

Bat and Protected Species Survey

Barns at Egremont Barn
Payhembury
Honiton
Devon
EX14 3JA



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1.1 Introduction

It is understood that it is proposed to demolish two agricultural barns to allow for the development of four new dwellings at Egremont Barn, Payhembury, Honiton, Devon, EX14 3JA.

1.2 Bats

It is considered that the surveyed barns do not support a bat roost, and that the proposed works are unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local bat populations. Therefore, it is not considered necessary to apply for a bat licence under the Conservation (Natural Habitats, &c) (Amendments) 2010 Regulations, and no further survey effort is considered necessary in relation to the proposal.

Precautionary recommendations are provided in the unlikely event of a bat being encountered during any stages of the proposed works.

1.3 Nesting Birds

Two former nesting sites for corvid (*Corvidae*) and one former blackbird (*Turdus merula*) nesting site were discovered within the open tractor barn. Three externally mounted wooden nesting boxes were identified upon the storage barn.

It is considered likely that the identified nesting sites could be re-occupied, or supplemented by new nesting sites, during any future bird nesting season.

Ideally, demolition works should be scheduled to commence outside of the bird-nesting season, removing any potential for undue delay/s caused by nesting birds.

The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period.

Alternatively, if works are to be commenced during the bird nesting season, a nesting bird check would be required to confirm the presence or absence of active bird nests, with any active nests protected accordingly.

1.4 Ecological Mitigation & Enhancements

In order for the development of the site to result in a biodiversity gain the development will need to include;

- One inbuilt bat roosting provision per new unit – positioned within an external wall/s with a southerly aspect (see Appendix 2);
- One inbuilt sparrow nesting terrace per new unit – positioned within external wall/s with a northerly aspect (see Appendix 3);
- One inbuilt open nest box per new unit – positioned within external wall/s with a northerly aspect (see Appendix 3); and,
- One bee brick/box per new unit – installed within external wall/s with a southerly aspect (see Appendix 4).

A landscaping plan should be implemented to incorporate stone and earth banking, supplemented with native hedgerow species where boundaries are to be defined around the plots. Areas of hard-standing, such as parking areas and driveways, should be free-draining gravel or permeable block paving.

The bat roosting provisions and their entrances must not be illuminated by any lighting proposed for the development of the site. Many species of bats are particularly light averse and will require accompanying dark routes between the buildings and to the surrounding external environment.

Directional down-lighting, illuminating below the horizontal plane, will avoid light trespass into the surrounding area as well as retaining dark areas in which bats can forage and commute.

Where external lighting is necessary this should be on a short two-minute timer and must not illuminate the bat roosting provisions or access points. No permanent lighting should be installed within any driveways or car parking areas.

SECTION 2

SURVEY OBJECTIVES

It is understood that it is proposed to demolish two agricultural barns to allow for the development of four new dwellings at Egremont Barn, Payhembury, Honiton, Devon, EX14 3JA.

The survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat;
- The presence of, or past use of the site by, barn owl, or other nesting birds;
- The sites potential for use by any of above; and,
- Any other ecological issues relating to the proposal.

SECTION 3

SURVEY SITE DESCRIPTION

The site comprises of two modern agricultural barns situated within the southern extent of a small field directly north of a minor road. The field includes; Egremont Barn (main dwelling), a series of polytunnels and a hard-standing area surrounding the barns (see Figure 1), The site is surrounded by agricultural land including hedge boundaries linking to the wider landscape and neighbouring properties and farm buildings.



Figure 1. Location of the two barns at Egremont Barn (circled in yellow)

The agricultural barns comprised of a storage barn and an open-sided tractor barn. The barns are constructed of timber frame with timber wall cladding. The pitched roofs have a covering of corrugated fibre roof sheeting with vented ridges and clear skylight sheets (see Figures 2-5).



