SITE NAME:

Barn at Kerswell
Cullompton
East Devon
EX15 2EW

TITLE:

Ecological Impact Assessment Report – Protected Species Building Assessment

FOR:

Mr S. Chappell and Miss K. Ledbury

October 2022

Colmer Ecology ltd
Unit 8
Fortescue Court Business Park
Brampford Speke
Exeter
Devon
EX5 5JN

T: 01392 758 325
E: mail@colmer-ecology.co.uk
W: www.colmer-ecology.co.uk

CONTENTS Page

Figures

Appendices

Reference: Barn at Kerswell, Cullompton – EcIA Report			
Surveyed by:	Mr H. Colmer BSc (Hons) Dip MCIEEM FLS	*Position:*	Director/Associate Ecologist
	Ms L. Budd-Thiemann BSc (Hons)	*Position:*	Assistant Ecologist
Report Prepared by:	Ms L. Budd-Thiemann BSc (Hons)	*Position:*	Assistant Ecologist
Report Reviewed by:	Dr J. Rabineau BSc (Hons) PhD ACIEEM	*Position:*	Senior Ecologist
Date	01/09/2022	*Report Issue No:*	1 – DRAFT
Date	28/10/2022	*Report Issue No:*	2 – Final
File Reference: 2022-87_R_Barn at Kerswell, Cullompton – EcIA			

Summary

An ecological impact assessment, comprising a biological desk study and a protected species building assessment, was undertaken of an existing barn at Kerswell, Cullompton, Devon, in relation to the conversion of an existing barn into a new dwelling.

The barn was located in a rural environment, to the north of Kerswell, approximately 6 km east of Cullompton. The barn was set within a pastoral field bordered by hedgerow with agricultural complexes/residential dwellings further to the north and south. The wider landscape comprised a mosaic of pastoral/arable fields, agricultural complexes, residential dwellings and woodlands, connected by mature hedgerows, tree lines and lanes.

A thorough internal and external assessment was carried, where no evidence of roosting bats was recorded. The building was considered to offer *'No/Negligible'* potential for bats and no further surveys were considered necessary based on the proposed works.

Evidence of at least one active barn swallow *Hirundine rustica* nest was noted within the barn. Therefore, suitable timing restrictions and enhancements were proposed. Additional ecological mitigation and enhancements at the site level were proposed where necessary.

Additional ecological mitigation and enhancements at the site level were proposed where necessary.

This report is valid for a period of 12 months from the date of the survey.

1 Introduction

1.1 Colmer Ecology was commissioned by Mr S. Chappell and Miss K. Ledbury to undertake an ecological impact assessment (EcIA) of an existing barn at Kerswell, Cullompton, Devon, hereinafter referred to as the Site. The EcIA comprised a biological desk study and a protected species building assessment (PSBA).

1.2 It is understood that proposals for the Site include in relation to the conversion of an existing barn into a new dwelling.

Site Description

1.3 The Site was located in a rural environment, to the north of Kerswell, approximately 6 km east of Cullompton at National Grid Reference (NGR) ST 08057 06315 and consisted of a detached barn. The Site was set within a pastoral field bordered by hedgerow with agricultural complexes/residential dwellings further to the north and south. The wider landscape comprised a mosaic of pastoral/arable fields, agricultural complexes, residential dwellings and woodlands, connected by mature hedgerows, tree lines and lanes.

Scope of Surveys

1.4 The objectives were to:

- Carry out a biological desk study within 1 km of the Site;
- Carry out an internal and external protected species building assessment, specifically for bats and birds;
- Establish the need for further surveys; and
- Provide recommendations for ecological enhancements where necessary.

Legislation and Planning Context

1.5 Although it was not the purpose of this report to present legislation and planning context in relation to the proposal, their applicability was explained where appropriate.

1.6 The following wildlife legislation and policy were considered:

- The Conservation of Habitats and Species Regulations (as amended) 2017 amended by The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019;
- The Wildlife and Countryside Act 1981 (WCA) (as amended);
- The Countryside and Rights of Way Act 2000 (CRoW);
- The Natural Environment and Rural Communities Act 2006 (NERC);
- National Planning Policy Framework 2021 (NPPF);
- Environment Act 2021; and

- The Devon Biodiversity Action Plan.

