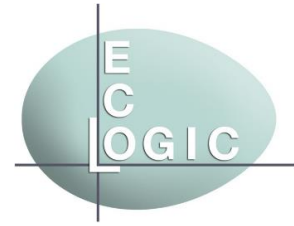


Bat & Protected Species Survey & Bat Emergence Survey: Club House

Axe Cliff Golf & Country Club
Seaton
Devon
EX12 4AB



Planning Reference:		Report Reference:	190824 B-1 rev00
Client/s:	Robert Loveridge		
Architect/Agent:	Woldon Architects Ltd.		
Survey Date/s:	2019: 21 st , 22 nd August & 10 th September 2021: 9 th December		
Report Date:	March 2021	OS Grid Ref:	SY 25737 90105
Report Author:	William Corbett BSc (Hons), MRes		
Approved By:	Andrew Charles BSc (Hons), MSc, MCIEEM		
Surveyor/s & Licence N°:	Luke Gibbons	Bats: 2015-15452-CLS-CLS (WML-A34 – Level 2) Barn Owl: CL29/00265 (WMLCL29)	
	William Corbett	Bats: 2022-10213-CL18-BAT (WML-A34 – Level 2)	
Additional Surveyor/s:	George Greenshields & Adrian Bayley		

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1.1 Introduction

It is understood that it is proposed to develop the clubhouse and car park at Axe Cliff Golf Course, including:

- Demolition of the clubhouse;
- Construct a new clubhouse; and,
- Renovate and extend the car park.

1.2 Roosting Bats

It is considered that the Clubhouse does not support a bat roost, and that proposed works to this building is unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local populations.

Although it is considered unlikely that bats may be encountered, as a matter of good practice, any contractors should be made aware of the potential presence of bats, potentially in association with the roofing layers, ridgeline and wall tops. In the unlikely event that a bat is found during the works, work should stop in the vicinity of the bat/s and advice should be immediately sought from EcoLogic Consultant Ecologists LLP or from the Natural England Bat Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless with gloves), but should be left in situ, gently covered until advice is obtained.

1.3 Nesting Birds

The habitats surrounding the car park were suitable to support nesting and foraging birds.

Ideally any vegetation removal works should be scheduled to commence outside of the bird nesting season, removing any potential for undue delays caused by nesting birds. The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period.

Alternatively, if works are to be commenced during the bird nesting season, care will need to be taken to ensure no active bird nests are disturbed or damaged.

1.3.1 Mitigation for Bird Species

The proposed developments will remove potential foraging and nesting habitat within the habitats surrounding the car park. Therefore, in order for the proposal to have a neutral biodiversity impact the development will need to include the following:

- A nesting terrace for house sparrow – positioned within external wall/s of the new clubhouse (see Appendix 3); and,
- An open fronted nesting box – positioned within external wall/s of the new clubhouse (see Appendix 3).

1.4 Ecological Mitigation & Enhancements

The National Planning Policy Framework (NPPF) outlines the Government's commitment to minimise 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.

Therefore, in order for the development to result in a biodiversity gain the development will need to include the following (in addition to mitigation proposed for bird species as stated above):

- Incorporation of a permanent bat roosting provision - positioned within an external wall of the new clubhouse (see Appendix 3);
- One bee brick – positioned within an external wall of the new clubhouse (see Appendix 4); and,
- Any external lighting associated with the developments will be adapted to be based on a Passive Infrared Sensor (PIR) system (being motion-sensitive only to large objects) and on a short timer (no longer than 2 minutes). Such lighting will be specifically positioned to avoid illumination of bat roosting provisions, access points and surrounding vegetation (woodland, trees, hedgerows, hedgebanks etc.) or any areas beyond the site.

SECTION 2

SURVEY OBJECTIVES

It is understood that it is proposed to develop the clubhouse and car park at Axe Cliff Golf Course, including:

- Demolition of the clubhouse;
- Construct a new clubhouse; and,
- Renovate and extend the car park.

The survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat;
- The presence of, or past use of the site by, barn owl, or other nesting birds;
- The sites potential for use by any of above; and,
- Any other ecological issues relating to the proposal.

SECTION 3

SURVEY SITE DESCRIPTION

The surveyed site at Axe Cliff Golf Course comprised of a clubhouse and the car park (see Figure 1).