Figure 1. The northern and eastern elevations of the storage barn



Figure 2. The western elevation of the storage barn



Figure 3. The eastern elevation of the tractor barn



Figure 4. The western and southern elevation of the tractor barn

4.1 The Bat & Protected Species Survey

The survey was conducted by James Baker on the 25th January 2022, with the aid of head and hand-held torches, an endoscope, close-range binoculars, an extendable ladder and a digital camera.

The aim of the survey was to assess levels of use by bats through the presence of actual animals or their field signs, such as droppings, insect prey remains and/or urine staining, and the potential suitability of the buildings for roosting.

The presence of other protected species, notably nesting birds and barn owl/s, was also investigated, including the presence and behaviour of any actual animals or their field signs, such as whitewash, pellets and or nest debris.

5.1 The Bat & Protected Species Survey

Table 1. Environmental conditions on 25th January 2022

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
11	1	90%	None	N/A

Constraints on the survey:

There was open access to the buildings and a thorough search was made of all internal surfaces and an assessment made of the roof structures

5.1.1 Bats

No bats, or field signs of bat use, were identified in association with the buildings.

5.1.2 Nesting Birds

Two former nesting sites for corvids and a single nesting site for blackbird were identified within the tractor barn (see Figures 5 & 6). Three wooden nesting boxes were identified externally mounted to the storage barn.



Figure 5. One of two former corvid nesting sites within the tractor barn



Figure 6. A former blackbird nesting site within the tractor barn

6.1 Bats

It is considered that the surveyed barns do not support a bat roost, and that the proposed works are unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local bat populations. No signs of use by bats were identified within or upon the surveyed barns. It is not considered necessary to apply for a bat licence under the Conservation (Natural Habitats, &c) (Amendments) 2010 Regulations and no further survey effort is considered necessary in relation to the proposal.

Although it is considered unlikely that bats may be encountered, as a matter of good practice, any contractors should be made aware of the potential presence of bats, potentially in association with the roofing layers and wall-tops. In the unlikely event that a bat is found during works, work should stop in the vicinity of the bat/s and advice should be sought from EcoLogic Consultant Ecologists LLP or from the Natural England Bat Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless with gloves), but should be left in situ, gently covered until advice is obtained.

6.2 Nesting Birds

It is considered likely that the identified nesting sites could be re-occupied, or supplemented by new nesting sites, during any future bird nesting season.

Ideally, demolition works should be scheduled to commence outside of the bird-nesting season, removing any potential for undue delay/s caused by nesting birds.

The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period.

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6.3 Ecological Mitigation & Enhancements

In order for the development of the site to result in a biodiversity gain the development will need to include;

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A landscaping plan should be implemented to incorporate stone and earth banking, supplemented with native hedgerow species where boundaries are to be defined around the plots. Areas of hard-standing, such as parking areas and driveways, should be free-draining gravel or permeable block paving.

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APPENDICES

- Appendix 1: Legislation
- Appendix 2: Examples of Inbuilt Bat Roosting Provisions
- Appendix 3: Examples of Bird Nesting Provisions
- Appendix 4: Examples of Bee Provisions

Bat Species

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations

In summary, it is an offence to

- deliberately, capture, injure or kill a bat
- deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a roost (this is an 'absolute' offence)
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc, performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Barn Owl

All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Barn Owls are listed on Schedule 1 which provides them with special protection.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage, or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

Nesting and Nest Building Birds

All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Nesting is determined as being from when birds first initiate nest building up until the point when fledglings stop returning to the nest.

Schwegler 1FE Bat Access Panel with Optional Back Panel

Material: Woodcrete (75% wood sawdust, concrete and clay mixture)
 Width: 300 mm
 Height: 300 mm
 Depth: 80 mm
 Weight: 7.8 kg
 Entrance: 20 mm slit

Position: Within external walls with a southerly aspect, beneath eaves or approximately 3 m or higher from ground level.

Additional Information: Installation of access panel alone would allow bats to access into a building, potentially into a cavity wall spaces or loft spaces.

By fitting the optional back panel, the Schwegler 1FE becomes a self-contained bat roosting unit at the dimensions shown above. Can be inbuilt and rendered over or covered with cladding.



