



Ecological Assessment Report

Pipistrelles, Holewell Lane, Cheriton Bishop, EX6 6HW



Prepared for: : Mr Jeffery and Ms Wells
Author: John Polley MCIEEM BSc (Hons)
Date: October 2022

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Contents

Section 1: Introduction	2
Section 2: Ecological Baseline	5
Section 3: Assessment of ecological effects	12
Section 4: Mitigation, compensation and enhancement.....	13
Section 5: Residual effects and conclusions	15

Appendices

Appendix 1: Wildlife Check List

Appendix 2: Wildlife Legislation

Appendix 3: Bat Dropping DNA Results

Appendix 4: Proposed Development Plan

Appendix 5: Ecological Constraints and Opportunities Plan

Summary

- S1. This report has been prepared by Redstone Ecology Ltd to inform the proposed demolition of an existing bungalow called Pipistrelles and construction of a new dwelling on Holewell Lane, Cheriton Bishop, Exeter, Devon EX6 6HW.
- S2. The site comprises a bungalow and separate garage. Within the grounds of the existing dwelling was amenity grassland with scattered trees. The boundaries are formed by hedgerow with mature trees. The A30 is located along the southern boundary with Holewell Lane on the northern boundary.
- S3. The habitats which are to be impacted on by the proposed development are of negligible ecological importance although the bungalow was identified as containing a Day roost for common pipistrelle and brown long-eared bats. No evidence of nesting birds was recorded although features were present which could support species such as house sparrow *Passer domesticus* and blue tit *Cyanistes caeruleus*.
- S4. The adjacent garage is to be retained and all boundary hedgerows. A number of ash and a single oak would be removed due to ash dieback and the positioning of the new dwelling.
- S5. The proposals require the demolition of the bungalow which will result in the loss of the common pipistrelle and brown long-eared roost locations. The works would therefore be covered by a Natural England licence and the proposed mitigation would ensure that the favourable conservation status of the population of bats using the site would be maintained. This would ensure that crevice features are re-designed into the dwelling.
- S6. The proposals would ensure there would be no lighting of any access points or foraging and commuting bat habitat. Furthermore, the proposals would include the provision of bat and bird boxes on suitable trees which would enhance the site for these species post development. This is all within land which is within the ownership of the client.
- S7. Precautionary measures have also been included to ensure no impacts occur to breeding birds.
- S8. The proposed development would protect, maintain and enhance biodiversity in accordance with policies concerning the conservation of biodiversity in the National Planning Policy Framework (2021) and Policy S1: Sustainable development priorities, Policy S9: Environment and Policy DM28 Other Protected sites: Mid Devon Local Plan (Adopted July 2020). The proposed mitigation would ensure there would be no adverse effects on the favourable conservation status of bats in the locality.

Section 1: Introduction

Introduction

1.1. Redstone Ecology was commissioned by Mr Jeffery and Ms Wells to produce an Ecological Assessment Report to support a planning application for the demolition of an existing bungalow called Pipistrelles and construction of a new dwelling on Holewell Lane, Cheriton Bishop, Exeter, Devon EX6 6HW (refer to Figure 1); approximate Grid Ref. SX 74375 93104. This report was undertaken following BS42020:2013 and Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018). As the site is primarily built-form, the scope of the report focuses on roosting bats and nesting birds and includes the following sections:

- Results of the desk study, bat and nesting bird survey for the site;
- Assessment of the impacts of the proposals on bats and nesting birds;
- Provision of mitigation and enhancement measures for adverse impacts;
- Summary of residual effects i.e. those occurring after mitigation; and
- Wildlife Checklist and Conservation Action Statement (refer to Appendix 1) as required under the Devon County Council planning guidelines.