1.7 This report was written as a stand-alone document, with no previous report provided and following the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines for ecological report writing (2017a). Relevant architectural drawings include drawings numbers 10, 11, 20B and 30C provided by BBH Chartered Architects Ltd.

Caveat

1.8 Descriptions of Site conditions and photographs are based on the survey undertaken in August 2022. It should be noted that bats and birds are highly mobile and can be found in buildings/structures at any time of year. Although Colmer Ecology is confident in the survey results provided, we cannot ensure that bats and/or birds will/will not be present in the building/structure at any other time. In addition, assessments of ecological impacts were based on the information supplied by BBH Chartered Architects Ltd.

Nomenclature

1.9 For ease, common names were used throughout this report, with an initial reference to their Latin name. However, where no common name existed or it was not possible to identify to species level, scientific genus/family names were used.

2 Methodology

2.1 Biological Desk Study

2.1.1 Following guidance produced by the CIEEM (2017b), records of statutory and non-statutory designated sites, *'Priority Habitat Inventory'* areas, ancient woodland and granted European protected species licence (EPSL) applications were reviewed from the government-based website MAGiCMap within a 1 km desk study area based on the central grid reference ST 08057 06315. Colmer Ecology's own biological records, protected species licences and knowledge of local ecological designations were also reviewed. At this stage, a full biological data request to the Devon Biodiversity Record Centre (DBRC) was not considered beneficial based on the size of the development.

2.2 Protected Species Building Assessment – Bats

2.2.1 An external and internal daylight PSBA of the Site was carried out on 2nd August 2022 by Mr H. Colmer BSc (Hons) Dip MCIEEM[1] FLS[2] a Natural England bat licensed[3] associate ecologist. Assistance was provided by Ms L. Budd-Thiemann BSc(Hons). Inspections were made of the outer aspects of the Site looking for signs of potential bat roosting opportunities, such as raised ridge tiles, hanging or roof slates/tiles, raised timber frames/bargeboards/cladding, lintels, loose masonry and any internal access points. Where possible, ledges and windowpanes were also searched for any signs of bat droppings. Internally, the survey concentrated on looking for potential bat entry points, a search for bat droppings, staining and individual bats themselves. In addition, other signs searched for included discarded insect remains, which are a feature indicative of night roosts and/or feeding perch. Finally, a distinctive smell is sometimes present in large, confined roosts and chattering emitted by bats may also be heard. Inspections were aided by the use of both small and large handheld Cree LED torches, ladders, adjustable mirrors, a Ridgid CA-330 endoscope, close focusing binoculars and a Hikvision handheld thermal imagining camera. Survey methodology followed that suggested within Bat Conservation Trust (BCT), Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins, 2016 – updated 2022).

2.2.2 The potential of the Site to support roosting bats was based on the presence, number and suitability of potential roost features (PRF). Structures of *'Low'* potential were considered to be*, 'a structure with one or more potential roost sites that could be used by individual bats opportunistically…unlikely to be suitable for maternity or hibernation'* (Collins, 2016 – updated 2022). Structures of *'Moderate'* potential were defined as, *'a structure with one or more potential roost sites that could be used by bats…but unlikely to support a roost of high conservation status'* (Collins, 2016 – updated 2022). Finally, structures of *'High'* potential

[1] Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).
[2] Fellow of the Linnaean Society (FLS).
[3] Great crested newt licence. Barn owl licence. Dormouse licence. Bat licence.

were defined as, *'structures with one or more potential roost sites that are obviously suitable for usage by large numbers of bats...'* (Collins, 2016 – updated 2022). Where bats or evidence of bats were found, for example bat droppings or a roosting bat, the Site was considered to be a confirmed roost. Where no suitable features were noted for roosting bats, the Site was considered to offer *'No/Negligible'* potential (Collins, 2016 – updated 2022).