Sergovia Build-in Woodstone Bat Box

Material: Woodstone and Plyboard
 Width: 220 mm
 Height: 500 mm
 Depth: 160 mm
 Weight: 7.8 kg

Position: Within external walls with a southerly aspect, beneath eaves or approximately 3 m or higher from ground level. Can be inbuilt and rendered over or covered with cladding.



Integrated Eco Crevice Bat Box

Material: Recycled Plastic lined with OSB
 Two internal crevices 22 mm wide
 Width: 215 mm
 Height: 440 mm
 Depth: 110 mm
 Weight: 3 kg

Position: Within external walls with a southerly aspect. Can be mounted within masonry or timber cladding for a flush fit or be recessed and rendered/clad over leaving the entrance slot open.

Self cleaning as the droppings simply fall out the entrance slot.



Woodstone Sparrow Terrace

Suitable for: House sparrows and individual blue & great tits

Material: Woodcrete

Height: 220 mm

Width: 290 mm

Depth: 165 mm

Weight: 7 kg

Position: At a height of at least 2 m within external wall

**Build in Woodstone Half Open Nest Box**

Suitable for: robin, pied wagtail and spotted flycatchers.

Material: Woodcrete

Dimensions 170 x 210 x 180 mm

Weight 4.2 kg

Position: Within external walls with a northerly aspect, beneath eaves, at a height of 2 m or above

**Schwegler No 10 Swallow Nest**

Suitable for: Common swallow

Material: Woodcrete with water resistant glued chipboard mounting panel which can be painted

Height: 110mm

Width: 250mm

Depth: 140mm

Weight: 0.9Kg

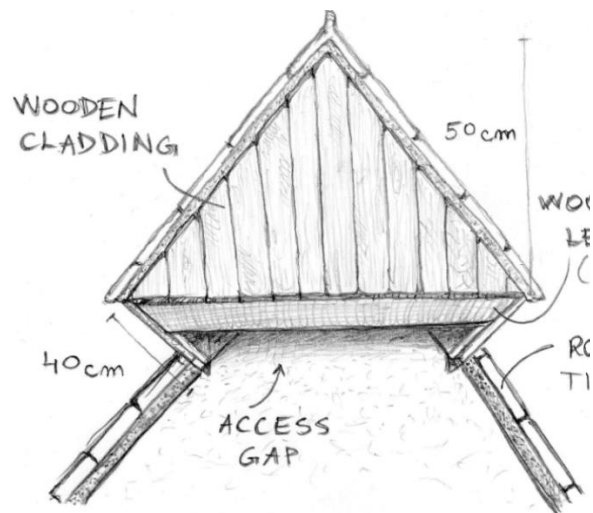
Positioning: Inside of buildings or larger covered areas ensuring clear flight path in and out of the structure



Swallow Eaves Overhang Nesting Box

Suitable for: Common swallow
Material: Timber cladding with tile roof to match building
Height: 500mm
Width: to match pitch of roof
Depth: 400mm

Positioning: on gable of existing building. Supplemented by three Schwegler No 10 Swallow nesting cups installed within the box against the gable wall.



Bee Brick

Each bee brick includes nesting compartments for solitary nesting bees, including for egg laying and hibernation.

Bee bricks to be positioned within southerly elevations, which includes part or full sun, between 1 m to 2 m above ground level, and ideally facing garden or boundary habitats.



Bee Brick - case in concrete: 215mm x 105mm x 65mm
<http://greenandbluebuild.co.uk/product/bee-brick/>

Woodstone Insect Block

These durable homes will attract insects such as wild bees, lacewings and ladybirds.

Dimensions: 185 x 270 x 90 mm
Weight 3.2 kg

Position: Place the insect block preferably in a sunny spot, ideally next to areas with flowers close by. The front where possible aimed at the south. Hang the insect block up at least 2 metres high.

The insect block can also be directly built into a façade or wall.

