were seen to emerge from or re-enter the Public House or attached outbuildings during the nocturnal surveys, the removal of the first floor windows has now the potential to allow bats to access the interior of the Public House. Therefore to mitigate this observation it is appropriate that additional recommendations are advised and that all the recommendations within Section 7.1 Mitigation Strategy of this report will be strictly adhered to, with no deviations whatsoever.

4.3.3 Habitats

The application site does not support any Priority habitats, nor is it within close proximity to any. The application site is dominated by buildings, large areas of bare ground and amenity grassland.

In its present condition the application site as a whole had been assessed as having Low Ecological Value.

4.3.4 Foraging and commuting

During the dusk survey undertaken on the 26th June 2019, the first recording was at 22:22hrs which was 52 minutes past sunset, for a single Common pipistrelle *Pipistrellus pipistrellus* foraging to the north of the site. At 22:24 hrs a single Common pipistrelle *Pipistrellus pipistrellus* was recorded foraging but the direction could not be ascertained. A single Common pipistrelle *Pipistrellus pipistrellus* commuted over the site at 22:25 and a single bat of the same species was foraging over the gardens to the north at 22:29 hrs. Between 22:28 and 23:10 hrs, one and occasionally two Common pipistrelle *Pipistrellus pipistrellus* were recorded foraging, periodically around the gardens to the north of the study site. For the remainder of the survey period single Common pipistrelle *Pipistrellus pipistrellus* were recorded periodically foraging or commuting either around or over the study site.

During the dawn survey undertaken on the 12th July 2019 a single Common pipistrelle *Pipistrellus pipistrellus* was foraging in the gardens to the south west at 02:56 hrs. At 02:58 hrs a single Common pipistrelle *Pipistrellus pipistrellus* was briefly foraging with a faint echolocation which resulted in the direction not been ascertained. A Common pipistrelle *Pipistrellus pipistrellus* commuted east to west over the site at 03:01 hrs and a second bat of the same species commuted north to south over the site at 03:07 hrs. For the remainder of the survey period single Common pipistrelle *Pipistrellus pipistrellus* were recorded periodically foraging or commuting either around or over the study site.

Combined results from the both nocturnal survey periods, indicate that the application site and immediate surrounding habitat only supports a small number of bats for both foraging and commuting purposes. With a maximum of two Common pipistrelle *Pipistrellus pipistrellus*, but generally one, either foraging or commuting at any one time. There was no evidence during the nocturnal surveys of a nursery roost or main commuting route of significance, within the study site or immediate surrounding area.

Therefore from the nocturnal survey findings as discussed above it can be anticipated that it would be highly unlikely that any adverse short or long term impacts upon the foraging or commuting activity of the local bat population, would occur if the proposed development of was to proceed.





5.0 LEGISLATION

5.1 Bats

All species of UK bats are statutorily protected under the Conservation of Habitats and Species Regulations 2010 (formerly The Conservation (Natural Habitats, Etc.) Regulations 1994 (as amended), which implements the requirements of the EC Habitats Directive, plus under UK legislation through Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981. This combined legislation makes it an offence to:

- Deliberately kill, injure or capture bats
- Deliberately disturb bats in such a way as to significantly effect:
 - a) the ability of that species to survive, breed, rear or nurture their young
 - b) the local distribution on the species
- Intentionally or recklessly disturb or obstruct access to the resting place of bats
- Damage or destroy breeding sites and resting places of bats even if bats are not occupying the roost at the time.
- Possess, transport, sell, barter or exchange any part of, or derived from a bat whether dead or alive.

5.2 Nesting birds

All wild birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), it is an offence to:-

- Deliberately kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird whilst in use or being built
- Take or destroy an egg or eggs of any such wild bird.

The breeding bird season runs from 1st March to 31st August.

6.0 PLANNING POLICY

6.1 The National Planning Policy Framework (March 2012) states:

109. The planning system should contribute to and enhance the natural and local environment by:

- Minimising impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

118. When determining planning applications, local authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
- Opportunities to incorporate biodiversity in and around developments should be encouraged.

6.2 ODMP Circular 06/2005 Biodiversity and Geological Conservation

- The presence of a protected species is a 'material consideration' when a local planning authority is considering a development proposal. (*Paragraph 98 Circular 06/2005*), when a planning authority is considering a development proposal and as such where impacts upon a protected species are likely to occur from a proposed development, surveys must be undertaken and provided to support a planning application.
- Paragraph 99 Circular 06/2005 states;
'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted'.
- Where there is a reasonable likelihood of protected species being present and affected by a development the surveys should be completed and any necessary measure put in place, through conditions and / or planning obligations, before the permission is granted.