2.3 Protected Species Building Assessment – Birds

2.3.1 In combination with the survey for bats, the Site was assessed for its suitability to support roosting and breeding birds. This involved specifically looking for evidence of house sparrow *Passer domesticus*, starling *Sturnus vulgaris*, swift *Apus apus* and hirundine species.

2.4 Survey Constraints and Best Practice

Protected Species Building Assessment

2.4.1 The PSBA was undertaken at a suitable time of year and under good weather conditions with methodology proposed following industry standards and recommended guidelines. No constraints were encountered during the survey with all parts of the Site accessible and with good visibility.

3 Results

3.1 Biological Desk Study

Statutory Designated Sites

3.1.1 According to data held on MAGiCMap, the Site was not within any designated sites or Site of Special Scientific Interest (SSSI) impact risk zone but was 13.8 km north of East Devon Pebblebed Heaths Special Area of Conservation (SAC) and East Devon Heaths Special Protection Area (SPA). Additionally, the Site was 8.6 km north-east of Charwell Wetlands, Bradninch Local Nature Reserve (LNR) and 9 km south-east of Grand Western Canal Country Park LNR (at its closest).

Other Designated Sites/Information

3.1.2 Based on MAGiCMap, two habitats on the Priority Habitat Inventory were noted within the desk study area including traditional orchard and deciduous woodland.

3.1.3 The Site was within the consultation zone for great crested newt *Triturus cristatus*. The Site was not within the consultation zone for cirl bunting *Emberiza cirlus* or within the South Hams SAC landscape connectivity or sustenance zones for greater horseshoe *Rhinolophus ferrumequinum.*

Ancient Woodland

3.1.4 No ancient woodlands were present within the desk study area or Site boundary.

European Protected Species Licence Applications

3.1.5 When reviewing the most recent (2022) Natural England licence update on MAGiCMap, a total of two EPSL applications were located within the desk study area, including one for brown long-eared *Plecotus auritus* and common pipistrelle *Pippistrellus pippistrellus,* for the destruction of a bat resting place (licence issued in 2016 and valid until 2021) and approximately 430 m south-west from the Site. The second was a licence for brown long-eared, common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus* and whiskered bat *Myotis mystacinus,* for the destruction of a bat breeding place (licence issued in 2011 and valid until 2013), approximately 910 m south-west from the Site.

3.2 Protected Species Building Assessment – Bats

3.2.1 External: The barn was a one-storey building set on a concrete foundation. The lower half of the barn walls, as well as the gables, were constructed of single-skin wooden cladding, which were generally tight. Closed hinged metal shutters ran along the top half of the north-eastern elevation, with wire mesh behind in places. Corrugated metal sheeting ran along the top half of the south-western elevation, with gaps underneath in places, providing potential internal access points. A section of tight wire mesh was noted at window openings

at the south-eastern gable, although with a central wooden gate, providing fly-through access to the barn. At the north-western elevation, two wooden gates were also present, either side of a central wooden clad section, affording fly-through access to the barn. The roof was of corrugated metal sheeting, the two sides of which overlapped at the apex with a large gap running between, providing internal access. There was evidence that a section of roof sheeting at the north-western side had been recently replaced, and several cavities were present between the sheets, but these did not extend. Additionally, the corrugated roof provided gaps along the top of the wall beam along the north-eastern and south-western elevations, providing potential access points for bats.

3.2.3 Internal: The barn had been used to hold livestock, with a central wooden walkway and pens either side. The floor was covered in a thick layer of detritus. The internal space was open to the roof with a modern truss, exposed and with no lining and no ridge beam present, providing no roosting cavities for crevice species. Clear fly-through access was noted at either ends of the barn, above the gates and along the apex of the barn where the two sides of the roof overlapped.

3.3 Protected Species Building Assessment – Birds

3.3.1 At the time of the survey, evidence of breeding birds was noted within the barn in the form of an active barn swallow *Hirundo rustica* nest at the south-eastern elevation, as well as two inactive barn swallow nests present along the truss, also at the south-eastern end. In addition, a dead unidentified passerine chick was noted on the central walkway.

