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# Ampney Park

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## Preliminary Bat Roost Assessment and Survey

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April 2021

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Architects Ltd  
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## Non-Technical Summary

Site Name/Location	Ampney Park, London Road, Ampney Crucis, Cirencester, GL7 5RY (central grid reference: SP 06456 01901).
Scope of Works	Preliminary bat roost assessment and survey of buildings, supplemented with a desk study, undertaken in April 2021.
Survey Methods	Preliminary bat roost assessment and survey undertaken with reference to Collins (2016).
Lead Surveyor	Kate Hayward MCIEEM, licensed bat surveyor (Class Licence Registration Number: 2015-12244-CLS-CLS, bat survey level 2).
Proposed Works	Ampney Park is a large estate located within the village of Ampney Crucis. The estate contains several buildings, including the Main House, which is subject to proposals for internal alterations and refurbishment and external repairs, four ancillary buildings, which are subject to proposed conversion, alteration and/or refurbishment, and one building, an Indoor Horse Arena, which is proposed for demolition.
Results/Assessment	<p>The Main House has five confirmed bat roosts: lesser horseshoe in the largest roof space in the North Wing and in the cellar, common pipistrelle in the largest roof space and brown long-eared in two smaller roof spaces in the South Wing. DNA analysis was undertaken to confirm species.</p> <p>Four ancillary buildings; Stables and Grooms Flat, Stable Cottage, Stone Barn and Indoor Horse Arena are assessed as <i>Low</i> suitability to roosting bats and no evidence was found.</p> <p>One ancillary building, the Grounds Building, is assessed as <i>Negligible</i> suitability to roosting bats.</p> <p>The Ampney Park estate supports high quality bat foraging and commuting habitats, including the Ampney Brook, woodland and pastures, water bodies, mature hedgerows and scattered mature trees.</p>
Recommendations	<p>Bat surveys of the buildings are recommended:</p> <p>Three bat surveys of the Main House and one bat survey of each of the four ancillary buildings assessed as <i>Low</i> suitability.</p> <p>The surveys of the buildings will inform the approach to works, licencing requirements and mitigation and compensation measures.</p> <p>Recommendations for the protection of nesting birds have also been provided.</p>



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# 1. Introduction

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## 1.1 Background

- 1.1.1 In March 2021, Seasons Ecology was instructed by Simon Morray-Jones Architects Ltd, on behalf of their client, to undertake a Preliminary Bat Roost Assessment and Survey of buildings at Ampney Park, London Road, Ampney Crucis, Cirencester, GL7 5RY (central grid reference: SP 06456 01901).
- 1.1.2 Ampney Park is a large estate located within the village of Ampney Crucis. The estate contains a number of buildings, including the Main House, which is subject to proposals for internal alterations and refurbishment and external repairs, four ancillary buildings, which are subject to proposed conversion, alteration and/or refurbishment, and one building, an Indoor Horse Arena, which is proposed for demolition.

## 1.2 Scope and Objectives of Survey

- 1.2.1 The survey was undertaken to identify the presence of and suitability for the buildings on site to support protected species, namely bats. Recommendations are made for additional surveys, as appropriate, to further establish any use of the buildings by bats, and to inform appropriate protection and mitigation measures and to ensure compliance with legislation and licensing requirements.
- 1.2.2 This report is based on the findings of a survey undertaken on 1<sup>st</sup> April 2021.
- 1.2.3 The report is supported by the following:
- Annex 1: Site Plan.
  - Annex 2: Main House Roof Layout and Survey Results.
  - Annex 3: Main House Cellar Layout and Survey Results.
  - Annex 4: Site Photographs.

## 1.3 Personnel

- 1.3.1 The survey was led by Kate Hayward MCIEEM. Kate is an experienced surveyor and ecological consultant and full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Kate has over 20 years' experience as a professional consultant advising on development projects and protected species and habitats, including acting as the named ecologist on European Protected Species licences. Kate is a level 2 licensed bat surveyor (Class Licence Registration Number: 2015-12244-CLS-CLS).
- 1.3.2 The survey was assisted by Callum Pearson, a surveyor and ecological consultant and qualifying member of CIEEM. Callum has experience as a professional consultant advising on development projects and in surveying protected species.

