



18 Lucas Avenue, Exeter, Devon, EX4 6LZ
M: 07814 004741; E: epsecology@gmail.com

Mr John Lucas
Rainbow's End
Morchard Bishop
Devon
EX17 6NR

19th April 2023

Dear John

RE: PROTECTED SPECIES ASSESSMENT – RAINBOW'S END, MORCHARD BISHOP, DEVON,
EX17 6NR

Background

I can confirm that I today completed a protected species assessment at the above property. This was required in relation to a planning application for conversion of the attic into a bedroom/bathroom, including a dormer window on the western elevation - details shown on Hargreaves Architecture and Design drawing numbers '2010-35-01-02' and '2010-35-01-04'. Such work meets the definition of a 'trigger' for an ecology report in Devon County Council's 2017 'Trigger List for Development' (copy attached).

A bat survey was completed in line with the 'Bat Surveys for Professional Ecologists – Good Practice Guidelines', 3d Edition, published by the Bat Conservation Trust in March 2016. I hold a (survey) 'class licence' for bats (Levels 1 & 2), Natural England registration number CLS02206. A survey for nesting birds was completed at the same time. The grounds to the front and rear of the property were also inspected.

Given the general unsuitability of the building to wildlife (see 'Findings' below), this letter is considered sufficient to allow the LPA to determine the planning application in relation to ecology (i.e. the report does not take the form of a full Protected Species Assessment, especially as this would result in additional and unnecessary cost to the client). This approach is in line with Section 5.5 of BS42020: 2013 ..."information provided to the LPA should (only) be relevant, necessary and material to the application in question".

Findings

The building comprises a two-storey domestic house constructed of brick with a pan tiled roof. The attic (loft space) was closely inspected during the site survey.

I can confirm that there is no evidence of use of any part of the building by any protected species, including bats. The pan tiled roof cover, wall tops and soffits are all in very good condition, with no obvious gaps or openings. No evidence of bats (droppings, scratch/grease marks, carcasses) was found within the loft space.

The garden to the front is well maintained and there are no habitats or features that might be used by nesting birds, slow-worms, etc..

No evidence of any recent/current bird nesting was found on site at the time of survey (this including the domestic house).

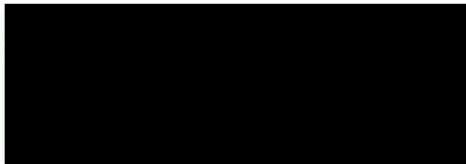
Recommendations

Given these findings I can confirm that the proposals are extremely unlikely to adversely affect any protected species. However, in relation to all building work the following standard recommendations should still be noted:

- 1) As bats can be found within buildings at any time of year, all contractors should be made aware (in writing) that bats could be found on site.
- 2) Work such as re-pointing of brick mortar and sealing of cracks/crevices should only take place following an internal inspection with use of a torch (this immediately before the work commences).
- 3) If any bats are found during the course of site works, all work in the proximity of the bats should stop immediately.
- 4) Further advice should be obtained - either from David Fee at EPS Ecology (07814 004741), or the National Bat Helpline (0845 1300 228).
- 5) Bats should not be handled (unless with gloves), and ideally be left in situ, gently covered until further advice is obtained.

In relation to standard biodiversity gain measures, for a property of this limited size it would be appropriate to place two sparrow terraces on the exterior of the building (to the rear as this aspect will be relatively undisturbed). Suitable designs can be seen at nhbs.com.

Yours sincerely



Dr David Fee
Director - EPS Ecology Ltd

Do you need to submit a Wildlife, Geology or Invasive Species Report with your planning application?

Please remember that anyone causing a wildlife offence (e.g. destruction of a bat roost) can be prosecuted, irrespective of the planning process. Remember to schedule works to ensure no disturbance to protected species, including nesting birds.

Please fill in Parts Ai and ii, B and C of the table below. The completed table must be included with your application.