3.4 Habitats

3.4.1 Habitats surrounding the Site largely comprised improved grassland, hedgerow and hardstanding. The hedgerow to the south-east of the barn was surveyed briefly, and tree species comprised ash, blackthorn, hawthorn, elder, hazel and pedunculate oak. Additional botanical species included bramble, dog-rose, foxglove, honeysuckle, ivy, common nettle and fern species, with grass species including false oat-grass, Yorkshire fog, creeping bent and cock's-foot. Due to the small size of the Site, it was not considered necessary to provide a colour coded phase 1 habitat survey plan.

4 Evaluation

4.1 Summary

4.1.1 The current proposals for the Site include the conversion of an existing barn into a new dwelling. In order to evaluate impacts on biodiversity and protected species and the need or otherwise for further surveys, the location, the proposed development and likely level of works have been reviewed (where possible) against current standing advice and legislation. In addition, professional judgment has also been used.

4.2 Biological Desk Study

4.2.1 The Site was within 14 km of a SAC and SPA. These designated sites were classified for their habitats, geology and associated flora and fauna and any development in close proximity to these sites may have a detrimental impact on their ecological functionalities. This may result from the development activities themselves, or increased visitors and subsequent pressure on ecological resources of species linked to the designated sites.

4.2.2 The Local Planning Authority (LPA) or *'competent authority'* will need to review the proposed development against each citation and/or impact risk zone criteria to ascertain whether the proposed development is likely to have a significant effect on these designations. The LPA will be required to consider the development alone, but also in conjunction with other proposals or local plans. In determining impacts on these designations, the location, nature of the proposal and plans for the Site will all be assessed. If the proposed development was considered likely to have significant impact on a SAC, SPA and/or Ramsar, the LPA/competent authority will be required to conduct a formal assessment of the ecological implications of the proposed works. Generally termed a Habitat Regulations Assessment (HRA), the proposed works may require a formal screening to the LPA for any likely significant effects (alone or in combination with other projects).

4.2.3 Natural England suggests, *'Where these effects cannot be excluded, assessing them in more detail through an appropriate assessment (AA) is required to ascertain whether an adverse effect on the integrity of the site can be ruled out. Where such an adverse effect on the site cannot be ruled out, and no alternative solutions can be identified, then the project can only then proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured'.* (Natural England).

4.2.4 It should be noted that the proposed development will be within the existing footprint of the Site, which is relatively small and considered to be of limited ecological value in its current state. It was therefore considered that the proposed works would not impact the ecological functionalities of these designations. However, it will be for the LPA to determine this against the aforementioned criteria.

4.3 Impact Assessment – Bats

4.3.1 Bats are fully protected and listed under Schedule 2 of The Conservation of Habitats and Species Regulations (as amended) 2017 amended by The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019, Schedule 5 of the WCA (as amended) 1981, and listed under Section 41 (S41) of the NERC Act (2006) as well as included in the CRoW (2000). All UK bat species are also listed under Appendix II of the Bern Convention (with the exception of common pipistrelle, which is on Appendix III) and Appendix II of the Bonn Convention. In addition, greater horseshoe, lesser horseshoe *Rhinolophus hipposideros*, Bechstein's *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle, brown long-eared and barbastelle *Barbastella barbastellus* are also listed as UKBAP.

4.3.2 The protection afforded to bats is such that the animals and their roosts (used for rest or shelter) are legally protected. It is a criminal offence to deliberately take, injure, or kill a bat, intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats, damage or destroy a place used by bats for breeding or resting (even if bats are not present), possess or advertise/sell/exchange a bat of a species found in the wild (dead or alive), whole or any part of a bat, as well as intentionally or recklessly obstruct access to a bat roost. Important populations of greater and lesser horseshoes, Bechstein's and barbastelle require the designation of SAC.

4.3.3 Therefore, unlicensed works that may cause disturbance, killing, injury or blocking access to a place of rest and shelter has the potential to cause an offence. Following the withdrawal of Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation, the NPPF was published as its replacement in 2012. Circular ODPM 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System, was a guidance document that accompanied PPS9, and is still valid in its interpretation by local planning authorities on the impact a development may have on protected species. Circular 06/2005 states that the presence of a protected species is a, *'material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat'* (ODPM 06/2005).