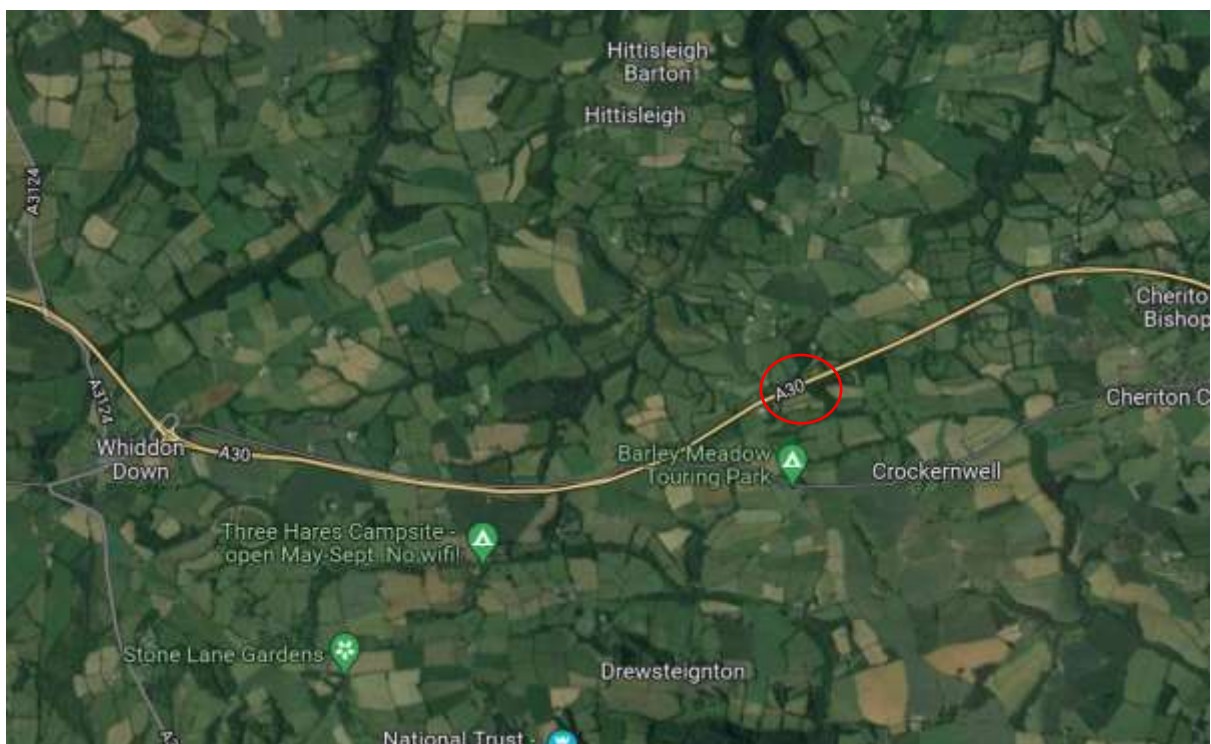


Figure 1: Aerial photograph showing site location

Legislation and planning policy

National planning policy

1.2. The Government's key national planning policy is set out in the National Planning Policy Framework (NPPF), published in 2021. The NPPF includes the Government's policy on the protection of

biodiversity through the planning system. It states that local plan policies and planning decisions should seek to minimise impacts on biodiversity and provide net gains in biodiversity. Planning policies should promote the conservation, restoration and enhancement of priority habitats, ecological networks, and the protection and recovery of priority species populations (e.g. Habitats and Species of Principal Importance under the NERC Act 2006).

Local planning policy

- 1.3. Policy S1: Sustainable development priorities, Policy S9: Environment and Policy DM28 Other Protected sites: Mid Devon Local Plan (Adopted July 2020) is relevant to this proposed development. These policies require development to conserve, protect and enhance biodiversity. Development that adversely affects habitats and species should be avoided or, in exceptional circumstances, ensure that any harm is mitigated within the development or, as a last resort, appropriate compensation provided. It also states that proposals should protect international, European, national and local designated sites.

Wildlife legislation

- 1.4. Bats and their roosts are fully protected by UK legislation, and all birds, and their nests, eggs and young are protected under UK legislation. Several bat and bird species are also Species of Principal Importance for Conservation of Biodiversity in England (Priority). Full details are provided within Appendix 2.

Methodology

Desk study

- 1.5. Information on statutory designated sites of nature conservation value within 1km of the site was obtained by searching the following websites and resources:
- MAGIC website (www.magic.gov.uk); and
 - Devon County Council Environmental Viewer (<http://map.devon.gov.uk/DCCViewer>).
- 1.6. In addition to this a 2km search was undertaken from Devon Bat Group. The information obtained from the above websites and sources was considered sufficient for this ecological assessment given the small size of the site and low value habitats that occurs on-site.

Bats

- 1.7. A Preliminary Roost Assessment of the building was undertaken on 2nd January 2022 in accordance with standard bat survey protocols (Collins, 2016). This involved a detailed search of the interior and exterior of the building for evidence of bats (e.g. bats, droppings, feeding remains, staining). Information on potential or actual bat access points and roost locations were also recorded. Ladders and high-powered torches were used as necessary and the survey was carried out under a Natural England bat survey licence (John Polley MCIEEM Licence No. 2015-11916-CLS Level 2).
- 1.8. Based on the survey results, each building was categorised in line with current Bat Conservation Trust guidelines (Collins, 2016).
- 1.9. Two dusk emergence surveys and one dawn re-entry survey were undertaken on the night of the 25th May, 14th July and 18th August 2022. Two surveyors were used for the survey to cover the

features present. Surveys were undertaken by experienced ecologists (J Polley MCIEEM and N Darwin MCIEEM and S. White).

- 1.10. Surveyors were equipped with electronic bat detectors (Peersonic Full Spectrum Detectors and Echo Meter Touch 2 Pro) to record echolocation calls for subsequent analysis. In addition, a Canon XA40 Professional UHD 4K Camcorder was used along with T-L2019C Tonton IR Illuminator lamps. All recorded bat passes and video footage were downloaded to a computer and analysed using 'Kaleidoscope V4.2.3'. The identification of recorded bat calls was carried out using data from known bat roosts, as well as stock recordings from other bat workers, and relevant literature (Russ, 2012).

Table 1.1: Weather conditions

Date	Sunset/sunrise time	Cloud (Okta)	Wind speed (Beaufort)	Temperature Deg (C)	Precipitation
25/05/2022	21:10	7/8	0-1	Start: 12.0 Finish: 10.0	Dry throughout survey
14/07/2022	21:24	0/8	0-1	Start: 17.0 Finish: 16.0	Dry throughout survey
18/08/2022	06:05	1/8	1-2	Start: 17.0 Finish: 17.0	Dry throughout survey

Birds

- 1.11. A search for evidence of nesting birds (i.e. active or disused nests) was undertaken during the building inspection on 02 January 2022.

Survey limitations

- 1.12. All surveys were undertaken following best practice guidelines and no limitations were noted. The survey also included an assessment of the other habitats present.