The immediate surroundings to the surveyed buildings/areas include:

- The surrounding golf course including dwelling and changing room facility;
- Residential dwellings further to the west;
- Lyme bay further to the south;
- Agricultural fields to the north and east;
- The estuary of the River Axe further to the west; and,
- Woodland to the north & south of the clubhouse complex/car park.



Figure 1. The Clubhouse at Axe Cliff Golf Course

Clubhouse

The Clubhouse is a single storey building with multiple pitches and flat roof sections (see Figure 2). The pitched roof of the Clubhouse includes a covering of fake slate and the flat roof sections include a bitumen roofing felt covering. The building is both externally rendered and clad with wooden weather boarding.



Figure 2. The northern elevations of the Clubhouse

Car Park

The car park comprises of in majority an extent of hardstanding (see Figure 3). Surrounding habitats to the car park included the edge of a woodland, amenity grassland, scrub and tall ruderal. The wooded species includes elder (*Sambucus nigra*), hazel (*Corylus avellana*), bramble (*Rubus fruticosus* agg.), Jasmine (*Jasminum* sp.), buddleia (*Buddleja* sp.), ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*). The ground flora species includes hedge bindweed (*Calystegia sepium*), ivy (*Hedera helix*), herb-Robert (*Geranium robertianum*), cleavers (*Galium*

aparine), wild madder (*Rubia peregrina*), cocksfoot (*Dactylis glomerata*), dandelion (*Primula vulgaris*), stinking iris (*Iris foetidissima*), red campion (*Silene dioica*), Hart's tongue fern (*Asplenium scolopendrium*), bird's-foot trefoil (*Lotus corniculatus*), red dead nettle (*Lamium purpureum*), lords-and-ladies (*Arum maculatum*), creeping buttercup (*Ranunculus repens*), fescue (*Festuca* sp.), *Clematis* species, cow parsnip (*Heracleum sphondylium*), spear thistle (*Cirsium vulgare*), self-heal (*Prunella vulgaris*), primrose (*Primula vulgaris*), Yorkshire fog (*Holcus lanatus*), hellebore (*Helleborus* sp.), yarrow (*Achillea millefolium*), nettle (*Urtica dioica*), moss species, ribwort plantain (*Plantago lanceolata*), broadleaved dock (*Rumex obtusifolius*) and cow parsley (*Anthriscus sylvestris*).



Figure 3. The car park and surrounding habitat

4.1 The Bat & Protected Species Survey

The survey comprised of internal and external inspection of the building, conducted by Luke Gibbons on the 21st August 2019 and by William Corbett on the 9th December 2021 with the aid of head and hand-held torches, an endoscope, close-range binoculars, an extendable ladder and a digital camera.

The aim of the survey was to assess levels of use by bats through the presence of actual animals or their field signs, such as droppings, insect prey remains and/or urine staining, and the potential suitability of the building for roosting. The presence of other protected species, notably nesting birds and barn owl/s, was also investigated, including the presence and behaviour of any actual animals or their field signs, such as whitewash, pellets and or nest debris.

4.2 The Bat Emergence Survey

The bat emergence survey consisted of two evening visits of the Clubhouse as follows:

- 22nd August 2019: Adrian Bayley & George Greenshields.
- 10th September 2019: Adrian Bayley & George Greenshields.

The surveys were undertaken from 15 minutes before sunset until 1½ hours after sunset. The surveyors were positioned to cover all aspects of the building, with particular emphasis placed on the areas which had potential to be utilised by emerging bats. When a bat was detected, it was identified with its position and activity noted on a field base plan.

The time and position of each bat was recorded, along with its direction of flight (light permitting) and whether the bat was emerging, foraging or commuting. Cloud cover, wind strength, precipitation, humidity and temperatures were all recorded at the start and on completion of the survey.

The surveyors were each equipped with a bat detector and recording device, comprising of an Echo Meter Touch connected to a digital recorder. To aid species identification, all recordings were analysed using BatSound (ver4.03) and Kaleidoscope Viewer (ver4.5.5).