4.3.4 The Site was subject to a thorough assessment looking for evidence of bats but none were found internally or externally. The Site provided sub-optimal conditions for bats and was considered to offer *'No/Negligible'* (Collins, 2016 – updated 2022) potential for bats. Therefore, based on the current proposals, it was considered that **no further bat surveys were required.** The proposed development was unlikely to have an effect on the ecological functionality of local bat populations or roosts.

4.4 Impact Assessment – Birds

4.4.1 Under Section 1 of the WAC (as amended) 1981, wild birds (with exceptions) are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken while in use. At the time of the survey, a single active barn swallow nest was recorded. As a result, suitable precautionary measures and enhancements were provided in Section 5.

5 Recommendations and Constraints, Mitigation and Enhancements

5.1 Recommendations and Constraints – Protected Species

5.1.1 The following measures were recommended to avoid any adverse impacts to protected species:

1. Bats: No evidence of roosting bats was recorded and the building was considered to offer *'No/Negligible'* potential for bats with no further surveys considered necessary based on the proposed works. However, should a bat(s) be discovered during the works, construction should cease immediately and professional advice gained before proceeding. Either contact the Bat Conservation Trust Bat Helpline on 0345 1300 228 or Colmer Ecology ltd on 01392 758325 quoting reference number 2022-87. Bats are not to be handled or removed. It should be noted that additional surveys and consultation with Natural England would likely be required in such instances – with all works being ceased;
2. Birds: Should works to the Site or suitable habitat be required during the bird breeding season of 1st March – 30th September inclusive (September included due to nesting barn swallow), a suitably qualified ecologist will need to undertake an inspection for breeding birds within 48 hours prior to **any** clearance. If breeding birds were identified, these must remain in place until breeding has ceased and dependent young have fledged, with a suitable exclusion zone implemented where necessary. The advising ecologist will periodically monitor any occupied nest, until young have fledged. No inspection or supervised clearance would be required for removal of breeding birds habitat between 1st October – 28th February (or 29th in any leap year); and
3. Land mammals: During construction, any open dug trenches will be covered overnight to prevent any mammals (such as fox *Vulpes vulpes,* badger *Meles meles* or hedgehog *Erinaceus europaeus*) from being trapped. If this was not possible, suitable mammal ladders, in the form of simple wooden planks with a maximum gradient of 1:2, must be provided. In addition, any piping with the potential to entrap badgers or other mammals will be capped at the end of each working day. The contractor shall implement an auditing system, documenting mammal ladder installation or the capping of pipes. Details should be made available to an ecologist on request, although monitoring during or post construction was not proposed.

5.2 Site Wide Mitigation Measures

5.2.1 In order to avoid any adverse impacts to habitats on and in the vicinity of the Site, the following ecological avoidance measures/mitigation were made:

1. If external lighting was required, this will be kept to a minimum and consist of LED luminaries, ideally of a warm white spectrum (< 2,700 Kelvin), upward light ratio of 0 % and with good optical control, with any external security lighting to be set on motion-sensors and short (1 minute) timers (Institution of Lighting Professionals and Bat

Conservation Trust, 2018). **No lighting** of habitats surrounding the Site (particularly the hedgerow at the south-eastern elevation), with internal lighting in the new development to be recessed where possible to avoid glare and light spill, particularly along the boundary habitat. Refer to Guidance Note 08/18 on Bats and Artificial Lighting in the UK for further details (Institution of Lighting Professionals and Bat Conservation Trust, 2018); and

2. Contractors must work in accordance with the Environment Agency pollution prevention for businesses guidance (Defra and Environment Agency, 2016) and follow guidelines for preventing adverse dust levels, minimising run off and using bunded storage, for example when refuelling vehicles and storing oil and fuel. Contractors shall be made aware of the potential that pollution incidents may occur, with spills kits to remain on Site for the duration of the development and where necessary, toolbox talks to be given. It is the responsibility of the applicant and their contractors to supply appropriate information and monitoring for the LPA to review.