6.3 The Natural Environment and Rural Communities Act 2006 (NERC)

The Natural Environment and Rural Communities Act 2006 (NERC) also lists the Bat as a species of principal importance under Section 41 and Section 40 requires every public body in the exercising of its functions (in relation to Section 41 species) to 'have regard, so far as is consistent with the proper exercise of those functions, to the propose of conserving biodiversity'; therefore making the Bat a material consideration in the planning process and requiring a detailed survey before planning permission can be granted.



7.0 RECOMMENDATIONS

Bats.

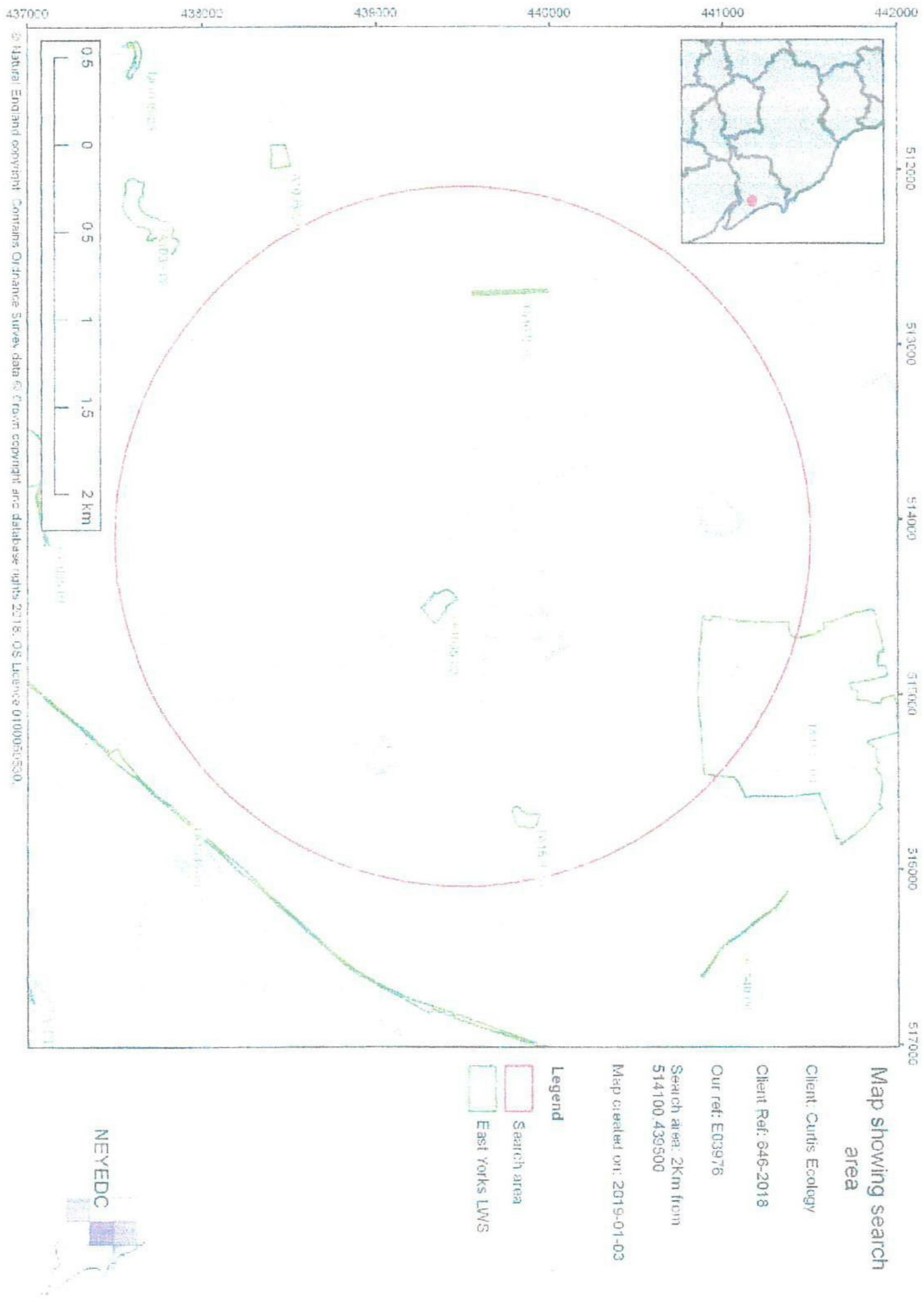
7.1 Bat Mitigation Strategy.



