

**Devon Wildlife Checklist (to be filled in by the ecological consultant and included in the front of the Wildlife Report)**

A.1 Protected and priority species (relates to question 13a in the planning application form).

A tick or cross must be placed in all boxes in column two (shaded) and then, where there is a tick, all other boxes in that row. Where species are present please email this form to Devon Biodiversity Records Centre - [DBRC@dbrc.org.uk](mailto:DBRC@dbrc.org.uk).

Location Cheriton Fitzpaine Grid reference for centre of site (6 digit) SS867062 Planning Application reference:

Name of surveyor and consultancy: C Carter Brookside Ecology Date that surveys carried out: May 2022 Sent to DBRC: n

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? <small>Tick or cross</small>	Detailed survey needed to clarify impacts and mitigation requirements?	Detailed survey carried out and included?	Species Present or Assumed to be present on site <small>Indicate with P or A and name the species</small>	Impact on species?	Detailed Conservation Action Statement included?  <small>Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement</small>	EPS offence committed? Three tests met?	Grid reference for specific location of species (if required for large sites)
Bats (roost)	√	√	√	None	None	√	X	
Bats (flight line / foraging habitat)	√	√	√	None	None	√	X	
Dormice	X							
Otters	X							
Great crested newts (*check consultation zone)	X							
Cirl buntings (*check consultation zone)	X							
Barn owls	X							
Other Schedule 1 birds	X							
Breeding birds	√	X	X	None Present	Negligible	√	X	
Reptiles	X							
Native crayfish	X							
Water voles	X							
Badgers	X							
Other protected species	X							
UK BAP priority species	X							
Devon BAP key species	X							
Invasive species	X							

- Devon consultation zones for cirl buntings and great crested newts - <http://www.devon.gov.uk/index/wildlife.htm>
- UK BAP priority species - <http://jncc.defra.gov.uk/page-5717>
- Devon BAP key species - [http://www.devon.gov.uk/dbap-section\\_e.pdf](http://www.devon.gov.uk/dbap-section_e.pdf) (note that this list is currently being updated)

A.2 Designations / important habitats / sites of geological importance (relates to questions 13 b & c in the planning application form)  
A tick or cross must be placed in all boxes in column two and then, where there is a tick, all other boxes in that row.

Designation	Within site or potential impact. <small>Tick or cross</small>	Name of site / habitat	Detailed Conservation Action Statement included in report ?	Habitat balance sheet included (showing area of habitats lost, gained and overall net gain)	Relevant organisation consulted & response included in the application?
<b>Terrestrial, intertidal, marine</b>					
<b>Statutory designations</b>					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	x				
Site of Special Scientific Interest (SSSIs)	x				
Marine Conservation Zone (MCZ)	x				
Local Nature Reserve (LNR)	x				
<b>Non statutory wildlife designations</b>					
County Wildlife Site (CWS)	x				
Ancient woodland	x				
Special Verge	x				
UK BAP Priority habitat	x				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	x				
<b>Non statutory geological designation</b>					
County Geological Site (CGS or RIGS)					

- List of UK BAP priority habitats -

4, WELLS TERRACE  
CHERITON FITZPAINE  
CREDITON  
DEVON  
EX17 4JF

ECOLOGICAL  
ASSESSMENT &  
BAT EMERGENCE  
SURVEY

30 MAY 2022

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## QUALITY ASSURANCE

This survey work and report has been undertaken with reference to; The publication 'Bat Surveys for Professional Ecologists' Collins, J. (ed) 2016, 3rd edition, Bat Conservation Trust, London.

Description	Ecological survey & Bat Emergence
Produced for	Aneja
Issue	1
Report Reference	4, Wells Terrace,
Date of Survey Work	Thursday, 19 May 2022
Author	M Pearmain
Checked & reviewed by	C Carter BSc (Hons) MCIEEM Principal Ecologist
Report validity period	12 months from survey date

### DISCLAIMER

This report provides a broad overview of the legal protection of wildlife and specifically relates to how the law is applied in England. The law applied to other countries of the United Kingdom may differ. This report does not offer formal legal advice and no liability is accepted. If legal advice is required related to wildlife issues, this should be sought from appropriate professionals.

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## BRIEF SUMMARY

Brookside Ecology was commissioned to undertake an Ecological Assessment of an outbuilding at 4, Wells Terrace, Cheriton Fitzpaine. The assessment was undertaken to inform proposals for conversion of the building for residential use in relation to the potential presence of protected species in accordance with local and national planning policy and legislative requirements.