## 2. Legislation

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- 2.1.1 Bat species in England and Wales are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:
- Deliberately capture, injure or kill bats;
  - Intentionally or recklessly disturb bats;
  - Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection; and
  - Deliberately damage or destruction of a breeding site or resting place.
- 2.1.2 With the exception of disturbance, this legislation applies throughout the year whether bats are present or not at the time of works being carried out and generally irrespective of planning permission being obtained or being required.

## 3. Desk Study

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### 3.1 Methods

3.1.1 A web-based desk study was undertaken in March 2021 prior to the survey to provide local information that may be relevant to the proposal. The following online resources were consulted:

- The MAGIC website<sup>1</sup>, to obtain information on statutory site designations for bats within 4km and details of any European Protected Species licences for bats issued within 4km; and
- Google Maps<sup>2</sup>, to view aerial photographs, maps and mapnik data, to assess the ecological context of the site.

3.1.2 There is no known pre-existing survey information for the site.

### 3.2 Results

#### Statutory Site Designations

3.2.1 Referring to the MAGIC website, there are no statutory site designations for bats within 4km of the site.

3.2.2 The site does lie within Impact Risk Zones (IRZs) for nearby statutory site designations. This requires the Local Planning Authority to consult with Natural England on certain types of development proposals. In this case, the IRZs relate to aviation, livestock and general combustion processes; therefore, consultation is not required.

#### European Protected Species Licences

3.2.3 Referring to the MAGIC website, there are six European Protected Species licences for bats within 4km of the site:

- One location is for brown long-eared *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, Natterer's *Myotis nattereri* and soprano pipistrelle *Pipistrellus pygmaeus*, approximately 0.9km to the north-west of the site.
- One location is for common pipistrelle, approximately 1km to the north-west of the site.
- One location is for common pipistrelle and Natterer's, approximately 1.5km to the south-east of the site.
- One location is for common pipistrelle and brown long-eared, approximately 1.9km to the south-east of the site.
- One location is for common pipistrelle, lesser horseshoe *Rhinolophus hipposideros* and Natterer's, approximately 2.3km to the east of the site.

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<sup>1</sup> <http://www.magic.gov.uk/MagicMap.aspx>

<sup>2</sup> <http://acme.com/planimeter/>

- One location is for brown long-eared, common pipistrelle and soprano pipistrelle, approximately 2.9km to the south-west of the site.

#### Ecological Context

- 3.2.4 Ampney Park lies in a rural, village location approximately 2.5km to the east of Cirencester. The estate is around ten hectares in size and contains buildings, formal gardens, paddocks, scattered trees, woodland and water bodies, including the Ampney Brook.
- 3.2.5 A church and associated grounds lie immediately to the east and beyond are low density residential dwellings within the village of Ampney Crucis. The main A417 London Road borders the estate to the south.
- 3.2.6 The wider countryside is predominantly arable and improved fields divided by mature hedgerows with occasional trees and patches of woodland, including Merrillhill Copse, Sidelands Copse, and Underacre. The estate, supporting grassland, woodland and water bodies, offers high-quality foraging and commuting habitats for bats, and is well-connected to the surrounding moderate to high-quality habitats.

## 4. Preliminary Bat Roost Assessment and Survey

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### 4.1 Methods

- 4.1.1 The buildings within the estate, the Main House and ancillary buildings, the Stables and Grooms Flat, Stable Cottage, Stone Barn, Indoor Horse Arena and Grounds Building, were assessed for their suitability to offer roosting sites to bats. This assessment considered the style, construction and condition of the buildings (missing roof tiles, rotten beams, cracks in stonework and ivy cover, for example) and presence of any suitable access points. Based on these factors the buildings are assessed as having *Negligible*, *Low*, *Moderate* or *High* suitability to roosting bats (with reference to the guidance in Collins, 2016<sup>3</sup>).
- 4.1.2 A visual inspection was then undertaken of the internal areas of the buildings to search for signs of bats, such as droppings, staining, scratch marks, feeding remains, and for actual bats. A high-powered torch was used to aid the inspection.
- 4.1.3 Survey methods refer to Collins (2016).
- 4.1.4 For any bat droppings found, a sample was taken for later DNA analysis. An accredited laboratory, Warwickshire University, were sent any samples for testing to confirm bat species.

### 4.2 Building Descriptions and Results

- 4.2.1 A site plan showing the locations of the buildings is provided at Annex 1 and survey results for the Main House are provided at Annexes 2 (Roof Layout Plan) and 3 (Cellar Layout Plan). Site photographs are provided at Annex 4.