- 7.1.1. The contractors will be given a toolbox talk by a Suitably Qualified Ecologist prior to any demolition or site clearance work commencing. A copy of this report containing the mitigation strategy will be on site at all times for the contractors to use as a reference.
- 7.1.2. Bats are small and can squeeze into a small gap of 15-20 mm, therefore it would be virtually impossible to undertake a Hibernation survey on a building of this size and layout. The potential for hibernating bats within the Public House and outbuildings cannot be determined by nocturnal surveys of this type undertaken at this time of the year. Therefore no demolition work will be undertaken on the Public House or attached outbuildings during the bat hibernation period, generally taken to be between November – March inclusive.
- 7.1.3. Due to the first floor windows being removed and potentially opening up the interior of the building, an additional internal search of the Public House and attached outbuildings will be required by a Suitably Qualified Ecologist for any signs of bat habitation, immediately prior to any demolition or site clearance works commencing
- 7.1.4. The removal of the existing roof materials on the Public House & outbuildings will be supervised by a Suitably Qualified Ecologist at all times, and will take place by the "Soft Demolition" approach. Soft Demolition means the removal of any roofing materials and wall coverings by hand, working in a slow and methodical manner, by starting at the ridge and working downwards to the eaves.
- 7.1.5. Once the Soft Demolition phase has been completed to the satisfaction of the SQE then the remainder of the Public House & attached outbuildings can be demolished by mechanical means.
- 7.1.6. External lighting can have an adverse effect on bat foraging and commuting activity. Therefore any new external lighting should be fitted with a downward facing hood at an angle of less than 70 degrees to reduce light spillage. Light sources should also be fitted with a ultra-violet filter or the use of low pressure sodium lamps should be considered. All external lamps on the new residential units will be fitted with a time adjustable motion sensor to reduce the period any lighting is on for.
- 7.1.7. Two Schweglar Bat Brick 27 boxes (Illustrated in Appendix 1), or build in equivalents are to be installed in during the construction of the new dwellings, with advice on the exact positioning to be agreed with ourselves. These bat boxes can be obtained from NHBS www.nhbs.com or any other suitable wildlife habitat supplier.
- 7.1.8. During demolition or construction works to be carried out, in the unlikely event that bats are encountered by an unlicensed person then they **MUST** withdraw immediately and work must stop and a licensed bat ecologist/worker called in to enable further investigation and before any work recommences.

