

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.

Location Cheriton Bishop Grid reference for centre of site (6 digit) SX 776 943 Planning Application reference:

Name of surveyor and consultancy: C Carter Brookside Ecology Date that surveys carried out: Aug/Sep 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?	EPS offence committed? Three tests met?	Grid reference for specific location of species (if required for large sites)
Bats (roost)	√	√	√	P Soprano Pipistrelle Pipistrellus pygmaeus	Loss of roost site	Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement √	Protected Species Licence Required	
Bats (flight line / foraging habitat)	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							
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 (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?
Terrestrial, intertidal, marine					
Statutory designations					
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				
Non statutory wildlife designations					
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				
Non statutory geological designation					
County Geological Site (CGS or RIGS)					

- List of UK BAP priority habitats -

DRUMMERS WELL
CHERITON BISHOP
DEVON
EX6 6HD

ECOLOGICAL
ASSESSMENT & BAT
EMERGENCE
REPORT

26 SEPTEMBER 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 Assessment & Emergence
Produced for	Mr A Cock
Issue	1
Report Reference	Drummers Well combined report
Date of Survey Work	August & September 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

This is a report of an ecological assessment and follow on bat emergence survey work of Drummers Well, Cheriton Bishop, Devon to inform proposals for the extension of the building in accordance with local planning and legislative requirements.

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

The survey work undertaken by Brookside Ecology in August and September 2022, in suitable weather and in accordance with survey practice, revealed small roosts of Common Pipistrelle species of bat to the eaves of the single storey extension proposed for demolition. Other roost sites of the same species were identified in the upper roof which will not be impacted by proposals.

In consideration of proposals for demolition of the single storey extension, this would result in the loss of the roost sites and harm to bats without appropriate mitigation and compensatory roost provision. Accordingly, appropriate mitigation is proposed within the Conservation Action Statement supplied along with proposals for ecological enhancement with the aim of retaining bats and their roost sites post development.

No other protected species or habitats issues were identified.

Protected Species Mitigation Licence

A Protected Species Mitigation Licence would need to be granted through Natural England prior to the commencement of the development to ensure it is completed lawfully.

INTRODUCTION

1. Brookside Ecology was commissioned to undertake an Ecological Assessment of Drummers Well at Ordnance Survey Grid Reference (OSGR) SX 7765 9435. The assessment was undertaken to inform proposals in relation to the potential presence of protected species for legislative requirements.

PROPOSALS

2. It is proposed that the building is extended to provide further living accommodation and leisure facilities.

OBJECTIVES

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

METHODS

4. The preliminary assessment of the building was undertaken 8 August 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'¹ 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:

¹ 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 development might impact other species and habitats on, and immediately surrounding the development.
11. In a development 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.

DESK STUDY

12. 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. A search was also undertaken for European Protected Species Licences for bats within the same radius which provides an indication of how developments are impacting on species and roosts in the area.

13. A 1 km search on NBN Atlas was undertaken to search for records of bats to ascertain their prevalence in the wider area.
14. 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.

BAT EMERGENCE SURVEY

15. Emergence surveys were undertaken in August and September 2022 by C Carter and M Pearmain, Natural England registered bat workers. They were undertaken in suitable weather conditions and using methods as detailed in the publication 'Bat Surveys for Professional Ecologists.'² Emergence surveys commence approximately a quarter of an hour before sunset and can continue up to 2 hours afterwards.

EQUIPMENT

16. Wildlife Acoustics 'EMT2 Pro' full spectrum and Elekon Batscanner ultrasonic, handheld bat detectors/recorders for emergence surveys.
17. SiOnyx Aurora night vision cameras were used by each surveyor to view the building live when light levels were too low for the human eye to confidently identify bats emerging. Additional light was provided with Nightfox infrared flashlights where required.
18. RETCVIS 'Walkie-talkies' were used for communication between surveyors.
19. Other equipment available for use included; Skywatch Meteos instrument to record temperature and wind speed, close-focussing binoculars - Vistron 10 x 40, Endoscope - Scopacam, 3.8 metre extendable ladders and Clulite high powered torches.