#### Main House

##### *External Description*

- 4.2.2 The Main House is a large period property, constructed of Cotswold stone with slate and stone-tiled gabled roofs and multiple chimneys (refer to Photographs 1 and 2, Annex 4). There is a North Wing and a South Wing. The two-storey North Wing has an M-shaped, slate-tiled roof. The three-storey South Wing has a gabled, stone-tiled roof with a slate-tiled roof to the two-storey element attached to the east (rear) elevation. There are single-storey sections attached to the north elevation (North Wing) and east elevation (South Wing), all constructed of Cotswold stone with slate-tiled roofs with shallow pitches.
- 4.2.3 Immediately to the east of the Main House, between the Main House and the Stone Barn, is a paved courtyard area with water feature. Steps lead off the courtyard down to the cellar of the Main House.
- 4.2.4 The slate tiles on the North Wing roofs have few gaps evident and there are few gaps in stonework evident on the external walls. The north aspect of the North Wing has several gaps in coping stones and stonework near the roofline.
- 4.2.5 The stone tiles on the South Wing roof feature several gaps beneath and there are a number of gaps in the stonework on the external walls, mainly on the east and west aspects.

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<sup>3</sup> Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists. Good Practice Guidelines*. Bat Conservation Trust. Third Edition.

### *Internal Description*

- 4.2.6 Internally, the Main House contains four accessible roof spaces. These are numbered 1-4 and are shown on the plan at Annex 2. Roof spaces 1-3 are located in the three-storey South Wing. Roof Space 4, the largest of the four roof spaces, is located in the two-storey North Wing.
- 4.2.7 The roof spaces are dark and undisturbed. They have traditional Bitumen-type liners and wooden roof supports.
- 4.2.8 *Roof spaces 1 and 2*, both accessed from the second floor of the South Wing, are approximately 1.7m high to the apex, and 8m width and length. They are cluttered and contain water tanks. Evidence of bats was found in both roof spaces in the form of a low number of scattered bat droppings.
- 4.2.9 *Roof space 3* is accessed off the first floor of the South Wing. It is approximately 1m high, 3.5m wide and 6m long. No evidence of bats was present in this roof space.
- 4.2.10 *Roof space 4* is accessed off the first floor of the North Wing and is located beneath the M-shaped, slate-tiled roof and occupies both sides of the valley. Only the eastern half of the roof space was accessed, to the east of the valley, due to the small gap between the two spaces. This eastern half of the roof space is approximately 2.5m high to the apex, 6m in width and 15m in length. There is a door at the southern end, which opens out onto the lead valley roof. Evidence of bats was found in the form of bat droppings, located in four distinct piles near to the chimneys, as well as scattered bat droppings throughout, numbering several hundred (refer to Photograph 3, Annex 4).
- 4.2.11 *The cellar* is accessed off the courtyard via stone steps. There are two wooden doors providing access into the cellar. One provides access into the plant room and one provides access into the rest of the cellar. This door has a large hole at its base, providing a potential access point into the cellar (refer to Photograph 7, Annex 4). An internal doorway with metal grill separates the plant room from the rest of the cellar.
- 4.2.12 The plant room contains the heating system for the Main House (refer to Photograph 4, Annex 4). It has a warm and stable environment but is heavily disturbed from noise and vibration from machinery. It is well-lit from one window opening onto the stairwell. No evidence of bats was found in the plant room.
- 4.2.13 The rest of the cellar comprises several connected rooms. These rooms are less disturbed than the plant room and provide cooler, but stable conditions. One of the rooms has a window and is well-lit. The rubble stone walls are plastered and painted, but with sections of bare stone, which feature cracks in the stonework. There is a void between the ceiling of the cellar and the living areas of the Main House above, viewed from a small hatch in one of the cellar rooms. This void was too small to be fully inspected.
- 4.2.14 Seven distinct piles of bat droppings were identified within the cellar rooms (shown on the cellar plan at Annex 3 and Photograph 5, Annex 4). Bat droppings were also found beneath the stairs leading down to the cellar (Photograph 6, Annex 4). The piles of droppings number between approximately 30 and 100. No bats were present in the cellar at the time of the survey.
- 4.2.15 Bat dropping samples were taken from each of the roof spaces where identified, roof spaces 1, 2 and 4, and from the cellar for later DNA analysis to confirm species.