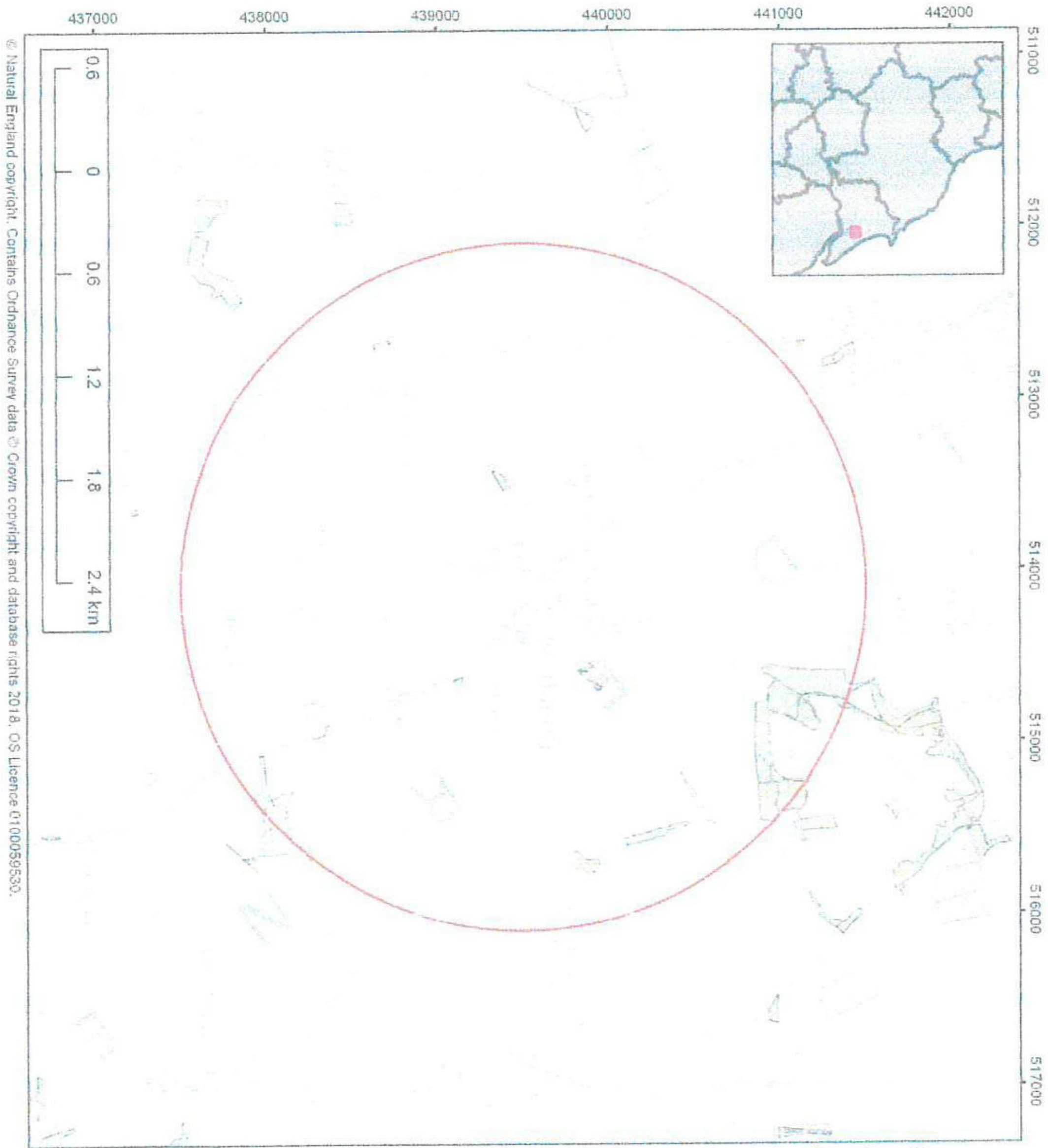
9.0 APPENDICES

Appendix 1. Map illustrating Local Designated Sites within the 2km search area



P & ER
DEVELOPMENT CONTROL
REC'D DEC 2020

Appendix 2 Map illustrating Priority Habitats within the 2 km search area.



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Priority Habitats

Client: Curtis Ecology

Client ref: CE0552

Our ref: E03976

Search area: 2Km from
514100,439500

Map created on: 2019-01-03

Legend

Search area

PHI

Deciduous woodland

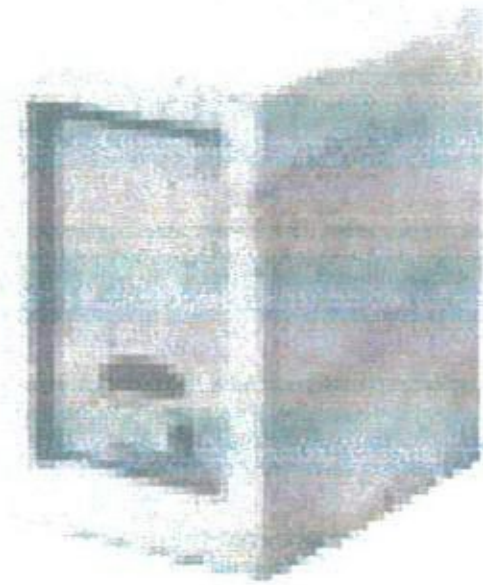
Good quality semi-improved grassland

Traditional orchard



Appendix 3. Bat Box Information

Schweglar Brick Box 27



The Schwegler Brick Box 27 has been specifically designed for bats. This box should be cemented into a wall in a building or underneath a bridge, arch or tunnel where conditions are relatively humid. Particularly useful for incorporating into new buildings to attract bats, or to provide new roost sites where existing buildings with bats are being renovated. This box contains a single internal wooden panel to simulate a crevice where bats can roost. The front panel is removable for easy cleaning.

Dimensions: 265H x 180W x 240D mm. Entrance hole: 55 x 26mm