RECORDED DATA ANALYSIS

20. Recorded data is analysed using Wildlife Acoustics 'Kaleidoscope Viewer' v5.4.8

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

RESULTS - PRELIMINARY ASSESSMENT

WEATHER

21. Dry, Hot 0% Cloud Cover, Temp 29°C, Wind speed Beaufort 0

SITE CONTEXT

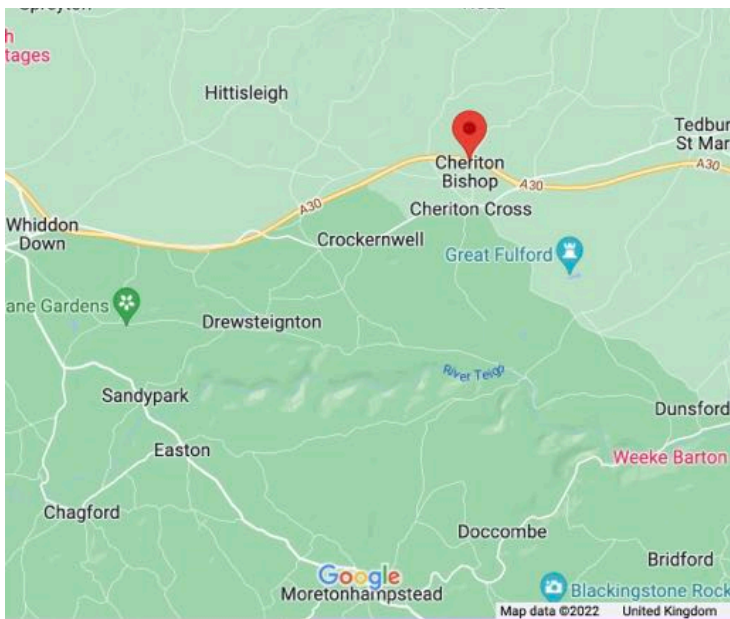


Figure 1. Red marker indicates site location

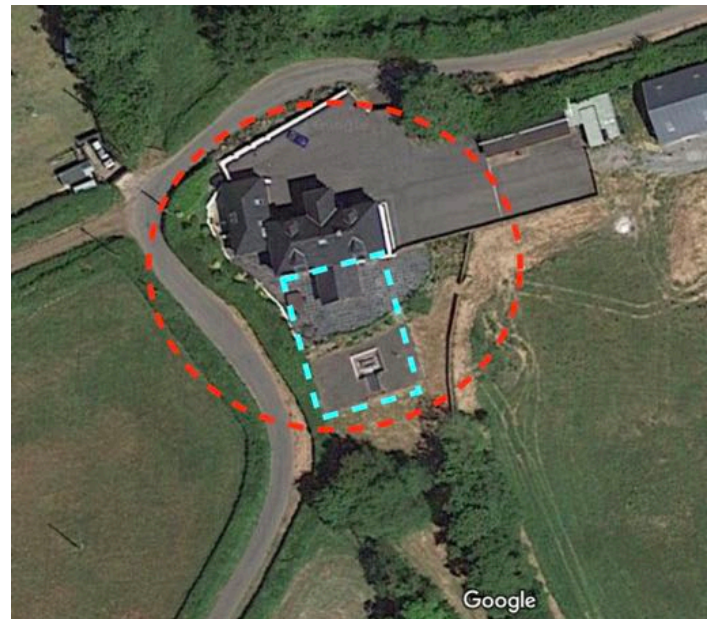


Plate 1. Google Satellite view, red outline indicates site, blue area of impact

22. The site is situated in a rural location 1.4km to the north of Cheriton Bishop in Devon. It is surrounded by a mosaic of habitats including hedge boarded fields of grassland and arable, deciduous woodland and watercourses. There are adjacent hedges that link directly with the open countryside. There would be low levels of light pollution in the area with the house being the main source of light spill.
23. The dwelling is situated within its own grounds of drive and car parking, extensive hard landscaping, garden lawns and shrub borders.