5.1 The Bat & Protected Species Survey

Table 1. Environmental conditions

Date	Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
21 st Aug 2019	20	1	10	None	N/A
9 th Dec 2021	12	2	100	None	N/A

Constraints on the survey/s:

There was an inaccessible void within the clubhouse

5.1.1 Bats

One of the two loft spaces was inaccessible.

No actual fields signs of bats were found within the accessible loft space of the Clubhouse.

5.1.2 Nesting Birds

No former bird nests were identified in association with the clubhouse.

Car Park Habitat

The habitats surrounding the car park were suitable to support nesting and foraging birds.

5.2 The Bat Emergence Survey

The bat emergence survey consisted of two evening survey visits on the 22nd August 2019 & 10th September 2019. Weather conditions recorded at the start and end of the survey visits are presented in Table 2.

Table 2. Timings and environmental conditions relating to the bat emergence survey

Date & Times	Start/End	Temp (°C)	Wind Speed (Beaufort Scale)	Cloud Cover %	Precipitation	Humidity %
22 nd Aug 2019 Sunset: 20:20	Start of Survey	22	1	100	None	64
Start Time: 20:00 End Time: 21:50	End of Survey	17	1	90	None	85
10 th Sept 2019 Sunset: 19:38	Start of Survey	18	3	20	None	54
Start Time: 19:23 End Time: 21:08	End of Survey	12	3	20	None	82

5.2.1 The Bat Emergence Survey Visit – 22nd August 2019

No bats were recorded emerging from the Clubhouse.

Additional Bat Activity

Bat activity surrounding the building comprised primarily of commuting and foraging behaviour by common pipistrelle bats.

Additional bat activity included multiple passes by noctule bat (*Nyctalus noctula*), serotine bats (*Eptesicus serotinus*), three passes by barbastelle bat (*Barbastella barbastellus*), two passes by soprano pipistrelle bat (*Pipistrellus pygmaeus*) & lesser horseshoe bats, and single passes by a long-eared bat (*Plecotus sp.*) & a *Myotis sp.* bat.

5.2.2 The Bat Emergence Survey Visit – 10th September 2019

No bats were recorded emerging from the Clubhouse.

Additional Bat Activity

Bat activity surrounding the building comprised primarily of commuting and foraging behaviour by common pipistrelle bats.

Additional bat activity included two passes by a lesser horseshoe and a single pass by a barbastelle bat.

6.1 Roosting Bats

It is considered that the Clubhouse does not support a bat roost, and that proposed works to this building is unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local populations.

6.2 Nesting Birds

No former bird nests were identified in association with the clubhouse.

The habitats surrounding the car park were suitable to support nesting and foraging birds.

It is possible that bird nest site/s could be established within or upon the buildings or site vegetation during any future bird nesting season/s.

Whilst active, bird nest sites are legally protected from damage or disturbance (see Appendix 1).

Therefore, standard precautions will be required to ensure no active nesting bird site/s are disturbed by the works.

Suitable bird nesting provisions should be provided to replace bird nesting sites removed.

6.3 Ecological Enhancements

The National Planning Policy Framework (NPPF) outlines the Government's commitment to minimise impacts on biodiversity and to 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.

Therefore, in order for the development to result in a biodiversity gain the development will need to include provisions for bats, birds and bees.

7.1 Roosting Bats

It is considered that the Clubhouse does not support a bat roost, and that proposed works to this building is unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local populations.

Although it is considered unlikely that bats may be encountered, as a matter of good practice, any contractors should be made aware of the potential presence of bats, potentially in association with the roofing layers, ridgeline and wall tops. In the unlikely event that a bat is found during the works, work should stop in the vicinity of the bat/s and advice should be immediately sought from EcoLogic Consultant Ecologists LLP or from the Natural England Bat Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless with gloves), but should be left in situ, gently covered until advice is obtained.

7.2 Nesting Birds

The habitats surrounding the car park were suitable to support nesting and foraging birds.

Ideally any vegetation removal works should be scheduled to commence outside of the bird nesting season, removing any potential for undue delays caused by nesting birds. The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period.

Alternatively, if works are to be commenced during the bird nesting season, care will need to be taken to ensure no active bird nests are disturbed or damaged.