Quality assurance and surveyor experience


- 1.13. The author and lead surveyor John Polley has over 15 years' experience working in the ecological sector and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has extensive experience of protected species survey and Natural England licensing. He holds a Class 2 Natural England (NE) bat survey licence. CIEEM's Code of Conduct was followed during the survey and reporting.


Section 2: Ecological Baseline


Desk Study

- 2.1. There are no statutory designated sites within 1km of the site.
- 2.2. This site is located within a Site of Special Scientific Interest Impact Risk Zone however the criteria for any potential impacts are from developments including airports, helipads and other aviation proposals livestock poultry farms and general combustion processes.
- 2.3. There are no known non-statutory designated sites within 1km of the site identified using Devon Mapper.
- 2.4. The site is not within a cirl bunting consultation zone or a great crested newt consultation zone.
- 2.5. There is one European Protected Species licence within 2km of the site which is for brown long-eared and common pipistrelle (2014-1581-EPS-MIT) granted in 2014.
- 2.6. The Devon Bat Group 2km data search identified the following species within the data set:
 - Brown long-eared *Plecotus auritus* – nearest record was the recording of a Day roost within a property located 0.8 km north west from 2019
 - Common pipistrelle *Pipistrellus pipistrellus*– nearest roost was a occasional roost c.1.2 km west of the site in 2011.
 - Serotine *Eptesicus serotinus*– nearest roost was a barn roost where 5/6 bats were seen hanging from the gable end in 2015. This was located c. 0.8 km east of the site.
 - Soprano pipistrelle *Pipistrellus pygmaeus*– no recorded roosts but nearest record was flying bats c.1.3 km west from 2015.
 - Greater horseshoe *Rhinolophus ferrumequinum*– nearest roost was a unknown house roost located c. 0.9 km east from 1993.




Habitats/species within the site


Habitat/ Species	Description /Likely presence	Importance	Photo
Building	<p>The bungalow was a single storey concrete pre-fabricated structure which had a pitched cement tiled roof running from north to south. A additional pitch was located heading west. Gable ends were present which were clad with hanging tiles. A single brick chimney was present. The windows were double glazed in uPVC frames. Wooden and potentially cement fibre soffit box were present.</p> <p>A single storey garage was also present which was of a similar construction to the bungalow with a pitched cement tiled roof running from east to west. The gable end was clad with hanging tiles. The windows were double glazed in uPVC frames. A garage door was located on the western gable end.</p> <p>A number of small timber sheds were located within the garden.</p>	No inherent ecological importance	

Habitat/ Species	Description /Likely presence	Importance	Photo
			

Habitat/ Species	Description /Likely presence	Importance	Photo
Hedgerow	<p>Species rich intact hedgerow was present along the boundaries of the site. These were dominated by hawthorn and blackthorn with occasional rowan, hazel, holly and rose. Abundant ash with occasional oak trees were also present.</p> <p>Small leaved cotoneaster was located within the hedgerow at the entrance to the property. This is listed as a Schedule 9 species.</p>	Local	
Amenity grassland / Modified	<p>Amenity / Modified grassland dominated the site which was the garden of the property. This was dominated by Yorkshire fog, perennial rye grass and cocks foot. Forb</p>	Site	

Habitat/ Species	Description /Likely presence	Importance	Photo
	species included dandelion, daisy, white clover and black medic.		
Nesting Birds	The buildings, tree and hedgerow offered suitable nesting bird features although no nests were recorded.	Site	N/A
Reptiles and amphibians	The hedgerows offer suitable habitat.	N/A	N/A
Hazel dormouse	The hedgerows offered suitable habitat for hazel dormouse.	Local	N/A
Badger	No evidence of badger was recorded within the site although badgers could use the wider area for foraging and sett building.	Negligible	N/A

Habitat/ Species	Description /Likely presence	Importance	Photo
Bats	<p>Internally the bungalow had two loft spaces of which only one could be accessed by a single hatch. The roof utilised a modern truss design and was underlined with bitumen roofers felt. Wooden ridge beam was present. The ceiling to apex height was c. 2.5 m and insulation was present on the ceiling.</p> <p>Within the main roof space c. 200 droppings were recorded which were confirmed by DNA analysis (Appendix 3) to be brown long-eared bat (refer to Figure 2).</p> <p>The hanging tiles on the gable ends offered suitable features for crevice dwelling bats including common pipistrelle. No evidence of bats was recorded including droppings where an inspection could be undertaken.</p> <p>A single brown long-eared bat emerged from the ridge of the property during the emergence in July.</p> <p>A single common pipistrelle re-entered behind a gap on a hanging tile on the gable end on the dawn survey in August.</p> <p>Refer to Figures 3 for emergence/roost locations.</p>	Local	  <p>Figure 2 – Daytime bat survey results</p> <p> = concentration of c. 200 brown long-eared droppings beneath ridge and scattered</p>

Habitat/ Species	Description /Likely presence	Importance	Photo
	<p>The two roost locations would be classified as 'Day'¹ roosts which are of low conservation significance in accordance with Natural England Guidelines (Mitchell-Jones, 2004) and of 'Local' value under the CIEEM Assessment Guidelines (CIEEM, 2018).</p> <p>The hedgerows and Holewell lane provide optimal foraging and commuting habitat for a variety of species including light sensitive species including horseshoe bats.</p> <p>The trees on site were of negligible to low bat roost potential. No emergence surveys were deemed necessary to inform the proposals.</p>		 <p>Figure 3: Western elevation of bungalow</p> <p>◆ = location where brown long-eared emerged from ridge on July emergence</p> <p>◆ = where single common pipistrelle bat re-entered on dawn survey in August</p>



¹ A 'Day' roost is a place where individual bats, or small groups of males, roost in the day.

