

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: Gillscott Cottage Grid reference for centre of site (6 digit): SS 713 060.

Planning Application reference: Unknown

Name of surveyor and consultancy: Tamsin Lee (Lee Ecology)

Date that surveys carried out: 17/10/2022

Sent to DBRC: N/A

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)	x							
Bats (flight line / foraging habitat)	x							
Dormice	x							
Otters	x							
Great crested newts (<i>*check consultation zone</i>)	x							
Cirl buntings (<i>*check consultation zone</i>)	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?
Statutory designations	x				
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	x		Sufficient information included in order for the LPA to undertake an HRA?		
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)	x				

- List of UK BAP priority habitats - <http://jncc.defra.gov.uk/page-5718>

Table headings last updated: 22nd September 2014



DAYTIME BAT & NESTING BIRD SURVEY REPORT

GILLSCOTT COTTAGE, NR COLDRIDGE

for

MR M PETERS

October 2022

Lee Ecology
Leigh Cottage
East Leigh, Crediton
Devon, EX17 6LJ

CONTRACT SHEET

Mr M Peters

Gillscott Cottage, nr Coldridge

Daytime Bat & Nesting Bird Survey Report

Contract No.	Project Contact/Author	Issue No.	Date of Issue
00LE685	Tamsin Lee Ecological Consultant	01	18 October 2022

Disclaimer

Please Note that all reasonable care and attention is made by Lee Ecology to produce reports and advice to a high, professional standard. However, no responsibility is accepted for any consequences howsoever caused, by the release of this report to third parties.

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1. SUMMARY OF RESULTS & RECOMMENDATIONS

1.1 Results

1. The proposal includes the demolition and replacement of a small living room on the annexe at Gillscott Cottage. The survey site is centred on Ordnance Survey National Grid Reference SS 713 060.
2. A daytime bat and nesting bird survey was undertaken by an experienced and appropriately licensed ecologist from Lee Ecology on 17 October 2022. Weather conditions at the time of survey were dry, calm and cloudy with an average ambient temperature of 17⁰C.
3. The subject building is an occupied annexe, located within the curtilage of Gillscott Cottage. The site is surrounded by agricultural land and patches of semi-natural broadleaved woodland in the wider landscape.
4. No bats were seen in situ and no evidence of bats (e.g. droppings, urine stains, feeding remains etc.) were noted either internally or externally.
5. No impact on bat foraging/commuting behaviour, on the local scale, is anticipated as a result of the proposed development. The impact of lighting is considered to be negligible due to the fact that the building is already occupied. No mature vegetation (e.g. trees or hedgerows) is to be removed as part of the proposal.
6. No active bird nesting was confirmed on the day of survey. The site is not considered suitable for barn owls.

1.2 Recommendations

The following recommendations are made to ensure compliance with wildlife legislation (e.g. the Wildlife and Countryside Act 1981 as amended, the Conservation of Habitats & Species Regulations 2010), biodiversity legislation (e.g. the Natural Environment and Rural Communities Act 2006), government guidance and best practice (e.g. UK Biodiversity Action Plan).

1. Based on the survey findings to date, and applying proportionality, it is considered reasonably *unlikely* that the proposed works will impact upon bats or their roosts at the site, and on this basis recourse to further survey work and/or an EPS licence is considered unnecessary at this juncture. Due to the highly mobile nature of bats a precautionary approach is nevertheless recommended to ensure compliance with the strict UK and European legislation affecting bats and their roosts (see recommendations, below).
2. All works should be undertaken sensitively so as to minimise the impacts of noise, dust and vibration. Roof slates should be removed gently by hand and checked before being set aside.
3. In the unlikely event that bats are found during these works, all works will need to halt until consultation has been made with an ecologist and Natural England. The bat should not be handled and should be left to disperse of its own volition (the material under which it was found should be replaced gently). Guidance is provided in the Appendix, for contractors, regarding tell-tale signs of bat occupation.
4. In line with current planning policy, which aims to promote biodiversity, a single integrated 'bat tube' should be incorporated within the completed build, as an enhancement feature (either on the southern or western elevation). This can be installed within the new cavity wall and provides an enclosed roosting area for bats. The front can be rendered and painted with only the small entrance visible (please see the Appendix for an example).
5. No development work should take place in proximity to an active bird's nest (only if applicable at time of works). For reference, the bird nesting season is recognised as generally being between March-August inclusive. The site should be checked by a suitably qualified ecologist immediately prior to works commencing only if there is any doubt as to the status of nesting birds on site. The ecologist will be able to identify any nesting birds and advise of appropriate