7.2.1 Mitigation for Bird Species

The proposed developments will remove potential foraging and nesting habitat within the habitats surrounding the car park. Therefore, in order for the proposal to have a neutral biodiversity impact the development will need to include the following:

- A nesting terrace for house sparrow – positioned within external wall/s of the new clubhouse (see Appendix 3); and,
- An open fronted nesting box – positioned within external wall/s of the new clubhouse (see Appendix 3).

7.3 Ecological Mitigation & Enhancements

The National Planning Policy Framework (NPPF) outlines the Government's commitment to minimise 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.

Therefore, in order for the development to result in a biodiversity gain the development will need to include the following (in addition to mitigation proposed for bird species as stated above):

- A permanent bat roosting provision - positioned within an external wall of the new clubhouse (see Appendix 3);
- A bee brick – positioned within an external wall of the new clubhouse (see Appendix 4); and,
- Any external lighting associated with the developments will be adapted to be based on a Passive Infrared Sensor (PIR) system (being motion-sensitive only to large objects) and on a short timer (no longer than 2 minutes). Such lighting will be specifically positioned to avoid illumination of bat roosting provisions, access points and surrounding vegetation (woodland, trees, hedgerows, hedgebanks etc.) or any areas beyond the site.

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APPENDICES

- Appendix 1: Legislation
- Appendix 2: Examples of Inbuilt Bat Roosting Provisions
- Appendix 3: Examples of Bird Nesting Provisions
- Appendix 4: Bee Brick

Bat Species

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2017 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations

In summary, it is an offence to

- deliberately, capture, injure or kill a bat
- deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a roost (this is an 'absolute' offence)
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc, performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Barn Owl

All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Barn Owls are listed on Schedule 1 which provides them with special protection.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage, or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

Nesting and Nest Building Birds

All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Nesting is determined as being from when birds first initiate nest building up until the point when fledglings stop returning to the nest.

Segovia Build-In Woodstone Bat Box

Material: Woodcrete

Width: 210 mm

Height: 500 mm

Depth: 170 mm

Entrance Width: 160 mm

Entrance Height: 25 mm

Position: Built into external wall, below eaves or at a minimum height of 3 m with the entrance face at the front, remaining exposed and visible. The boxes have removable sides so that an extension box can be placed next to this box, to create a larger roosting space.

**Schwegler 1FR Bat Tube**

Material: Woodcrete (75% wood sawdust, concrete and clay mixture)

Width: 200 mm

Height: 475 mm

Depth: 125 mm

Entrance Width: 150 mm

Entrance Depth: 20 mm

Weight: 9.5 kg

Position: Within external walls in place of a standard block on a southerly aspect, beneath eaves or at a minimum height of 3 m

**Green & Blue Bat Block**

Material: Cast concrete (75% waste materials from Cornish China Clay Industry)

Width: 215 mm

Height 440 mm

Depth: 120 mm

Position: Within external walls in place of a standard block on a southerly aspect, beneath eaves or at a minimum height of 3 m



WoodStone Build in Open Nest Box

Suitable for: robins, wrens and blackbirds.
Material: Woodstone
Height: 180 mm
Width: 220 mm
Depth: 180 mm
Weight: 4.2kg

Position: Within external walls, at a minimum height of 2 m

**Vivara Pro Estelle House Sparrow Terrace**

Suitable for: House sparrows and individual blue & great tits
Material: Woodstone

Height: 210 mm
Width: 290 mm
Depth: 160 mm
Weight: 7.5 kg

Position: Within external walls, at a minimum height of 2 m

**Schwegler Brick Nest Box (Type 24)**

Suitable for: House sparrows, great tits, blue tits and nuthatches
Material: Woodcrete

Height: 235 mm
Width: 180 mm
Depth: 180 mm
Weight: 2.8 kg

Position: Within external walls, at a minimum height of 2 m



Type 24

Bee Brick

Each bee brick includes nesting compartments for solitary nesting bees, including for egg laying and hibernation.

Bee bricks to be positioned within southerly elevations, which includes part or full sun, between 1 m to 2 m above ground level, and ideally facing garden or boundary habitats.



Bee Brick - case in concrete: 215 mm x 105 mm x 65 mm
<http://greenandbluebuild.co.uk/product/bee-brick/>



Bee brick & bee block incorporated into an external brick wall