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## Wildlife Report

Proposed Alterations to  
Bridge Farm  
Bridge Reeve  
Chulmleigh  
Devon

Job No: 20093

Company No: 6556235  
Registered in England & Wales

RIBA 

Chartered Practice

Est. 1960

## Wildlife Report

In support of Planning Application for:  
Bridge Farm, Bridge Reeve

This Wildlife Report is provided in accordance with Statutory Instrument 1062: The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

This initial Protected Species Survey was undertaken to confirm whether the structures supported roosting bats, barn owl *Tyto alba* and/or nesting birds ahead of the proposed works.

### 1. Use

- 1.1. The existing use of the building is greenhouse / shed.

### 2. Observations

- 2.1. A visual survey was carried out at the existing building and roof structure.
- 2.2. An external inspection of the roof was undertaken to assess the potential of the buildings to support roosting bats and nesting birds ahead of the proposed redevelopment.
- 2.3. This initial Protected Species Survey was undertaken on the exterior of the building. The exterior of the greenhouse was searched visually for field evidence of bats. The concrete roofing tiles appeared to be well sealed and any unsealed areas had an extensive covering of cobwebs indicating that bats do not use these area for roosting. The area was inspected where possible for droppings, insect prey remains, urine staining and/or actual bats. The buildings were also inspected for the presence of barn owls and nesting birds or their field signs such as whitewash, droppings, pellets and/or nest debris.
- 2.4. No field signs of bat use were identified within the structure or on the exterior of the roof.
- 2.5. There are no access points of a suitable size to enable barn owls to enter the building or roofing and no signs of bird nesting material were identified within or around the roof.
- 2.6. Therefore there are no ecological constraints to the existing dwelling with respect to barn owls or roosting bats.





2.7. As shown above it is clear to see that the bank behind the building has little to no potential use for habitat.

### 3. Conclusion

3.1. At this moment in time it is not thought that a full Extended Phase 1 habitat Survey of the proposal is required.

3.2. A watching brief will be kept on all builders' activity and if any signs of protected wildlife or any apparent ecological issues are discovered during the work phase the relevant Authority will be notified and appropriate action taken.

### 4. Recommendations

4.1. The following recommendations are based on current UK and EU legislation relating to ecological features, species and habitats. As such these recommendations are considered obligatory and should be undertaken to avoid contravening wildlife legislation pertaining to the proposed development:

#### 4.2. Barn Owl

Based on the survey results there are no identified barn owl related constraints.

#### 4.3. Bats

There are no perceived legal implications for the proposed development regarding bat species. It is important to note that although no evidence of roosting bats was present at the time of the survey, bats may use a variety of roost sites throughout the year and may on occasion roost between under the beams and joists and/or on the wall tops. If bats were discovered during the proposed works, then any sheltering materials should be replaced around the bat and works within the immediate vicinity ceased until advice can be sought from Natural England or Devon Wildlife Consultants.

#### 4.4. Breeding Birds

Based on the survey results there are currently no identified nesting bird related constraints. However, it is possible that birds may commence use of the buildings for nesting during future nesting seasons. The works should therefore ideally be timed to commence outside of the bird nesting season, which is generally considered to be between March to August (inclusive), although depending upon the species, geographical area and the weather conditions, nesting can extend outside this period. Nesting is determined as being from when birds first initiate nest building up until the point when fledglings stop returning to the nest. If works cannot be undertaken outside of the nesting season a bird nesting check would be required, which should be undertaken by a suitably qualified ecologist. Subsequently if any active nest sites are identified these nests, and the immediately surrounding area, should remain undisturbed until all the young have fledged naturally.

**Dated 16<sup>th</sup> February 2021**  
**RGP Architects Ltd**