safe working distances. Nests are deemed inactive once the young have fully fledged and there is no sign of adults bringing nesting material/food to the nest or sitting on eggs.

6. The results of this survey (on a standalone basis) are deemed to be valid for 12 months from date of issue. If development works are to be carried out after this time has elapsed an update check will be required to ascertain the site's current status (i.e. change in habitats, condition of buildings, species present etc.). Please be aware that, because the natural environment is dynamic, ecological reports generally have a limited period of validity. Many statutory authorities now regard one year as the maximum time that should elapse before a report will need to be updated (this time period may vary depending on the Local Planning Authority in question).

2. INTRODUCTION

2.1 Scheme Background

The proposal includes the demolition and replacement of a small part of the existing annexe. This bat and nesting bird survey has been commissioned to provide supporting information on the possible presence of protected species at the site and direct appropriate further works including additional surveys, mitigation, compensation and licensing if required.

2.2 Survey Objectives & Limitations

The objectives of the survey were:

1. to carry out a bat and nesting bird survey of the site in order to determine the possible presence of these species in relation to planning requirements;
2. to provide a concise written report of the results, making any appropriate recommendations to ensure compliance with wildlife law and recognised best practice.

The daytime survey was undertaken in the month of October; it is recognised that field signs of bats can be identified by an experienced ecologist at any time of year (see Mitchell-Jones, 2004).

Bat activity surveys are often required to supplement daytime survey findings and are normally undertaken in the summer months (May – September inclusive). These surveys are beyond the scope of this current commission and are considered unnecessary at this juncture.

3. METHODS

3.1 Daytime Bat Survey

One licensed ecologist (bat licence registration number 2015-13745-CLS-CLS) undertook this survey on 17 October 2022 following the methods recommended by the Bat Conservation Trust and Natural England (BCT, 2016; Mitchell-Jones, 2004).

Equipment included a head torch, ladder, camera, endoscope and binoculars.

A diurnal inspection was made for any bat field signs or evidence of bat roosting. Signs of bat activity may include droppings, feeding remains, absence of cobwebs, vocalisations, staining, scratch marks, odour and live/dead bats.

3.2 Nesting Bird Survey

Signs which indicate use by nesting birds may include concentrated droppings, feathers, nesting material, increased bird activity, eggs/egg shells and live/dead chicks.

4. RESULTS

4.1 Bat & Nesting Bird Survey

4.1.1 General Site Description

The subject building is an occupied annexe, located within the curtilage of Gillscott Cottage. The site is surrounded by agricultural land and patches of semi-natural broadleaved woodland in the wider landscape.

4.1.2 The Annexe

A very small roof void is present above the hallway and is accessed via a single access hatch (intact, kept closed). The underside of the roof is lined and fibreglass insulation has been laid. Height to apex is less than one metre. No evidence of bat or nesting bird activity/occupation was recorded within this area.

A separate void area is present above the bedroom. The construction is as above but the void is longer in length. No evidence of bat or nesting bird activity/occupation was recorded within this area.

No void is present above the living room (subject for demolition); the ceiling is vaulted.

The internal rooms are considered unsuitable for roosting bats as the building is occupied.

The block-built structure is rendered externally and comprises a pitched slate roof, over two sections. The roof slates and ridge tiles appear tightly sealed as do the timber soffits. No cladding or hanging slates are present. No obvious evidence of bat occupation or active bird nesting behaviour was recorded externally.