Part A. If there is a tick in the 'yes' column you must include a **Wildlife Report** with your application. The report may vary from a short written statement (if there is no significant impact) to a comprehensive report with surveys.

Part B. If there is a tick in the 'yes' column you must include a **Geology Report** with your application.

Part C. If there is a tick in the 'yes' column an **Invasive Species Control Plan** is required.

All reports must be produced by a consultant with suitable qualifications and experience. For further information on the reports, including a list of consultants and a generic Wildlife Report brief (which may help when employing a consultant), go to <https://new.devon.gov.uk/environment/wildlife>

Wildlife and Geology Trigger Table

PART A - TRIGGERS FOR A WILDLIFE REPORT	Yes (Wildlife Report required)	No
1a. The application site (red line) is greater than 0.1 hectares* 1b. The proposal:		X
i. Involves demolition of a building.		X
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.	X	
iii. Involves works to a quarry or built structures such as bridges, viaducts, aqueducts, tunnels, mines, kilns, ice houses, military fortifications, air raid shelters, cellars and similar underground ducts and structures.		X
iv. Involves the development of wind turbine(s), including domestic turbines.		X
v. Will illuminate / cause light spill onto a building, mature tree (see ix), woodland, field hedge, pasture, watercourse, water body, tree line or a known bat roost.		X
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) <u>excluding ornamental garden fish ponds.</u>		X
vii. Removes, or moves, part / all of a hedge or line of trees (excluding non native or urban hedges unless > 10m being removed).		X
viii. Is within, or may impact on (including impacts on hydrology), a woodland or a substantial area of scrub connected to a woodland or hedge.		X

ix. Involves surgery to or felling of a mature tree with obvious holes, cracks or cavities, dense ivy, deadwood, bird / bat box (i.e features which may be a bat roost).		X
x. Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland (heather/gorse present).		X
xi. ** <u>Householders do not need to answer this question.</u> May impact directly or indirectly (via a watercourse or air pollution pathway) on a designated wildlife site (Special Areas of Conservation, Special Protection Area, Sites of Special Scientific Interest, County Wildlife Site, Local Nature Reserve, Special Verge).		X
xii. Involves lighting or removal of a tree line, woodland, hedges or pasture within a Greater Horseshoe Bat consultation zone (<i>please ask the LPA during pre-ap discussions</i>).		X
PART B – TRIGGER FOR A GEOLOGICAL REPORT	Yes (Geology Report required)	No
** Application impacts on a geological Site of Special Scientific Interest or County Geological Site (RIGS)		X
PART C – INVASIVE SPECIES Site supports an invasive species such as Japanese Knotweed. <i>For a list of Schedule 9 non native invasive species see http://www.legislation.gov.uk/ukpga/1981/69/schedule/9 or http://www.nonnativespecies.org/index.cfm?sectionid=23 For more information on Japanese Knotweed see www.devon.gov.uk/japanese_knotweed.htm.</i>	Yes (Invasive Species Control Plan required)	No
		X

* - If you have ticked 'no' to all 1b questions a Wildlife Report will not be required if the LPA confirms in writing that it is reasonably certain that there will be no impact on protected or priority habitats and species.

** - to find out if your site is in, or near, a designated site look on <http://map.devon.gov.uk/DCCViewer/> or ask the LPA or Devon Biodiversity Records Centre www.dbr.org.uk (there will be a small charge). For County Geological Sites (RIGS) see also www.devonrigs.org.uk/07DevonSites.html

IMPORTANT.....

If detailed protected species surveys are required these MUST be included with your planning application. The application cannot be validated without them. They cannot be conditioned.

Some surveys can only be undertaken at certain times of year. It is essential that these are timetabled into your project plan in order to avoid wasting time and money. A survey calendar can be found at:

http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/Images/WhentosurveyFINAL_tcm6-21620.pdf

All details of avoidance, mitigation, compensation and enhancement actions MUST also be included with your application. It is very likely that any planning permission will be conditional on these being implemented.