BUILDING



Plate 2. Southern elevation of Drummers Well and site of the proposed extension

24. Drummers Well is a detached, rendered concrete block built building under a slate tiled roof. To the southern elevation is a single storey attached timber and glass extension under a tiled roof and proposed for demolition as part of proposals.
25. Externally, to the southern elevation and the area of impact (Plate 2), the walls are well rendered without gaps or crevices. Gaps were found to the timber fascia boards of the extension and where the timber extension meets the rendered wall of the house (Plate 5). Beneath this gap, approximately a dozen recent bat droppings were noted attached to the wall and adjacent window (Plate 4) and characteristic of *Pipistrellus* species of bat.
26. Internally (Plate 6) the building had mainly vaulted ceilings but had several side/eaves attics that were boarded and insulated. The inspection revealed evidence of rodents to surfaces but there was no evidence of bats.



Plate 3. Eastern elevation of extension proposed for removal



Plate 4. Red arrow indicates gap, red circles show bat droppings attached to wall beneath gap



Plate 5. Close up of gap to Plate 4



Plate 6. Internal side attic view

RESULTS - EMERGENCE SURVEYS

Drummers Well, Cheriton Bishop Survey Results

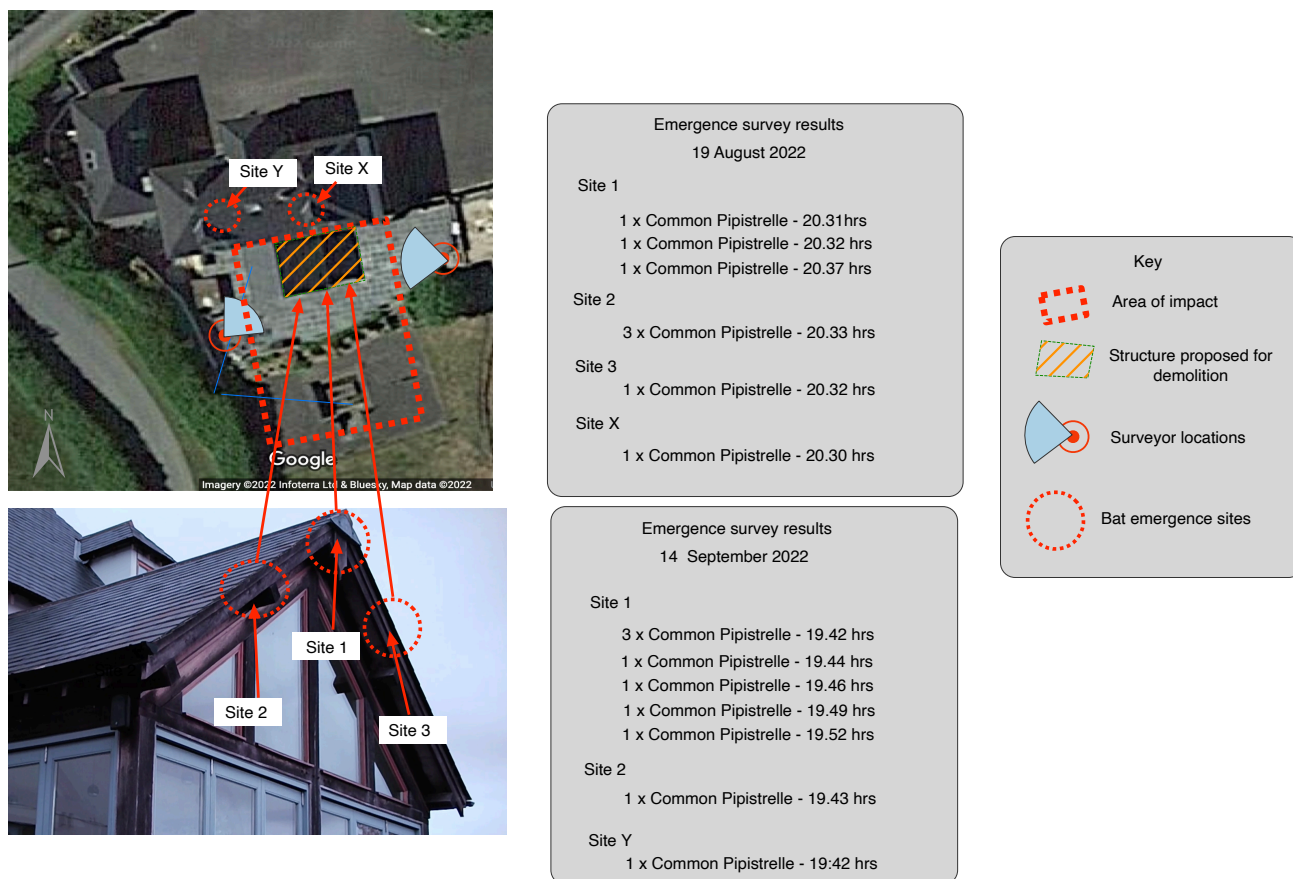


Figure 2. Surveyor locations and bat emergence sites

DESK STUDY

27. 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.
28. The search within a 1 kilometre radius of the site revealed no sites designated or their wildlife or conservation value.
29. The search for records of European Protected Species Licences granted for bats in the search radius revealed no results
30. A search on NBN Atlas revealed a single record of Lesser Horseshoe species of bat within the search radius.

CONCLUSIONS AND RECOMMENDATIONS

31. 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.
32. The assessment found the wider area to have a variety of habitats suitable for many species of wildlife. There are hedge lines in close vicinity that would provide suitable commuting features that some bat species might use to move between site and wider countryside. The area would have low levels of light pollution. Accordingly, the area is assessed as having 'high suitability for bat commuting and foraging habitat' and increase the probability of bat roosts being in the area