### Stables and Grooms Flat

#### *External Description*

- 4.2.16 The Stables and Grooms Flat is an L-shaped building, with rendered external stone walls and a pitched slate-tiled roof. The Grooms Flat is at the southern end and has a dormer window and a roof light on the west aspect of the roof and two dormer windows on the east aspect of the roof. A car port is located beneath the first floor of the Grooms Flat on the east aspect (refer to Photographs 8 and 9, Annex 4).
- 4.2.17 The rendering of the walls is in good condition with no gaps or cracks presents and the slate tiles are flush and in good condition with no gaps evident. Gaps are present underneath the ridge tiles at equal spacings along the ridge.

#### *Internal Description*

- 4.2.18 There are several separate stable compartments each with a wooden stable door and window. Each compartment is open to the roof. The stable compartments are well-lit from the windows, some of which were open at the time of the survey providing access internally. No roof spaces are present within the Stables or the Grooms Flat. No evidence of bats was found within this building.

### Stable Cottage

#### *External Description*

- 4.2.19 The Stable Cottage is a single-storey building, formed of two sections. The western section is has rendered stone walls and a gabled stone-tiled roof. The eastern end has stone walls with a gabled, slate-tiled roof (refer to Photograph 10, Annex 4).
- 4.2.20 There are several gaps evident under stone tiles on the western section. The slate tiles on the eastern section are in good condition and appear tight and well-sealed.

#### *Internal Description*

- 4.2.21 Internally, the western section is open to the roof with no enclosed roof space. The eastern section contains a small roof space, approximately 1.5m in height, 2m width and 6m length. There is a traditional Bitumen-type liner, which is in good condition. No daylight enters the roof space to indicate potential access points.
- 4.2.22 There was no evidence of bats found within this roof space.

### Stone Barn

#### *External Description*

- 4.2.23 The Stone Barn is a two-storey building constructed of Cotswold stone, with stone parapets and a pitched, slate-tiled roof with dormers on the west and east aspects (refer to Photograph 11, Annex 4). The stonework is in good condition with no obvious gaps or cracks. Much of the roof could not be seen from ground level due to the parapets obstructing views, but where slate tiles were visible, these appear in good condition with gaps evident.

#### *Internal Description*

- 4.2.24 Internally, the living areas are open to the roof with no roof space present. No evidence of bats was found.

## Indoor Horse Arena

### *External Description*

- 4.2.25 The Indoor Horse Arena is a large, steel-framed, wooden-clad structure with a corrugated metal roof (refer to Photograph 12, Annex 4). There are numerous gaps behind the wooden cladding on all aspects. Attached to the building's western elevation is a lean-to structure, also wooden-clad with windows on the east aspect. On the building's eastern elevation is an open-sided machinery store/car port. There is one large metal door on the south aspect, which provides access into the internal area of the arena.

### *Internal Description*

- 4.2.26 Internally, the arena is entirely open to the metal roof and the steel frame is visible (refer to Photograph 13, Annex 4). There are no enclosed spaces and no visible crevices. The interior is well-lit owing to sections of clear corrugated roof panels. One bird's nest was noted to be present on an internal beam.

## Grounds Building

- 4.2.27 The Grounds Building is a modern, single-storey, L-shape building, located within the wider grounds of the estate away from the Main House and other ancillary buildings. It constructed of blockwork walls with wooden cladding and a flat, lead-lined, gravel roof (refer to Photograph 14, Annex 4). Two large windows are present on the east aspect and three large metal garage doors are located on the south aspect. The external wood cladding and lead-lining of the roof are tight and well-sealed.
- 4.2.28 The internal area was not accessed, but there is no enclosed roof space, all areas being living accommodation/storage.

## **4.3 DNA Analysis**

- 4.3.1 The bat dropping samples collected from roof spaces 1, 2 and 4 and the cellar were successfully analysed, and the following results were returned:

Roof Space 1, South Wing – Brown long-eared bat

Roof Space 2, South Wing – Brown long-eared bat

Roof Space 4, North Wing – Lesser horseshoe and common pipistrelle

Cellar – Lesser horseshoe

## **4.4 Assessment**

- 4.4.1 Table 1 overleaf provides an assessment of the suitability of the Main House to roosting bats, and summarises the evidence found.