Plate 1: View of roof void over hall



Plate 2: View of roof void over bedroom area



Plate 3: Area to be demolished



Plate 4: Area to be demolished (facing north-west)



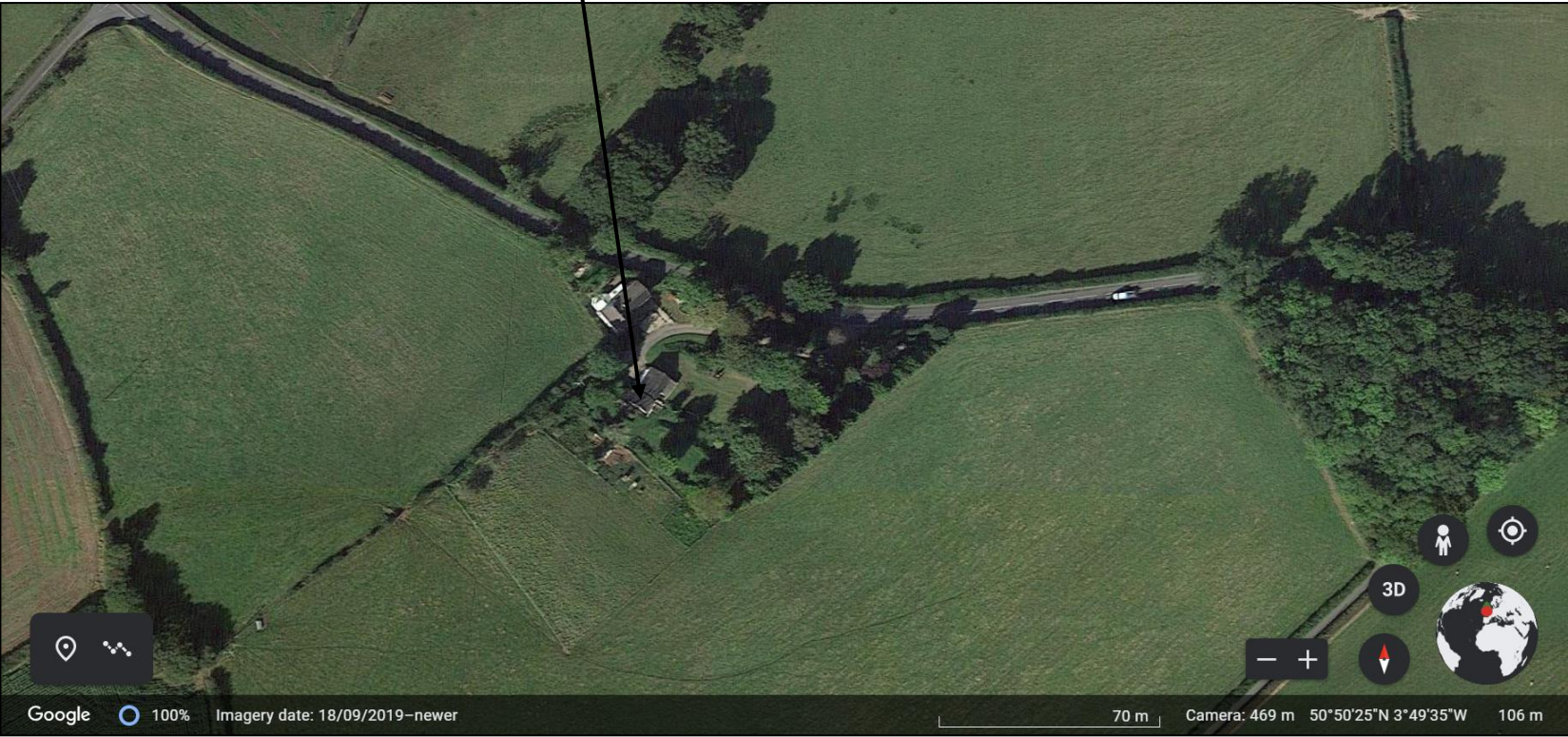
Plate 5: View of roof



Plate 6: View of annexe (facing north-west)

4.1.3 Location Plan

Site



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Please note: this plan is intended only to indicate the approximate location of features and should therefore, not be treated as an accurate scale plan.
Images sourced from Google Earth.