Section 3: Assessment of ecological effects

The proposed development

- 3.1. The proposed development would comprise the demolition of the bungalow to allow for the construction of a new dwelling (refer to Appendix 4). There would be no alterations to the garage or hedgerows other than removal of ash which are infected by Ash dieback. An oak will also need to be removed which is adjacent to the existing dwelling.
- 3.2. The demolition would permanently remove both of the identified roost locations. Crevice features would be re-created within the brickwork suitable for crevice dwelling bats such as common pipistrelle and low numbers of brown long-eared bats which have been recorded to use bat boxes and crevice features. Bird and bat boxes would also be installed on the retained trees (refer to Appendix 5).

Unmitigated effect during construction

- 3.3. No effects on designated sites of nature conservation value are predicted during construction.
- 3.4. As the hedgerows are protected it is not considered that there is a risk of spreading Cotoneaster or any impacts to reptiles or hazel dormouse.
- 3.5. There is a risk that demolition could disturb a nesting bird should this be undertaken in the bird breeding season (March to August inclusive). This is predicted to be a negative effect at Site level.
- 3.6. Without mitigation the demolition works would result in the loss of roosting habitat including disturbance and obstruction of access points and possibly killing and injury of bats. This is predicted to be a negative effect at the Local level.
- 3.7. Without mitigation, construction would not be compliant under the Wildlife & Countryside Act 1981 (as amended) or the Conservation of Habitats and Species Regulations 2017 (as amended). Mitigation measures to ensure legal compliance would be implemented; refer to Section 4.

Post construction effects

- 3.8. No adverse effects on designated sites of nature conservation value are predicted.
- 3.9. The proposed bat roost features within the new dwelling and the installation of bat boxes on the retained trees would provide roosting habitat suitable for brown long-eared and common pipistrelle bats. No external lighting is required as part of the proposals. Overall post-construction impacts to bats would be Negligible in the long-term.
- 3.10. The proposed bird boxes would provide an increase in bird nesting habitat and therefore overall post-construction impacts to breeding birds would be Negligible in the long-term.

Section 4: Mitigation, compensation and enhancement

Bats

General

- 4.1. The following section details the 'Conservation Action Statement' for protected species impacted by the proposed development as required under the Wildlife Checklist (refer to Appendix 1).

Licence application

- 4.2. As a number of bat roosts have been recorded within the bungalow, a Natural England Mitigation Licence would be required prior to the proposed works being undertaken. The evidence has concluded that the roosts are of low significance and would therefore be covered by a Low Impact Class Licence issued by Natural England. This would therefore be applied for on receipt of full planning and once any relevant ecological conditions are discharged.
- 4.3. Prior to the start of the proposed works, three bat boxes (3 x timber bat boxes) would be installed on the mature trees within the hedgerow of the garden. The exclusion of bats from the loft space and hanging tiles could be undertaken any time of year as it is unlikely to be a breeding roost nor a hibernation roost.
- 4.4. A 'Toolbox Talk' would be given by a bat ecologist to all personnel involved in the conversion works to the loft space. The toolbox talk would ensure site personnel are aware of the legal protection of bats and what to do in the unlikely event that bats were discovered during the works. A pre-works survey would be undertaken by a licensed bat ecologist to remove any roosting bats by hand and release them into a bat box on the tree. The licensed ecologist would also oversee the removal of the chimney; any bats found would be transferred in the same way.

Roosting provision within the building

- 4.5. In order to enable bats to continue to use the site post works four crevice features would be located at the wall tops on the south east and south west gable ends of the new building (refer to Appendix 5). Crevice features for bat roosts which contain low numbers of brown long-eared bats are deemed acceptable mitigation as per the bat mitigation guidelines,

Birds

- 4.6. The bird nesting season typically runs from March through to the end of September. If it is necessary to start works in the bird nesting period, then a pre-works check for nesting birds should be undertaken by an ecologist. If nesting birds were found, work in that area would need to be delayed until all chicks had fledged.
- 4.7. Three nest boxes (3 x traditional wooden bird boxes, 1) would be installed on a single tree within the grounds of the house.

Mechanism for mitigation delivery

4.8. The ecological mitigation measures detailed in this report could be secured through a planning condition.

Section 5: Residual effects and conclusions

Construction effects

- 5.1. Adverse effects on bats could occur through loss of roosts and disturbance to bats during construction; potential effects of killing, injury and roost obstruction would be avoided through ecological supervision. The disturbance effect would, however, be acute, low-level (Sub-Parish).
- 5.2. Bat boxes would be installed on a tree prior to works commencing to ensure that the ecological functionality of the site was maintained for roosting bats throughout the development. In order to ensure legal compliance during construction, all works would be carried out under a Natural England Mitigation Licence. Ecological supervision would be undertaken by the Licensed bat ecologist during removal of the bat roost features.
- 5.3. No effects on designated sites, nesting birds or other species are anticipated during construction.

Post-construction effects

- 5.4. Effects on the bats in the post-construction phase are considered to be Negligible. The proposed bat roosting features within the new dwelling and the proposed bat boxes would provide replacement roosting habitat for brown long-eared and common pipistrelle bats (refer to Appendix 5). The population of bats would, therefore, be maintained at a Favourable Conservation Status in the locality.
- 5.5. The proposed bird boxes on trees would enhance the site for birds resulting in a beneficial effect at the Sub-Parish level.