Table 1. Suitability Assessment: Main House

Location	Confirmed Presence of Roosting Bats	Suitability Assessment
<u>External walls and roof</u> Cracks in stonework/coping stones on the north aspect, cracks in stonework on all aspects and gaps under stone tiles on the three-storey South Wing	N/A	High
<u>Roof Space 1</u> South end of South Wing above second floor	Confirmed presence of brown long-eared roost: Low numbers of bat droppings (approx. 10) confirmed by DNA analysis	
<u>Roof Space 2</u> North end of South Wing above second floor	Confirmed presence of brown long-eared roost: Low numbers of bat droppings (approx. 10) confirmed by DNA analysis	
<u>Roof Space 3</u> Above first floor landing of South Wing	No evidence	
<u>Roof Space 4</u> Above first floor of North Wing	Confirmed presence of lesser horseshoe roost: Several concentrated piles of bat droppings (several hundred droppings each) confirmed by DNA analysis  Confirmed presence of common pipistrelle roost: Scattered bat droppings (numbering approx. 100) confirmed by DNA analysis	
<u>Cellar</u> Large cellar comprising several rooms, including plant room	Confirmed presence of lesser horseshoe roost: Several concentrated piles of bat droppings (30 to 100 droppings each) confirmed by DNA analysis	

- 4.4.2 Referring to Table 1, the Main House has five confirmed bat roosts and is assessed as *High* suitability to roosting bats. This is owing to the age and style of the property, presence of suitable features and its ecological context, being surrounded by high quality foraging and commuting habitats.
- 4.4.3 Table 2 overleaf provides an assessment of the suitability of the ancillary buildings to roosting bats, and summarises the evidence found.

**Table 2. Suitability Assessment: Ancillary Buildings**

Building	Features	Confirmed Presence of Roosting Bats	Suitability Assessment
Stables and Grooms Flat	Gaps under ridge tiles Stables which are open to the roof, with open windows provided access	No evidence	Low (potential for low numbers of crevice-dwelling species in gaps in ridge tiles and a night roost suitable to all species in stables)
Stable Cottage	Gaps under stone tiles on the western section	No evidence	Low (potential for low numbers of crevice-dwelling species under stone roof tiles)
Stone Barn	Potential for external features on the roof structure	No evidence	Low (potential for low numbers of crevice-dwelling species under slate roof tiles)
Indoor Horse Arena	Gaps behind wooden cladding on all aspects Large internal space	No evidence	Low (potential for low numbers of crevice-dwelling species behind cladding and a night roost suitable to all species internally)
Grounds Building	No features evident and unsuitable design and construction	No evidence	Negligible

- 4.4.4 Referring to Table 2, there was no evidence of bats found within the ancillary buildings and limited opportunities internally within the buildings, owing to few roof spaces. The Stable Cottage has one roof space, which is well-sealed with no potential access points identified and no evidence.
- 4.4.5 The stables in the Stables and Grooms Flat building have potential to be used as a night roost, with uncluttered spaces internally and access provided by open windows. The Indoor Horse Arena also has potential to be used as a night roost; however, only the large metal door on the south aspect provides access internally, which is kept closed.
- 4.4.6 External features are limited to gaps under roof tiles, mainly on the Stable Cottage, gaps behind wooden cladding on the Indoor Horse Arena, gaps under ridge tiles on the Stables and Grooms Flat and potential for features on the roof of the Stone Barn, which could not be fully viewed.
- 4.4.7 Therefore, the ancillary buildings are assessed as *Low* suitability to roosting bats. The Grounds Building is assessed as *Negligible* suitability to roosting bats with no suitable features identified on the building.
- 4.4.8 The Ampney Park estate supports high quality bat foraging and commuting habitats and is surrounded by further moderate to high-quality habitats; the Ampney Brook flows through the estate approximately 150m to the south of the Main House, there are patches of woodland, pastures, large ponds and mature hedgerows and scattered mature trees in all directions. The adjacent church to the east of the Main House offers high suitability to roosting bats. The proximity of good quality habitats to the buildings increases their likelihood of being used by bats.
- 4.4.9 Referring to the desk study, there are no statutory designations for bats within 4km and six European Protected Species licence has been issued for bats between 0.9km and 2.9km from the site for lesser horseshoe, common pipistrelle, soprano pipistrelle, and Natterer's. Both lesser horseshoe and common pipistrelle have confirmed roosts present within loft space 4 of the Main House (both species) and the cellar (lesser horseshoe), while the Stables and Grooms Flat, Stable Cottage, Stone Barn and Indoor Horse Arena, provide a low number of potential roosting features for these species.