5. DISCUSSION OF IMPACTS

Site scale: No obvious evidence of a bat roost was noted either internally or externally. Based on the survey findings to date and applying proportionality no further survey work is recommended at this juncture. No evidence of use by nesting birds was identified on the day of survey. The site is not considered suitable for barn owls.

The installation of an integrated bat tube will provide biodiversity enhancement in line with current policy.

Landscape scale: the site well connected to the wider landscape through a network of native hedgerows. It is likely that bats roost and forage in the wider environment. No negative impact on bat foraging and/or commuting behaviour is anticipated as no mature vegetation (i.e. hedgerows, large trees) removal is proposed as part of the scheme. The effects of any artificial lighting are deemed to be negligible due to the small scale of the proposed works and the fact that the building is already occupied.

Nesting birds *may* occur in and around the site during the summer months and care will be required to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

6. REFERENCES & BIBLIOGRAPHY

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The Conservation of Habitats and Species Regulations 2010. HMSO, London.

The Natural Environment and Rural Communities Act (NERC) 2006. HMSO, London.

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7. QUALIFICATIONS & EXPERIENCE

Tamsin Lee BSc (Hons) MSc MCIEEM

Tamsin holds a BSc (Hons) in Zoology from the University of Bristol and an MSc in Environmental Conservation Management and has experience of a wide variety of ecology surveys. Her fieldwork skills include protected species surveys (reptiles, great crested newts, bats, dormice etc.), reptile translocations, butterfly surveys, phase 1 habitat surveys as well as various studies of terrestrial and marine life outside of the UK. Tamsin is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and holds survey licenses for bats, barn owls, and dormice within England. She has been registered with the Bat Conservation Trust (BCT) as a bat carer and is a member of various wildlife groups.

8. APPENDIX

8.1 Ecology & Legal Protection

8.1.1 Bats

There are seventeen species of bats recorded as resident in the UK (one of these, Alcathe's bat (*Myotis alcathoe*) has only been discovered as resident in 2010); these species are split into two families, the Rhinolophidae or "horseshoe bats" and the Vespertilionidae or "vesper bats". The greater mouse-eared bat (*Myotis myotis*) was previously thought to be extinct as a UK mammal species until a single individual was discovered in 2002 at a known hibernation site in Sussex, this species is currently regarded by the Bat Conservation Trust as a vagrant/occasional winter visitor. All British bats are insectivorous, feeding on a wide range of invertebrates including gnats, beetles, spiders and moths. Bats have declined in range and numbers in the UK, due primarily to loss of roosts and suitable habitats (JNCC, 2004) as a result of agricultural intensification and development. All British bats use high frequency sound (range 20 - 130 kHz approx.) as a form of echolocation. This allows bats to orientate themselves within their environment, detect and catch prey and communicate with other bats. Healthy bats are solely nocturnal with 'peaks' of activity particularly noted around dusk and dawn during the late spring and summer months.

Bats will utilise a wide variety of structures for the purposes of roosting, including mature trees, caves, mines, buildings (both modern and ancient), bridges and tunnels. They are also commonly known to use purpose-built bat boxes and even empty bird nest boxes. Different types of roost are used by bats at different times of year; the most significant roosts sites are typically maternity and hibernation sites. Maternity roosts, where large numbers of female bats congregate to give birth and rear their young, are typically associated with warm, sheltered conditions. Hibernation sites are characterised by stable temperatures and high humidity. The use of roosts is rather unpredictable (although some species appear to be more 'loyal' to roosts than others), particularly amongst tree-roosting species, but female bats are typically loyal to maternity roosts.