5.3 Ecological Enhancements

5.3.1 In accordance with the NPPF (revised 2021), consideration should be sought to creating new habitats or features of biodiversity gain within a sustainable development, or managing existing features for ecological and biodiversity gain. Although this may be restricted with the small-scale development proposal, the following enhancements were proposed:

1. Barn swallows: This species has strong nest fidelity, with a long breeding season from April – September with upwards of two/three broods a season. Therefore, building conversion projects where barn swallows have been nesting can have a detrimental impact on this declining species. Therefore, access will be provided at the south-eastern gable, at the apex, in the form of a small gap of 200 mm wide by 100 mm high. This will extend into a small loft void, extending approximately 300 – 400 mm back from the entrance hole and of approximately 250 mm in height. An artificial swallow nest cup will also be installed internally within the void, to encourage nesting; and
2. Bat and bird boxes: As an additional ecological enhancement, bird and/or bat boxes to be fitted on retained boundary trees within the ownership of the applicant. Bird boxes to comprise either open fronted and/or traditional hole entrance boxes and can either be supplied ready-made, or created from off-cuts from the proposed development. Bat boxes should preferably be of woodcrete construction for long lasting (Schwegler 2F or 2FN, Vivara Pro Woodstone or Low Profile Woodstone).

6 Conclusion

6.1 An EcIA was carried out at a barn at Kerswell, Devon, to assess impacts from the proposed development. During the survey, no evidence of bats was recorded internally or externally. The proposed works were not envisaged to affect any bat roost and therefore, impacts from the proposed development were considered negligible with no further bat surveys deemed necessary.

6.2 Evidence of an active barn swallow nest was noted at the time of the survey and therefore suitable timing restrictions and enhancements were proposed.

6.3 Additional ecological mitigation and enhancements at the Site level were proposed where necessary.

6.4 This report is valid for a period of 12 months from the date of the survey.

References

Chartered Institute of Ecology and Environmental Management, 2017a. Guidelines for Ecological Report Writing (2nd edn). Chartered Institute of Ecology and Environmental Management, Winchester.

Chartered Institute of Ecology and Environmental Management, 2017b. Guidelines for Preliminary Ecological Appraisal (2nd edn). Chartered Institute of Ecology and Environmental Management, Winchester.

Chartered Institute of Ecology and Environmental Management (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland, 2018 (version 1.1 updated in 2019).

Collins, J. (ed.), 2016. Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. Updated 2022

Eaton, M. A., Aebischer, N. J., Brown, A. F., Hearn, R. D., Lock, L., Musgrove, A. J., Noble, D. G., Stroud, D. A. and Gregory, R. D., 2015. Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds **108**, 708 – 746.

Gilbert, G., Gibbons, D. and Evans, J., 1998. Bird Monitoring Method. A manual of techniques for key UK species. The Royal Society for the Protection of Birds.464 pp.

Gunnell, K., Murphy, B., and Williams, C., 2013. Designing for biodiversity: A technical guide for new and existing buildings/ Second Edition – Riba Publishing.

Institution of Lighting Professionals and Bat Conservation Trust, 2018. Guidance note 08/18 Bats and Artificial Lighting in the UK.

ODPM Circular 06/2005, 2005. Biodiversity and geological conservation - statutory obligations and their impact within the planning system.

Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D. and Win, I., 2021. The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk of Great Britain. British Birds 114: 723-747.

Websites:

Defra and Environment Agency, 2016. Pollution prevention for businesses. Available at: https://www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance

MAGiCMap. www.magic.defra.gov.uk

Natural England. https://designatedsites.naturalengland.org.uk

NPPF, 2021.
https://www.gov.uk/government/publications/national-planning-policy-framework--2