## 5. Recommendations

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### 5.1 Main House

- 5.1.1 The Main House is the subject of internal layout alterations and re-roofing and repairs to external areas, including stonework and roofs.
- 5.1.2 Internal works include a new roof light to the en suite bathroom to Bedroom 3, which will impact Roof Space 4, the location of a lesser horseshoe roost and common pipistrelle roost. This will modify the roosts, with a minor reduction in area, and will create disturbance during the works. Roof repairs may also be required to this section of the roof.
- 5.1.3 Internal works include removing the ceiling in the en suite bathroom to Bedroom 9 and roof upgrade, which will impact Roof Space 2, the location of a brown long-eared roost. This will damage, disturb and result in the loss of this roost.
- 5.1.4 Upgrading of the heating system throughout the Main House, with the plant room located in the cellar, will impact on the lesser horseshoe roost recorded in the cellar and under the stairs leading down to the cellar, through disturbance during the works. Removal of asbestos cladding around some of the heating pipes leading through the cellar will also disturb roosting bats.
- 5.1.5 External repairs to roofs, re-roofing and repairs to stonework could impact on any bats if using these features for roosting.
- 5.1.6 **To further assess use of the Main House by roosting bats, and to provide further information on the roosts known to be present, including numbers, access points and roost types, it is recommended that three bat surveys are undertaken. The bat surveys should be a combination of dusk emergence and dawn re-entry surveys and carried out between June and August. Five surveyors will be required to adequately cover all aspects of the building, including the cellar entrance.**
- 5.1.7 **The surveys will inform the approach to works, licensing requirements and mitigation and compensation measures.**
- 5.1.8 **Any works carried out to the Main House, including the erection of scaffolding for the purpose of inspections, will need to be informed by the bat surveys as there is potential to block entry/exit points for bats into their roosts.**
- 5.1.9 **Occasional access to the plant room in the cellar is required for maintenance purposes. It is recommended that the door between the plant room and the rest of the cellar is blocked off to prevent access to areas where lesser horseshoe bat is roosting.**

### 5.2 Ancillary Buildings

- 5.2.1 Various works are proposed for the ancillary buildings, as follows:
- 5.2.2 Stables and Grooms Flat – This building will be converted to guest accommodation. It is assessed as *Low* suitability to roosting bats. Therefore, **one dusk emergence or dawn re-entry survey is recommended.**
- 5.2.3 Stable Cottage – This building will be converted to provide breakfast/catering with the eastern end opened up to the roof, losing the roof space. This building is assessed as *Low* suitability to roosting bats. Therefore, **one dusk emergence or dawn re-entry survey is recommended.**

- 5.2.4 Stone Barn – This building will undergo internal alterations and roof repair/re-roofing. It is assessed as *Low* suitability to roosting bats. Therefore, **one dawn re-entry survey is recommended**. A re-entry survey of this building is preferable as there is limited views of the roof structure and bats returning to their roosts at dawn tend to exhibit swarming behaviour, which is often easier to observe.
- 5.2.5 Indoor Horse Arena – This building will be demolished. It is assessed as *Low* suitability to roosting bats. Therefore, **one dusk emergence or dawn re-entry survey is recommended**.
- 5.2.6 Grounds Building – This building will be converted/modified or replaced to create a ceremony space. This building is assessed as *Negligible* suitability to roosting bats. No further surveys are recommended.
- 5.2.7 The surveys of the ancillary buildings will aim to confirm presence/absence of bats, the requirement for additional surveys (up to three surveys may be required of each building), the approach to works, licencing requirements and mitigation and compensation measures.