Conclusions

- 5.6. The proposed development would protect, maintain and enhance biodiversity in accordance with policies concerning the conservation of biodiversity in the National Planning Policy Framework (2021) and Policy S1: Sustainable development priorities, Policy S9: Environment and Policy DM28 Other Protected sites: Mid Devon Local Plan (Adopted July 2020). The proposed mitigation would ensure there would be no adverse effects on the favourable conservation status of bats in the locality.

References

Chartered Institute of Ecology and Environmental Management (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal. CIEEM, Winchester.

Collins, J. (Ed) 2016. Bat surveys good practice guidelines – 3rd edition. BCT, London.

Institution of Lighting Professionals and Bat Conservation Trust (2018) Guidance Note 08/18 Internal lighting should be recessed where installed in proximity to windows and blinds should be fitted to reduce glare and light spill. Institution of Lighting Professionals, Rugby.

Mitchell-Jones, A. J. (2004). Bat Mitigation Guidelines. Natural England/English Nature, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). Bat Workers' Manual - 3RD Edition). JNCC, Peterborough.

Russ, J. (2012) British Bat Calls: A Guide to Species Identification. Pelagic Publishing.

Appendix 1: Wildlife checklist

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: Pipistrelles, Holewell Lane, Cheriton Bishop, Exeter, Devon EX6 6HW Grid reference for centre of site (6 digits): SX 74375 93104

Planning Application reference: NA

Name of surveyor and consultancy John Polley Redstone Ecology Date that surveys carried out: February, June, July and August 2022

Sent to DBRC: Yes to be submitted as annual return of surveys

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? Tick or cross	Detailed survey needed to clarify impacts and mitigation requirements	Detailed survey carried out and included?	Species Present or Assumed to be present on site <u>Indicate with P or A and name the species</u>	Impact on species?	Detailed Conservation Action Statement included?	NE Licence required	Grid reference for specific location of species (if required for large sites)
Bats (roost)	X	As required	Walkover and emergency surveys	Brown long-eared and common pipistrelle bats.	The proposed mitigation would maintain the 'favourable conservation status' of the bat species present on the site.	Yes	Yes	

Bats (flight foraging habitat)	x							
Dormice	X							
Otters	X							
Great crested newts (*check consultation zone)	x							
Cirl bunting (*check consultation zone)	X							
Barn owls	x							
Other Schedule 1 birds	x							
Breeding birds	✓	No	No	Bungalow and hedgerow/trees provides nesting habitat	Low	Yes	No	
Reptiles	x							
Native crayfish	X							
Water voles	X							
Badgers	x							
Other protected species	X							
UK BAP priority species	x							
Devon BAP 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)

Designation	Within site potential impact.	Name of site / habitat	Detailed Conservation Action Statement included in report	Habitat balance sheet included (showing area of habitats gained and overall gain)	Relevant organisations consulted & responses included in application?
Terrestrial, intertidal, marine	Tick or cross				
Statutory designations					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or wider 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 Gloucestershire Infrastructure work)	X				
Non statutory geological designation					
County Geological Site (CC RIGS)	X				

Appendix 2: Legislation

Legislative Context

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2010 (as amended);
 - The Countryside and Rights of Way (CRoW) Act 2000;
 - The Hedgerows Regulations 1997;
 - The Protection of Badgers Act 1992; and
 - The Natural Environment and Rural Communities Act (NERC) 2006.
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2010 (as amended).
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

- A1.5. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A1.6. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Appendix 3: Bat Dropping DNA



28 January 22

Re: Identification Results for John Polley, Redstone Ecology

Job number 17698, received 17 January 2022

Sample labelled: Pipistrelle House- Sample 1- Ridge

PCR amplification successful. DNA sequence:

ATGACCAACATTTCGAAAGTCCCACCCTCTCATAAAAATTATCAATGACTCATTTCATTG
ACTTACCTGCTCCCTCAAATATTTTCATCATGAGAACTTGGTCTCTTCTAGGCATTGC
CTAGC

Phylogenetic analysis identification: *Plecotus auritus*

Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.