Figures

Figure 1: Annotated photographs – external

South-western (left) and south-eastern (right) elevation

North-eastern elevation

North-western (left) and south-western (right) elevation

Improved grassland habitat surrounding the barn

Hedgerow to the south-east of the barn

Hedgerow and hardstanding to the south-east of the barn

Figure 2: Annotated photographs – internal

View looking north-west

Pens to the northern side of the barn

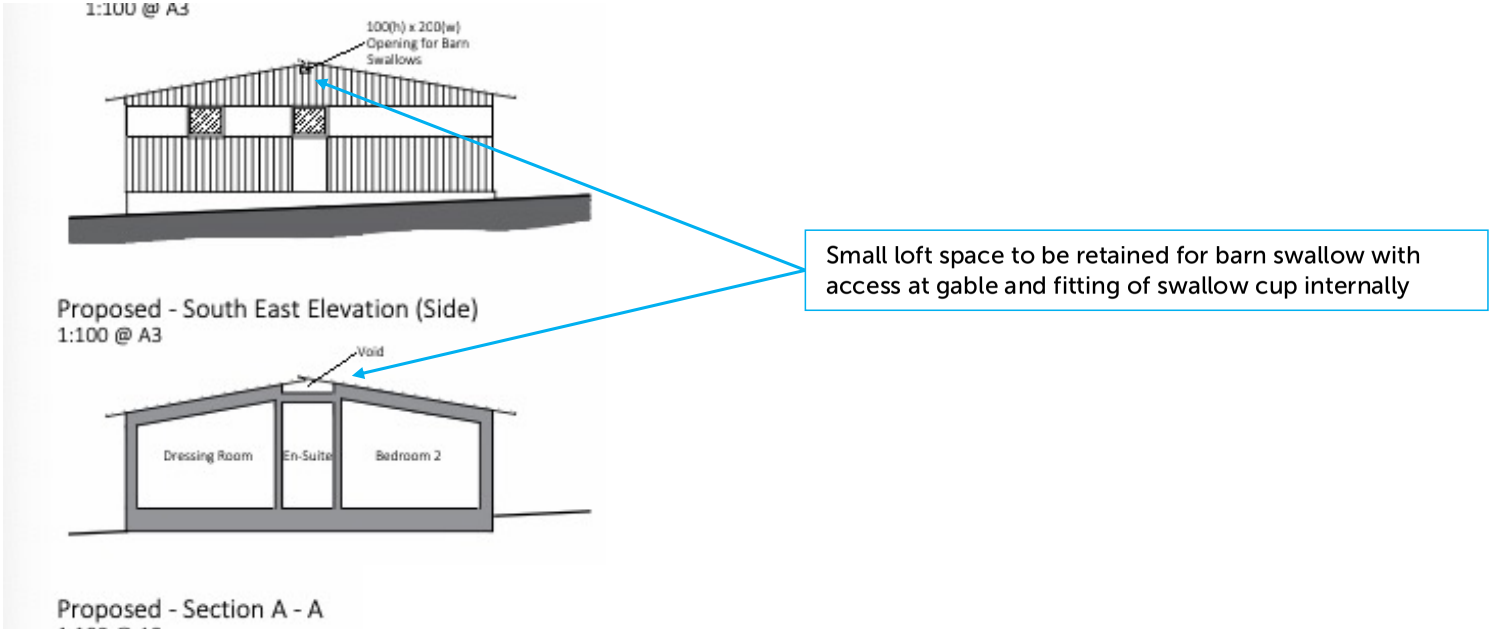
Pens to the southern side of the barn

View looking south-east. Note the gap along the apex of the barn where roof sheeting overlapped

View out of the north-western gable

Barn swallow chicks within nest at the south-eastern gable

Figure 3: Enhancement measures



Example of barn swallow cup

Appendices

Appendix 1

Checklist – Devon Householder / Building Applications with only bat roost / bird nesting issues (please note that the Devon Wildlife Trigger Table must also be filled in a submitted)

To speed up assessment by the LPA, this form should be completed by the Ecological Consultant and submitted at the beginning of the Ecology Report.