The desk study revealed the site is within an 'impact risk zone' of statutory sites designated for their scientific or conservation value. This proposal does not appear to fall into one of the identified risk categories that might require the local planning authority to consult Natural England on the likely risks to designated sites.

The assessment found the wider area to have a variety of habitats suitable for many species of wildlife and 'high suitability for bat commuting and foraging habitat.'

The building was assessed as having some suitability for roosting bats with potential roost features identified however, the search of the building found no evidence of an active bat roost. As there were potential roost features where bats might roost unseen, a follow on dusk bat emergence survey was undertaken. This survey revealed no bats to emerge from the building. Accordingly, the assessment concludes there is not an active bat roost present.

As bats were active in the area and there are features present where bats could roost at any point in the future, a precautionary approach is recommended to conversion works. This approach is detailed in the Conservation Action Statement which also includes proposals to avoid the disturbance of nesting birds and for ecological enhancement in accordance with the National Planning Policy Framework document and Devon County Council requirements.

No other protected or notable species or habitats issues were identified that would be impacted under the proposals.

## INTRODUCTION

1. Brookside Ecology was commissioned to undertake an ecological assessment and follow on bat emergence survey at 4, Wells Terrace, Cheriton Fitzpaine, EX17 4JF at OS Grid Ref SS86720625. The assessment was undertaken to inform proposals in relation to the potential presence of protected species for legislative and planning requirements.

## PROPOSALS

2. It is proposed that an outbuilding attached to 4, Wells Terrace is converted for residential use that may involve impact and modification of roof and walls.

## OBJECTIVES

3. The purpose of this assessment is to:
  - Identify bat or other protected or notable species issues that may impact the proposals.
  - Specify further survey work if required in accordance with best practice guidance.
  - Make recommendations for mitigation and enhancement opportunities where required.

## METHODS

4. The assessment of the building was undertaken 19 May 2022 by C Carter and M Pearmain, Natural England registered bat workers.
5. A visual inspection of the interior and exterior of a building is undertaken for evidence of bat use following standard survey methodologies. The publication 'Bat Surveys for Professional Ecologists'<sup>1</sup> is used for reference and guidance.
6. Several factors are taken into consideration during an assessment. These include; features present within or on the site that would support roosting bats; the potential for disturbance; lighting impacts; proximity of features to foraging habitat; connectivity to the site between it and the wider countryside.
7. A thorough examination of the exterior of a building is undertaken to search for evidence of bat use with a visual inspection of structures such as window and door lintels, gaps in walls, lead flashing, fascia boards, ridge, roof and hanging tiles where present. Underneath these features a search for evidence of droppings, staining from urine and fur oil that might indicate use by bats.
8. The internal search of a building follows a similar approach with a thorough search made of crevices in timber joints, wall sockets and gaps in walls where present. Evidence of bat droppings, urine stains plus prey residues such as fly, butterfly or moth wings and any live bats or bat carcasses that might be present.
9. The bat roosting potential of a building is assessed along with the surrounding habitat/commuting features and classified into one of the following categories below:

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<sup>1</sup> Collins, J. (ed) 2016, Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition, Bat Conservation Trust, London.



Suitability	Description of Roost Level
Negligible	Negligible feature/s likely to be used by roosting bats
Low	Structures with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Moderate	Structures with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	Structures with one or more potential roost sites that are obviously suitable for use by larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Roost	Known or Confirmed Roost

Table 1. Bat roosting potential of buildings/structures, adapted from Collins 2016 (Description of commuting/habitat aspects removed for simplicity)

## OTHER NOTABLE SPECIES AND ECOLOGICAL ISSUES

10. Full consideration is given to how the proposal might impact other species and habitats on, and immediately surrounding the site.
11. In a proposal such as this the most likely wildlife that might be encountered would be nesting birds and hence a search is made for nests and faecal deposits.

## EMERGENCE SURVEY

12. A follow on emergence survey was undertaken by C Carter and M Pearmain, Natural England registered bat workers. This was undertaken in suitable weather conditions and using methods as detailed in the publication 'Bat Surveys for Professional Ecologists.'<sup>2</sup> Emergence surveys commence approximately a quarter of an hour before sunset and can continue up to 2 hours afterwards.

<sup>2</sup> Collins, J. (ed) 2016, Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition, Bat Conservation Trust, London.

## SURVEY EQUIPMENT

13. Close-focussing binoculars - Vistron 10 x 40, Endoscope - Scopecam, 3.8 metre extendable ladders and Clulite high powered torches.
14. Wildlife Acoustics 'EMT2 Pro' full spectrum detectors/recorders,
15. Elekon 'Batscanner' ultrasonic bat detectors.
16. SiOnyx Aurora night vision cameras.
17. 'Walkie-talkies.'