Best regards,

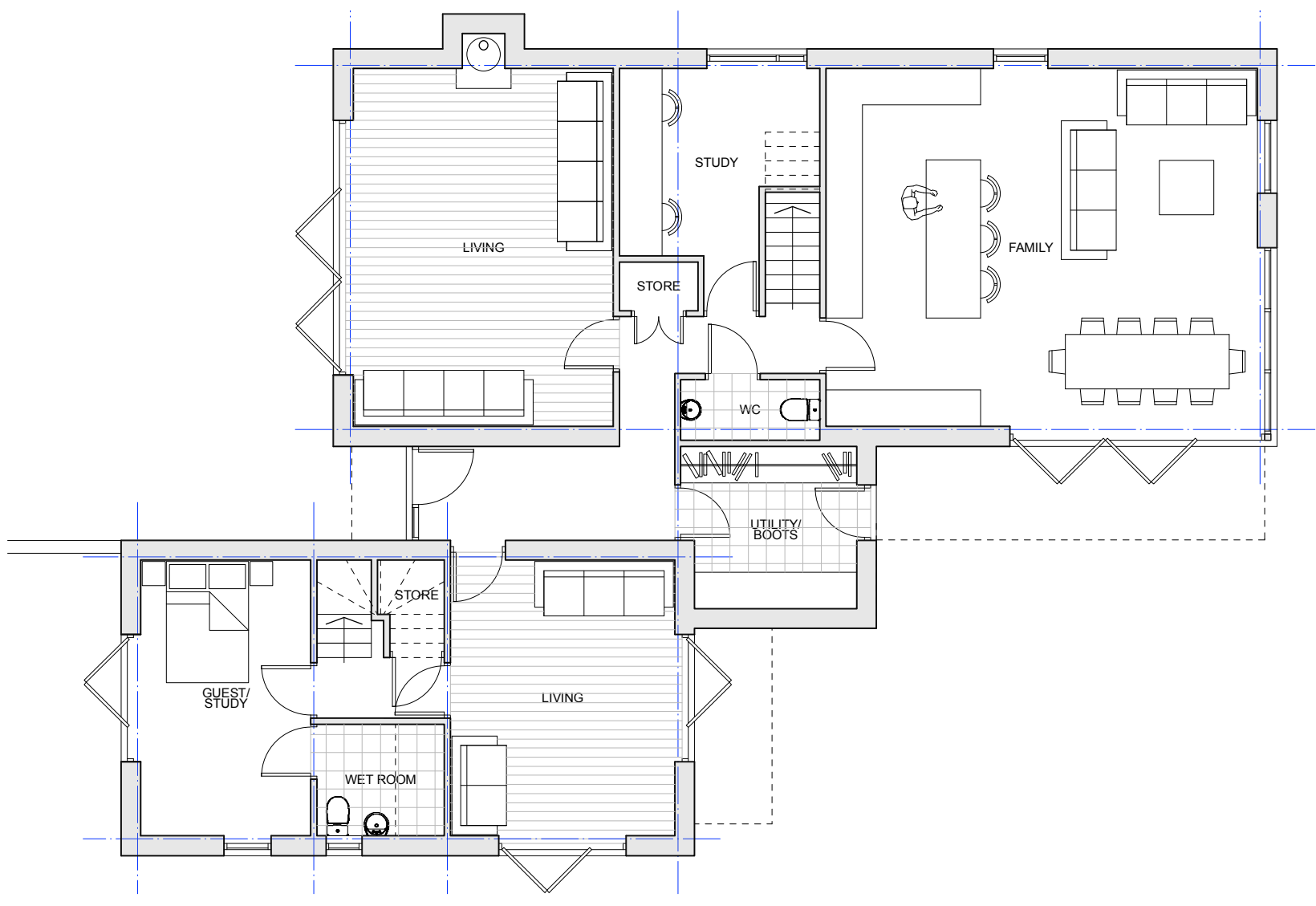
Professor Robin Allaby

The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

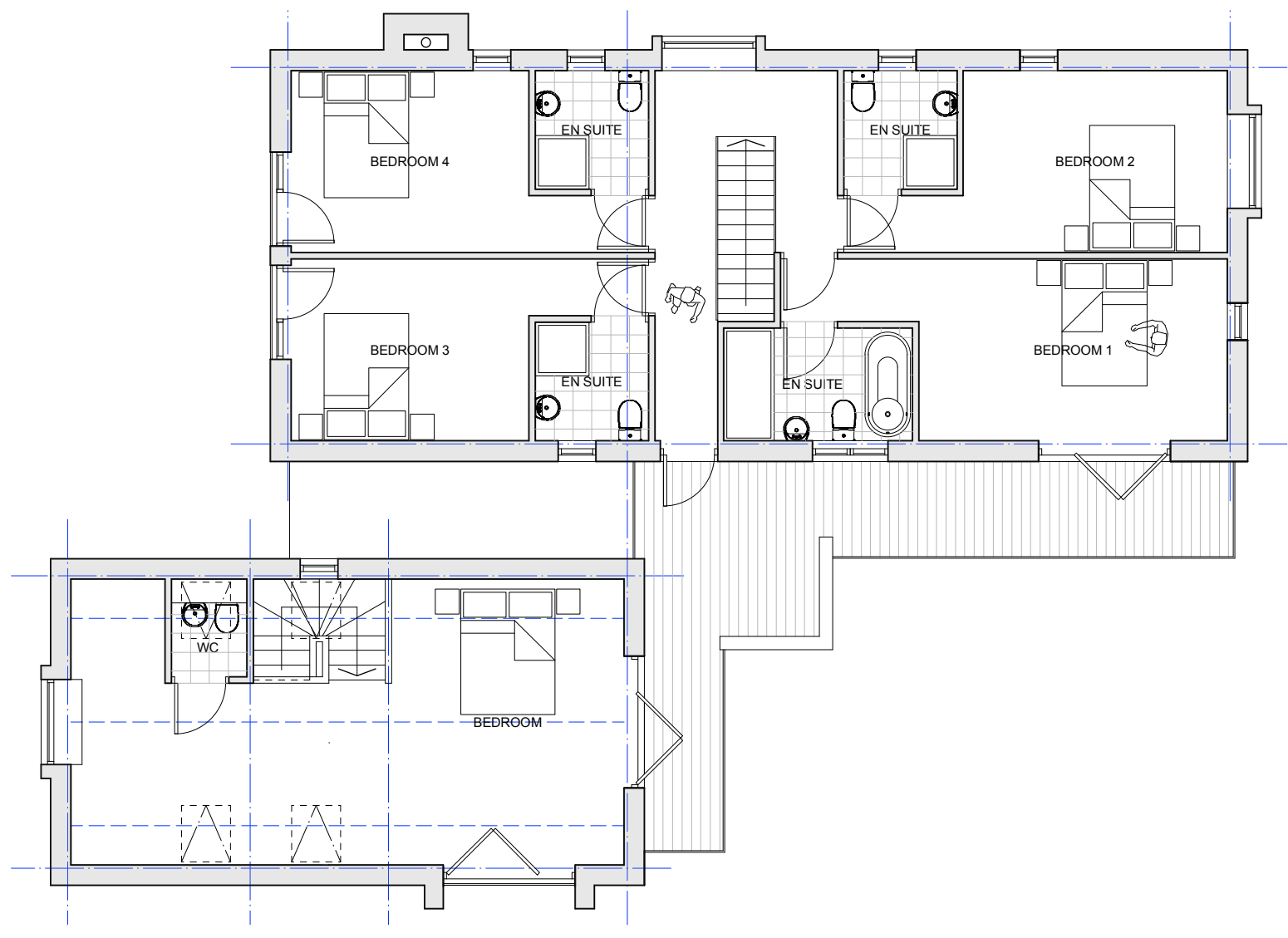
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Fax: 02476574500
Email: r.g.allaby@warwick.ac.uk