Ecological consultant: **Mr H. Colmer of Colmer Ecology ltd**
Date: **01/09/2022**

1. Impact assessment / survey effort		
Have all required impact assessments / surveys been done within the last 12 months, and does it meet national guidance requirements? If there have been any deviations from national guidance, please select 'No' in the right-hand column.	**Yes ✓** **Dates: 02/08/22**	No
2. Ecological impacts		
2a. Proposal impacts on bats / birds and mitigation measures are specified.	**Yes (conditions needed) (Birds only) ✓** No (no conditions needed)	
2b. Proposal has other ecological impacts which the LPA needs to consider (inc. potential impacts from internal or external lighting)	**No ✓**	Yes
2c. Is the proposal likely to result in an offence under the Conservation of Habitats and Species Regulations?	Yes (go to 2.d) **No (go to 2.e) ✓**	
2d. If YES (an offence IS likely) Does the roost meet any of the following criteria*: • Three or fewer roosts are impacted by the proposals, and • The proposal will have a low or temporary impact, and • The proposal only effects: - Low conservation status roosts for low numbers of: common pipistrelle, soprano pipistrelle, brown long-eared, whiskered, Brandt's, Daubenton's Natterer's and/or - Feeding, day, night and/or transitional roosts for low numbers of serotine and/or - Day and/or transitional roosts for low numbers of lesser horseshoe. *note that these criteria are used by Natural England for the Low Impact Bat Class Licence CL21	N/A	N/A
2e. If NO (an offence is NOT likely) Does the roost meet any of the following criteria: • maternity or hibernation roost • greater horseshoe bat roost • grey long-eared bat roost • more than three species of bat found in small numbers	No (none are met) **N/A**	Yes (one or more are met) **N/A**
2f. Does the proposal potentially impact on barn owls?	**No ✓**	Yes

3. Expertise		
Are you, the ecological consultant, registered under either the Level 1 or the Level 2 Bat Survey Class Licence? If 'Yes', please enter your licence number below	**Yes ✓**	No
Available on request via direct email to consultant		
Are you a member of CIEEM or a Registered Consultant under Annex B of the Low Impact Class Licence for bats (or under Annex C or D for a serotine or lesser horseshoe roost where relevant)?	**Yes ✓**	No

Appendix 2

Appendix 2 – Wildlife Checklist

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: Barn at Kerswell, Cullompton, Devon, EX15 2EW

Grid reference for centre of site (6 digit): ST 08057 06315

Planning Application reference: Not known

Name of surveyor and consultancy: Mr Howard Colmer of Colmer Ecology ltd

Date that surveys carried out: 02/08/2022

Sent to DBRC: N – data to be sent once information in the public domain as per terms and conditions

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** Indicate with P or A and name the species	**Impact on species?**	**Detailed Conservation Action Statement included?** Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement	**EPS offence committed? Three tests met?**	**Grid reference for specific location of species (if required for large sites)**
Bats (roost)	✓	✓	✓	X	X	✓	X	N/A
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	✓	✓	✓	P – Barn swallow P - Passerine	✓	✓	X	N/A
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							

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 **Terrestrial, intertidal, marine**	**Within site or potential impact.** Tick or cross	**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					
European designations – Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	Within 14 km	East Devon Pebblebed Heaths SAC and East Devon Heaths SPA	N/A	N/A	N/A
Site of Special Scientific Interest (SSSIs)	X				
Marine Conservation Zone (MCZ) (*not before 2012)*	X				
Local Nature Reserve (LNR)	Within 9 km	Charwell Wetlands, Bradninch LNR and Grand Western Canal Country Park LNR	N/A	N/A	N/A
Non statutory wildlife designations					
County Wildlife Site (CWS)	Unknown				
Ancient woodland	X				
Ancient trees	X				
Special verge	Unknown				
UK BAP Priority habitat	X				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	Unknown				
Non statutory geological designation					
County Geological Site (CGS or RIGS)	Unknown				

Colmer Ecology ltd | Unit 8 – Fortescue Court Business Park | Brampford Speke | Exeter | Devon | EX5 5JN

T: 01392 758 325

E: mail@colmer-ecology.co.uk

W: www.colmer-ecology.co.uk

Colmer Ecology ltd Registered in England: No 7876750
Registered Office: Unit 8 – Fortescue Court Business Park | Brampford Speke | Exeter | EX5 5JN