## DESK STUDY

18. The Multi-Agency Geographic Information for the Countryside (MAGIC) website was consulted to identify sites designated for their conservation or biological interest. The Natural England website was used to obtain citation details of statutory sites.
19. A search was undertaken on NBN Atlas using a 2km search radius to identify records of species relevant to the site.
20. Google satellite view was used to identify habitats of value to protected and notable species including woodland, tree lines and hedgerows, scrub, areas of grassland and waterbodies.

# RESULTS

## WEATHER

21. Dry, 50% Cloud Cover, Temp 14°C start, 11°C end, Wind speed Beaufort 1 SW

## SITE CONTEXT

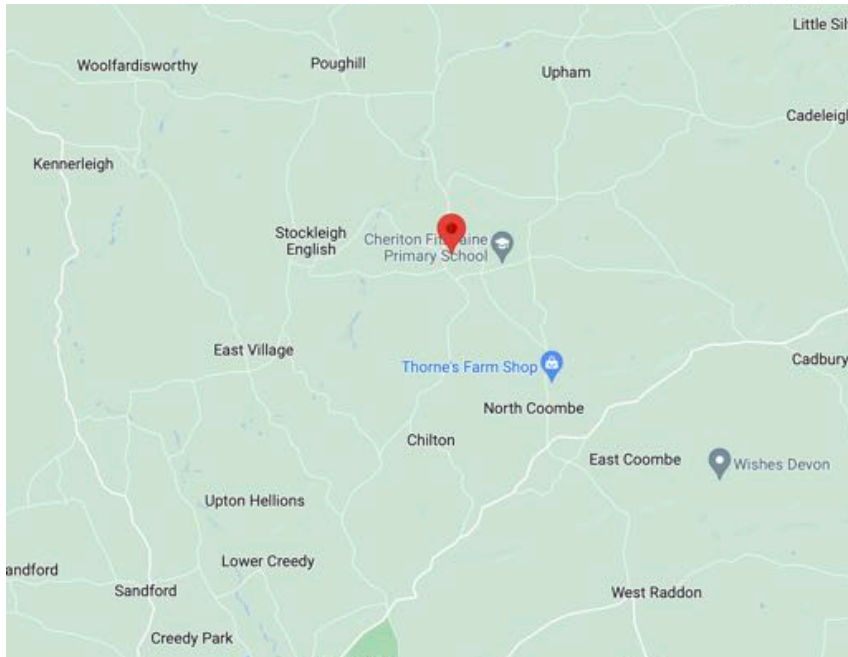


Figure 1. Site location



Plate 1. Google Satellite view, red arrow indicates building surveyed

22. The site is located in the village of Cheriton Fitzpaine amongst established residential development. To its east and north it is surrounded by a field of grassland. There is a hedge 20 metres to the north which links directly with the open countryside. There would be moderate levels of light pollution in the area of the building, mainly light spill from the house, other buildings and adjacent street lighting.

## BUILDING



Plate 2. Southern elevation

23. The building (Plates 2, 3) is a stone and brick building with a slate roof and attached to the eastern side of 4, Wells Terrace. To its southern side is a local road and to its east and north is a field overgrown with Bramble *Rubus fruticosus* and Common Nettle *Urtica dioica* against the building (Plate 3).
24. There were crevices present to the stonework (Plate 4) where there was missing pointing that had potential to provide bat and small bird access in some sites. There were gaps at the eaves that would provide potential access to the inside and a potential ridge tile crevice.
25. Internally, there is a cobbled floor and a timber supported mezzanine level. The underside of the roof has a breathable membrane present. Crevices were noted to the internal wall some large enough to allow bat access.



26. The inspection found no evidence of a bat roost or other that of other notable species in the building.



Plate 3. Northern elevation



Plate 4. Wall crevice



Plate 5. Ground floor



Plate 6. Underside of roof and breathable membrane

## EMERGENCE SURVEY

27. No bat emergence detected.

## INCIDENTAL RESULTS

28. First detection; Noctule *Nyctalus noctula* flying overhead. Occasional detections of Common Pipistrelle *Pipistrellus pipistrellus* were recorded foraging over the gardens to the north of the terrace throughout the survey.