Appendix 4: Proposed Development Plan



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING REPRODUCTION OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT CONSENT FROM GW ARCHITECTS LTD

CLIENT
Mr JEFFERY + Ms WELLS

PROJECT
PIPISTRELLES
Holewell Lane
Cheriton Bishop
Exeter
EX6 6HW

DRAWING TITLE
REPLACEMENT DWELLING
Floor Plan

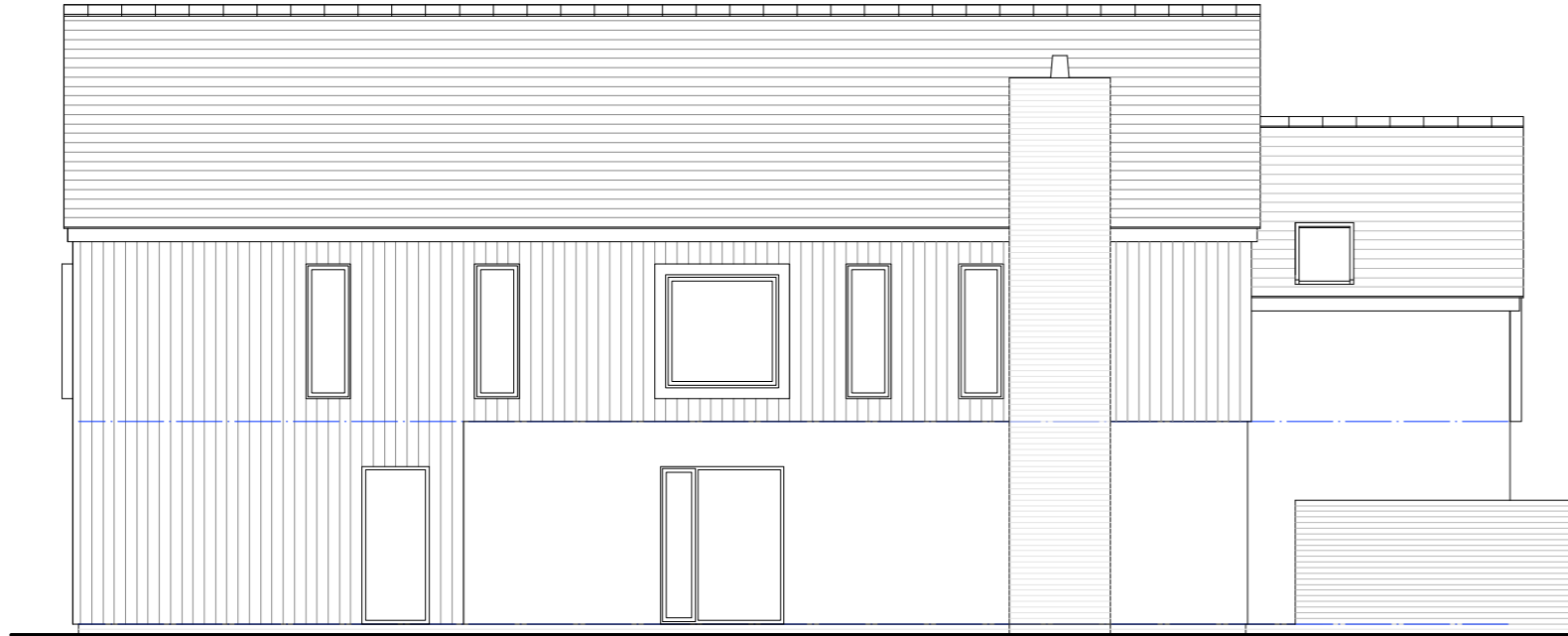
SCALE 1:100 DATE July 2022 STAGE Planning

JOB AND DRAWING NUMBER 0462 - 03 REVISION

GW ARCHITECTS LTD
LADFORD MILL, SHEBBEAR, DEVON, EX21 5OY
www.gw-architects.co.uk 01409 281362

A3

MATERIALS
 ROOF: Slate + Single Ply Membrane
 WALLS: Black Brick, Painted Render + Cladding
 WINDOWS: Aluminium
 DOORS: Aluminium