The Conservation of Habitats and Species Regulations 2017 transpose the stipulations of Council Directive 92/43/EEC (“The Habitats Directive”) into UK Law. European Protected Species (EPS), which include bats, are listed in Annex IV of the Habitats Directive, and are thus afforded strict protection. Some bat species are regarded as being of higher conservation concern in a European context, and these are listed under Annex II of the Habitats Directive. The habitats of species listed on Annex II may be candidates for the designation of Special Areas of Conservation (SACs). Annex II bat species include the barbastelle, Bechstein’s and the two horseshoe bats. It should be noted that there is no longer a defence of harmful actions being “the incidental result of an otherwise lawful operation” for EPS. Specifically, the following actions are prohibited under this legislation:

- deliberate capture, injury or killing;
- deliberate disturbance likely significantly to affect population survival, breeding, rearing young, local distribution or abundance;
- damage or destruction of a breeding site or resting place;
- possessing, controlling transporting, selling or exchanging, or offering for sale or exchange, any bat or any part of a bat or anything derived from one.

The Wildlife and Countryside Act 1981 (WCA) provides protection to all British bat species. The WCA has been amended several times but was most recently strengthened by the Countryside and Rights of Way (CRoW) Act 2000, the Natural Environment and Rural Communities (NERC) Act 2006 and by the Conservation of Habitats and Species Regulations 2017 (above). The WCA specifically prohibits intentional or reckless damage of roosts. Sites known to be used by roosting bats are regarded as roosts regardless of whether they contain bats at the time of survey. This is based on the fact that bats will use several different roost sites throughout the year.

The NERC Act consolidates the requirements of the CRoW Act in placing duties upon government agencies, including local authorities, to ensure the conservation of Biodiversity.

8.1.2 Nesting Birds

All wild birds are protected under part 1 of the Wildlife and Countryside Act, 1981.

Therefore, in the UK it is an offence to:

- Take, damage or destroy the nest of any wild bird whilst it is being built or in use.
- Kill, injure or take any wild bird
- Take or destroy the eggs of any wild bird

To avoid committing an offence no works should be carried out on a structure/ feature that is being used by nesting birds. Nesting is deemed to be over when the young have fully fledged.

Certain species, which are listed in Schedule 1 of the Wildlife and Countryside Act, receive special protection. In these cases any form of intentional or reckless disturbance when they are nesting or rearing dependant young, constitutes an offence.

8.2 How to Identify Field Signs of Bats

The following notes are provided as a guide for site workers and operatives if they come across field signs that give rise to suspicion of bats in particular (it is assumed that all site operatives can identify bird nests and bird droppings).

Signs of bat activity may include (English Nature 2002; Mitchell-Jones 2004; JNCC 2004) the following:

- Droppings – Fresh droppings are soft and black, becoming lighter in colour as they age. Bat droppings typically contain fragments of insect exoskeleton and crumble (unlike those of small rodents, which typically harden with time). Bat droppings differ significantly from those of birds in that they have a distinctive 'bullet' shape and have none of the associated white uric acid powder associated with bird faeces. Bat droppings will stick to surfaces including walls, windows and window ledges. They may also become caught in cobwebs below a roost site or feeding perch.
- Feeding remains - these include the discarded wings of flying invertebrates, which may accumulate under a well-used feeding perch. Some species, such as the brown long-eared bat, favour moths of the noctuid family. Hence the accumulated wings of these moths assist in suggesting the presence of this bat.
- Oil staining - the fur of bats may leave an oily residue on surfaces close to occupied roost sites and access/egress points.
- Diurnal vocalisations - these are most pronounced at larger roost sites during periods of hot weather.
- Absence of cobwebs - a well used bat roost and its access points are typically clear of cobwebs.
- Scratchings - scratch marks produced by the claws of many bats may be apparent close to the access point for a well-used roost.
- Dead bats.
- Tracks in dust.
- Odour – most bats have a distinctive odour and certain species, such as the

noctule and soprano pipistrelle, are noted for their pungent roosts resulting from their urine scent marking activity and oily fur.

8.3 Examples of Bat Enhancement Features

Bat Boxes



Schwegler 1FD



Schwegler 1FF



Schwegler 1FS
Large Colony Box



Schwegler 1FW
Hibernation Box

Bat Tube



2FR Schwegler Bat Tube – designed to be built into walls

Suppliers include:

- NHBS
- Wildcare