Figure 2. Simplified building plan showing surveyor locations during emergence survey

## DESK STUDY

29. The Multi-Agency Geographic Information for the Countryside (MAGIC) website was consulted and revealed the site is within 'impact risk zone' of statutory sites. However, this proposal does not appear to require the planning authority to consult Natural England on potential risks to such sites.
30. The search within a 1 kilometre radius of the site revealed no sites designated for their wildlife or ecological value.
31. The search on NBN Atlas revealed no bat records in the search radius.

## CONCLUSIONS AND RECOMMENDATIONS

32. The desk study revealed the site is within an 'impact risk zone' of statutory sites designated for their scientific or conservation value. Impact risk zones are used in the assessment of planning applications for likely impacts on SSSIs, SACs, Special Protection Areas (SPAs) and Ramsar sites. This proposal does not appear to fall into one of the identified risk categories that might require the local planning authority to consult Natural England on the likely risks to designated sites.
33. The assessment found the wider area to have a variety of habitats suitable for many species of wildlife. There are close by hedge lines that would provide suitable commuting features that some bat species might use to move between site and wider countryside. The area would have moderate levels of light pollution with light spill from the house, adjacent dwellings and street lighting. The area is assessed as having 'high suitability for bat commuting and foraging habitat.'
34. The building was assessed as having some low suitability for roosting bats with potential roost features identified. The search of the building found no evidence to suggest active bat roosts were present. However, as there were potential roost features where bats might roost unseen, a follow on dusk bat emergence survey was undertaken. This survey revealed no bats to emerge from the building.
35. Accordingly, the assessment concludes there is not an active bat roost present. However, as bats were active in the area and there are features present where bats could use at any point in the future, a precautionary approach is recommended to conversion works to avoid risk of harm to bats should they be present at the time of development works. This approach is detailed in the Conservation Action Statement which also includes proposals to avoid the disturbance of nesting birds and for ecological enhancement of the building in accordance with the National Planning Policy Framework document and Devon County Council requirements.
36. No other protected or notable species or habitats issues were identified that would be impacted under the proposals.



## FURTHER SURVEY

37. None.

## LIMITATIONS

38. None.

## LEGISLATION

39. A brief outline of relevant wildlife legislation is detailed below with a focus on that relevant to the site in question. It is not meant to be an in depth treatise of all wildlife regulations as this is not possible within the scope of this report. It is advised that individuals should seek professional legal advice if necessary.

### BATS

40. All British bats are protected under both UK and EU law; The Habitats Directive, which is transposed into law in England and Wales by The Conservation of Habitats and Species Regulations 2017 ('Habitats Regulations'), as amended.

41. Regulation 41 (1) of the Regulations makes it an offence to:

- Deliberately capture, injure or kill bat(s);
- Deliberately disturb bat(s) affecting their ability to survive, breed, rear young or significantly affect local distribution or abundance;
- Damage or destroy a breeding site or resting place, whether present or not;
- Intentionally or recklessly disturb a bat roost;
- Intentionally or recklessly obstruct access to roost sites;
- Possess, control, transport, sell, exchange or offer for sale or exchange, live or dead bats, or parts thereof.

42. Some rare bat species, namely Greater Horseshoe *Rhinolophus ferrumequinum*, Lesser Horseshoe *Rhinolophus hipposideros*, Barbastelle *Barbastellus barbastellus* and Bechstein's *Myotis bechsteinii*, are afforded greater protection under European legislation, being listed under Annex II of the EC Habitats Directive which lists species whose conservation requires the designation of Special Areas of Conservation (SACs).

## BIRDS

43. All wild birds are protected under the Habitats Regulations. Under this legislation it is an offence to:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while it is in use or being built;  
and
- Take or destroy the egg of any wild bird.

# CONSERVATION ACTION STATEMENT

## Mitigation

### Check of building prior to commencement of works

The building will be checked for active birds nest. If any are present, works will not commence until they have completed nesting and their young have fledged. If any of the undergrowth needs to be cut back at the back of the building, this should be undertaken outside of the main bird breeding season, between September and February, to further reduce the risk of impacting nesting birds.

Wall crevices will be carefully checked to the interior if cement pointing or rendering is undertaken. If bats are discovered during works, works will cease, bats will not be handled and Brookside Ecology will be contacted immediately for further advice on Tel 01271 828245.

## Ecological enhancement

### Provision of bat and bird boxes

Bat and bird boxes will be installed as per figure below.



One 'Sparrow Terrace' bird box to be installed under the eaves away from windows

### Ecological Enhancement Proposal



Southern elevation



Northern elevation



Woodstone multi-chamber bat box to be installed under the eaves away from windows

Boxes available from NHBS.com