33. The preliminary assessment of the building assessed it as having 'high suitability for roosting bats' and evidence of bat droppings below a crevice was indicative of a likely active bat roost being present to the rear extension being proposed for demolition. As there were sites where bats might roost, bat emergence surveys were recommended to be undertaken to confirm absence or presence of bats in the area of impact.
34. Bat emergence surveys were undertaken by Brookside Ecology in August and September 2022, in suitable weather and in accordance with survey practice. This survey work found small roosts of Common Pipistrelle species of bat to the eaves of the single storey extension proposed for demolition where they were recorded emerging from underneath the timber fascias. Other roost sites of the same species were identified in the upper roof which will not be impacted by proposals. A maximum of eight bats were recorded emerging from different locations of the single storey extension. Although no bats were observed to emerge from the site where bat droppings were found originally in the preliminary survey below a similar crevice, it is considered that this, and the whole length of the eaves have potential for roosting bats and where they are likely to be present at other times. Whilst it is considered that the structure is

more likely to be a summer roost site, their presence cannot be ruled out during other periods of the year.

35. In consideration of proposals for demolition of the single storey extension, this would result in the loss of the roost sites and harm to bats without appropriate mitigation and compensatory roost provision. A Protected Species Mitigation Licence would also need to be granted through Natural England to ensure the development is completed lawfully. Accordingly, appropriate mitigation suitable for the species and roost type is proposed within the Conservation Action Statement supplied along with proposals for ecological enhancement with the aim of retaining bats and their roost sites post development.
36. In consideration of how the proposals will impact on the remainder of the site, the extension would also encompass an area of hard landscaping of patio and low ornamental shrub borders of negligible ecological value and no other protected or notable species or habitat issues were identified.

LIMITATIONS

37. None.

SURVEY CONDITIONS

Date of Emergence	Surveyors	Weather	Sunset	Start	End
19/08/2022	Craig Carter, Marcus Pearmain	100%Cloud, Dry Wind : Beaufort 1 Temp start:17°C Temp end: 16°C	20.27	20.10	22.20

Date of Emergence	Surveyors	Weather	Sunset	Start	End
14/09/2022	Craig Carter, Marcus Pearmain	0%Cloud, Dry Wind : Beaufort 1 Temp start:16°C Temp end: 13°C	19.31	19.15	21.15