NORTHWEST ELEVATION 1:100



SOUTHWEST ELEVATION 1:100

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CLIENT
 Mr JEFFERY + Ms WELLS

PROJECT
 PIPISTRELLES
 Holewell Lane
 Cheriton Bishop
 Exeter
 EX6 6HW

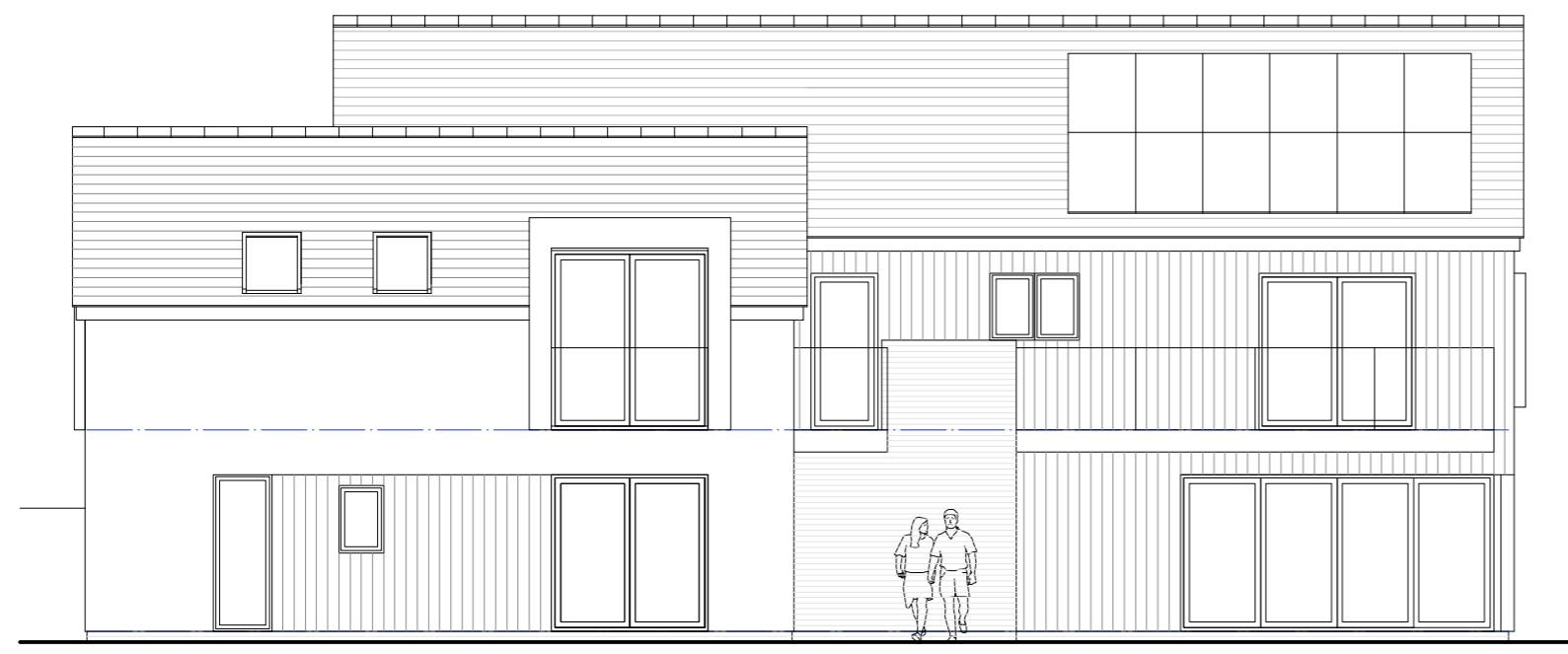
DRAWING TITLE
 REPLACEMENT DWELLING
 Elevations (Sheet 1 of 2)

SCALE: 1:100 DATE: July 2022 STAGE: Planning

JOB AND DRAWING NUMBER: 0462 - 04 REVISION:

A3

MATERIALS
 ROOF: Slate + Single Ply Membrane
 WALLS: Black Brick, Painted Render + Cladding
 WINDOWS: Aluminium
 DOORS: Aluminium



SOUTHEAST ELEVATION 1:100



NORTHEAST ELEVATION 1:100

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DRAWING TITLE
 REPLACEMENT DWELLING
 Elevations (Sheet 2 of 2)

SCALE 1:100	DATE July 2022	STAGE Planning
JOB AND DRAWING NUMBER 0462 - 05	REVISION	

Appendix 5: Ecological Constraints and Opportunities Plan



Bat and bird boxes located on suitable features on retained hedgerow to provide an enhancement for nesting birds and roosting bats.

Native hedgerow to be retained and protected as part of the proposals.

No construction lighting and site designed to ensure no increase in light levels on retained roosts and the hedgerows

Brown long-eared and common pipistrelle day roost use by low numbers of bats (<3) within bungalow would be removed from the structure to facilitate the construction of the new dwelling. This would be covered by a Mitigation Licence from NE.

Crevice features would be included within the replacement dwelling to maintain the favourable conservation status. These are illustrated as orange circles. This would be provided by onsite advice by the ecologist with gaps a minimum of 20 mm x 50 mm.



Bungalow to be demolished and potential constraint of nesting birds. As such precautionary measures to be adopted.



Opportunities and Constraints

Site: Pipistrelles, Cheriton Bishop

Client: Mr Jeffery and Ms Wells

Date: 02/10/2022