### **5.3 Nesting Birds**

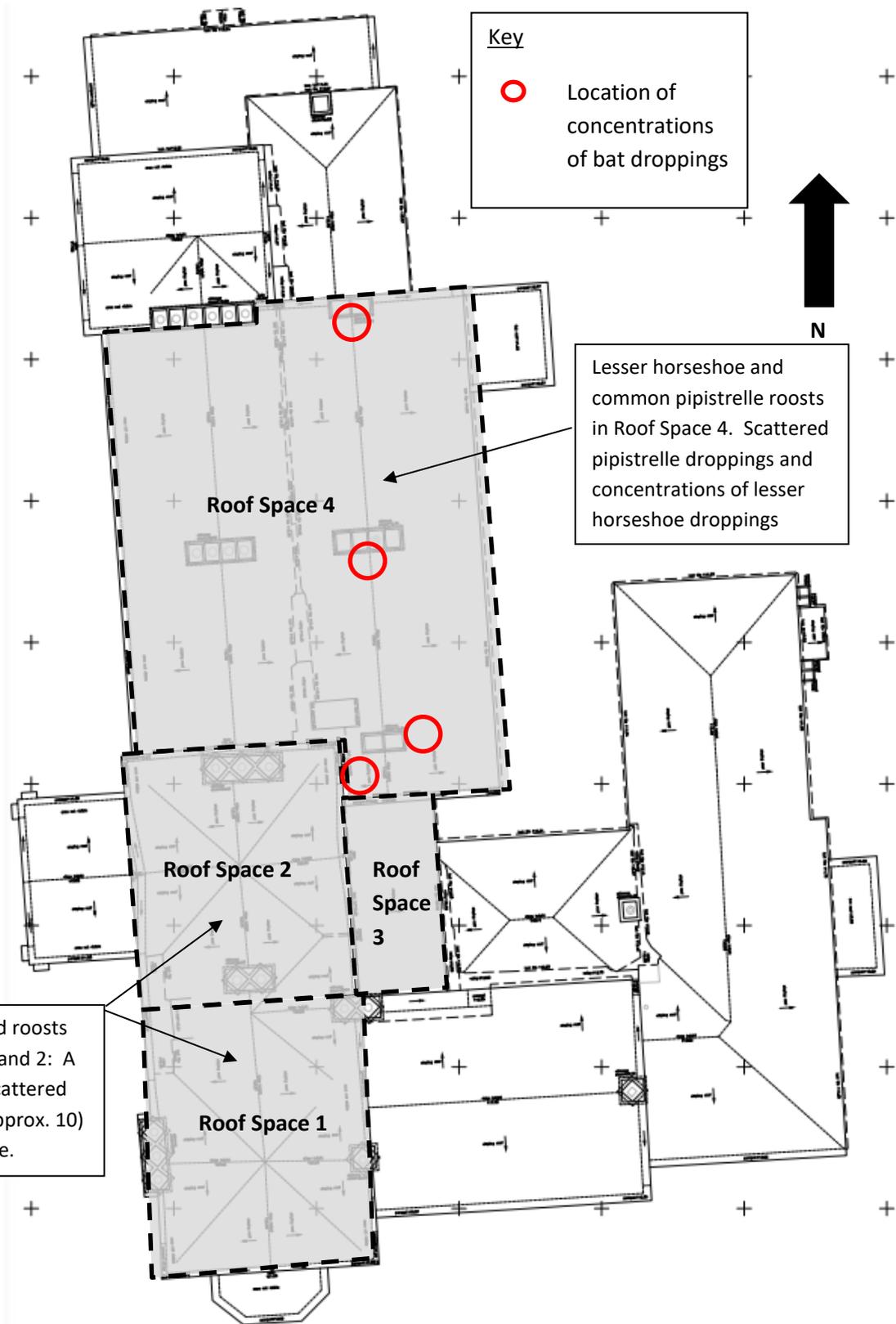
- 5.3.1 One bird's nest was noted in the Indoor Horse Arena. Other buildings offer low suitability to nesting birds. However, climbing plants growing up some of the buildings and adjacent vegetation are suitable to support nesting birds.
- 5.3.2 Demolition of the Indoor Horse Arena should avoid the nesting bird season, where possible, or a pre-works check is recommended prior to works.
- 5.3.3 A pre-works check for nesting birds should be undertaken in advance of works commencing on the other buildings should works commence during the nesting bird season (generally the nesting bird season is from the beginning of March to the end of August).