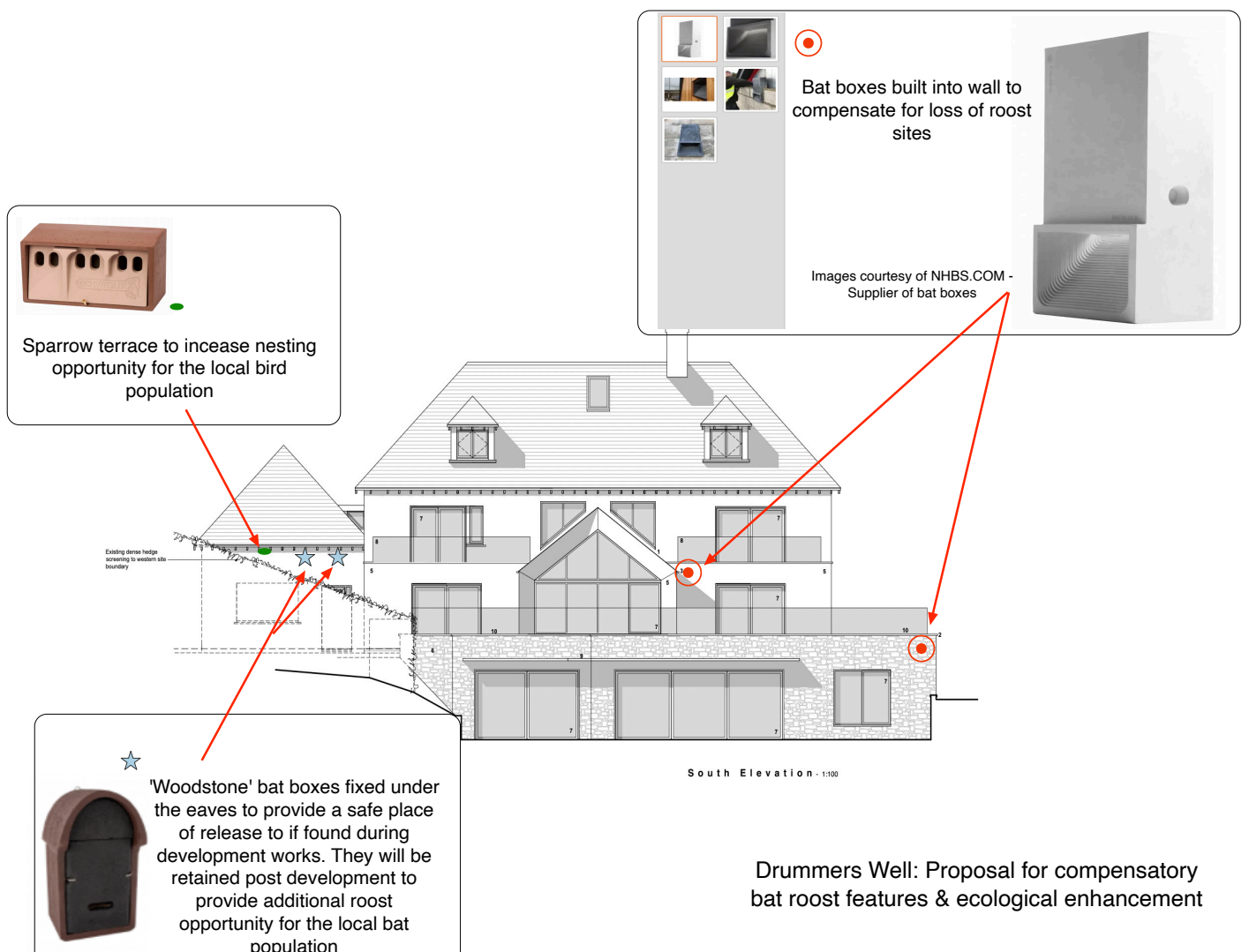
CONSERVATION ACTION STATEMENT

Mitigation

Under licence, timber fascias and roof tiles will be carefully removed by hand in the presence of the named ecologist. Any bats found will be carefully moved by the ecologist to a bat box previously located within the site. Once the structure has been declared free of bats, the structure will be demolished.

Ecological Compensation and Enhancement

Bat boxes will be inbuilt into the wall of the new extension as shown in figure below in a similar orientation and aspect to where they occur presently. The boxes provided will be suitable for the species and roost type. Additional bat boxes and a 'Sparrow Terrace' nest box will be provided and retained post development to provide an ecological enhancement, see below figure.



LEGISLATION AND PLANNING POLICY

38. 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

39. 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.

40. 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.

41. 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

42. 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.

NATIONAL PLANNING POLICY

43. The relevant adopted policy at the national level is set out in the National Planning Policy Framework (NPPF) as amended July 2021, which sets out the Government's planning policies for England and how these are expected to be applied. This emphasises the need for planning authorities to consider biological conservation and the need for maintaining and enhancing biodiversity within planning policies and decisions.