## 6. Annexes

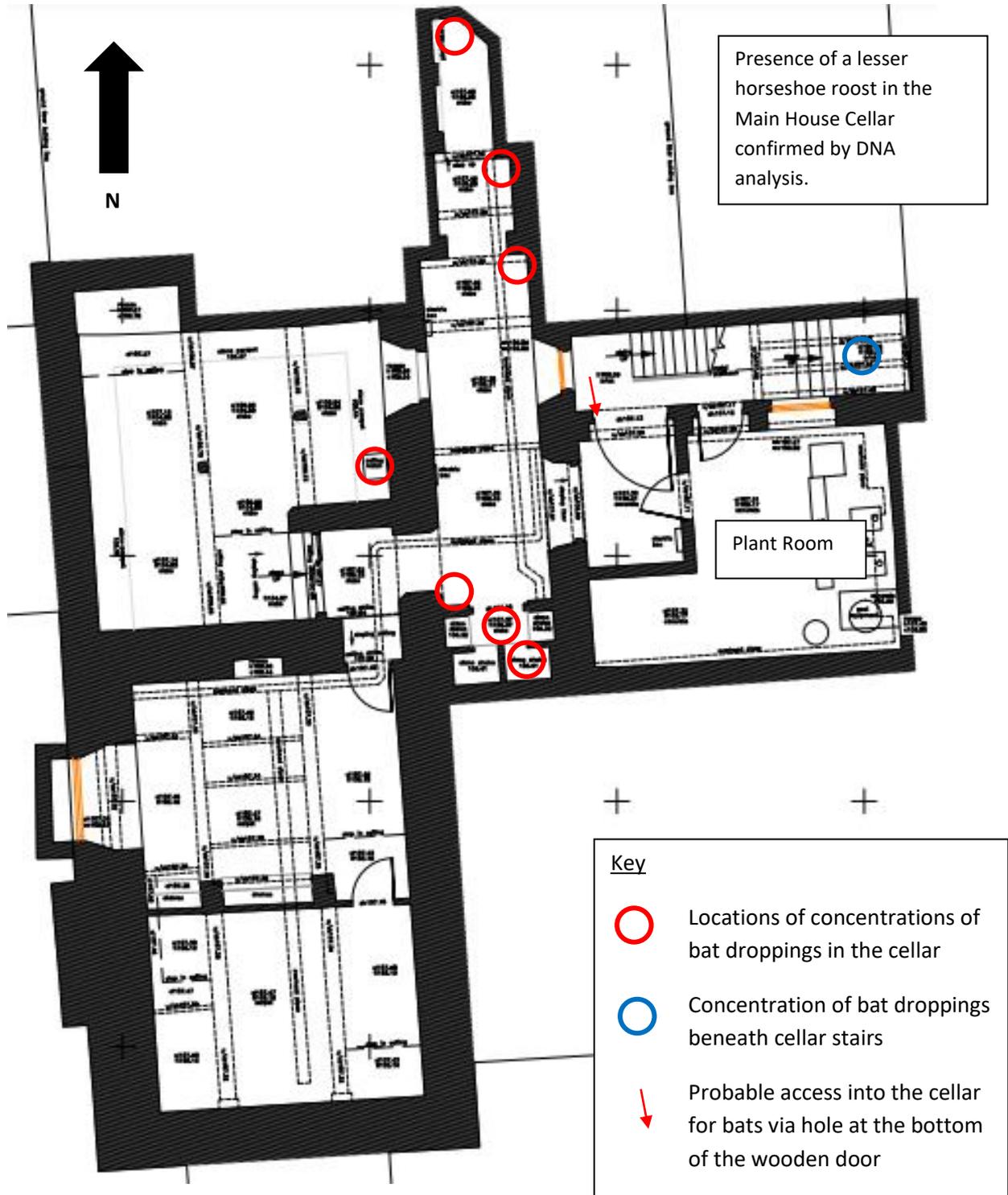
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## Annex 2: Main House Roof Layout and Survey Results (April 2021)



### Annex 3: Main House Cellar Layout and Survey Results (April 2021)



## Annex 4: Site Photographs (April 2021)

Photograph 1. The front (west) aspect of the Main House, showing the two-storey North Wing and three-storey South Wing.



Photograph 2. The rear (east) aspect of the Main House.



Photograph 3. Part of Roof Space 4 of the Main House (North Wing). Confirmed lesser horseshoe and common pipistrelle roosts.



Photograph 4. View of the Main House Cellar, Plant Room.



Photograph 5. Main House Cellar showing concentrations of lesser horseshoe bat droppings (circled).



Photograph 6. Area below the Cellar stairs with lesser horseshoe droppings.



Photograph 7. Probable access point for lesser horseshoe at base of the Cellar door.



Photograph 8. The west aspect of the Stables and Grooms Flat.



Photograph 9. The east aspect of the Stables and Grooms Flat showing the car port below the flat.



Photograph 10. The south aspect of the Stable Cottage. The area beneath the slate-tiled section contains a roof space. The stone tiles have occasional gaps beneath.



Photograph 11. The west aspect of the Stone Barn.



Photograph 12. The Indoor Horse Arena.



Photograph 13. The interior of the Indoor Horse Arena.



Photograph 14. The Grounds Building.

