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Ecological Impact Assessment: Amara Tam, The Street, Eye, IP23 8AF



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Client	Aaron Stevenson
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Declaration of Compliance

This report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct and British Standard Institution's BS 42020:2013 Biodiversity – Code of practice for planning and development. We confirm that the opinions expressed within this document are our bona fide professional opinions.

The information which is being provided is a true representation of the survey methods used and the results assembled, with respect to the stated dates of survey and assessment. The future validity of this report is conditional on any changes which occur to the assessment site, and in any case will be limited by professionally accepted survey lifespans^{1,2}.

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¹ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

² Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London. Section 2.6.3 Age of survey data (pg 20).

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1. Non-Technical Summary

Norfolk Wildlife Services was commissioned to assess the potential for protected species impacts presented by the proposed single-storey extension of the house and demolition of an outbuilding at Amara Tam, The Street, Eye, IP23 8AF.

The targeted buildings were first inspected on 25/05/2023 by John Harris MCIEEM (Natural England Level 2 bat survey Class Licence registration 2015-13039-CLS-CLS and great crested newt survey Class Licence registration 2015-19157-CLS-CLS). Subsequent dusk bat roost emergence surveys were completed on 12/06/2023 and 19/07/2023.

The Amara Tam is a rendered brick, two-storey house with a single-storey extension on the western half of the north elevations (the proposal is to renovate and enlarge this extension). Both the main house and extension have pantile roofs. The outbuilding is a small single-storey rendered blockwork building with areas of cladding, and on the northern end of the outbuilding is a lean-to. Due to the proximity to the proposed extension, this outbuilding is to be demolished. The proposed footprint of the new extension is currently brick weave and gravel. Surrounding the application site are gardens and low density housing.

The proposed extension and demolition works present no credible risk of impacts to any statutory or non-statutory designated nature conservation sites, and is expected to have a neutral impact on valued habitats.

There is a large garden pond approx. 45m to the northeast of the site, which is confirmed as having breeding great crested newts. There are no anticipated direct impacts to the pond and the habitats within the planned footprint of the development are unsuitable for great crested newts to use as a place of refuge.

Bat roosting evidence was found for the main loft of the house, but this will not be disturbed by the proposed works. No bats roosts were identified in the single-storey extension or outbuilding. The proposal is predicted to have a neutral impact on roosting bats, but certain precautions are advised as best practice.

There is a conceivable potential for minor impact to individual great crested newts during ground works. However, if these works are completed under the method statement included in this report, the risk of potential impacts will be effectively reduced to below a reasonable expectation.

Neutral impacts are predicted for hedgehogs, nesting birds and reptiles.

A minor but proportionate wildlife enhancement is recommended in the form of a new bat roost box, placed either on the house or on a suitable tree in the garden.

2. Introduction

2.1. Description of the project

Norfolk Wildlife Services was commissioned to assess the proposed extension of a house and demolition of an outbuilding at Amara Tam, The Street, Eye, IP23 8AF (grid reference TM 1522 7670).

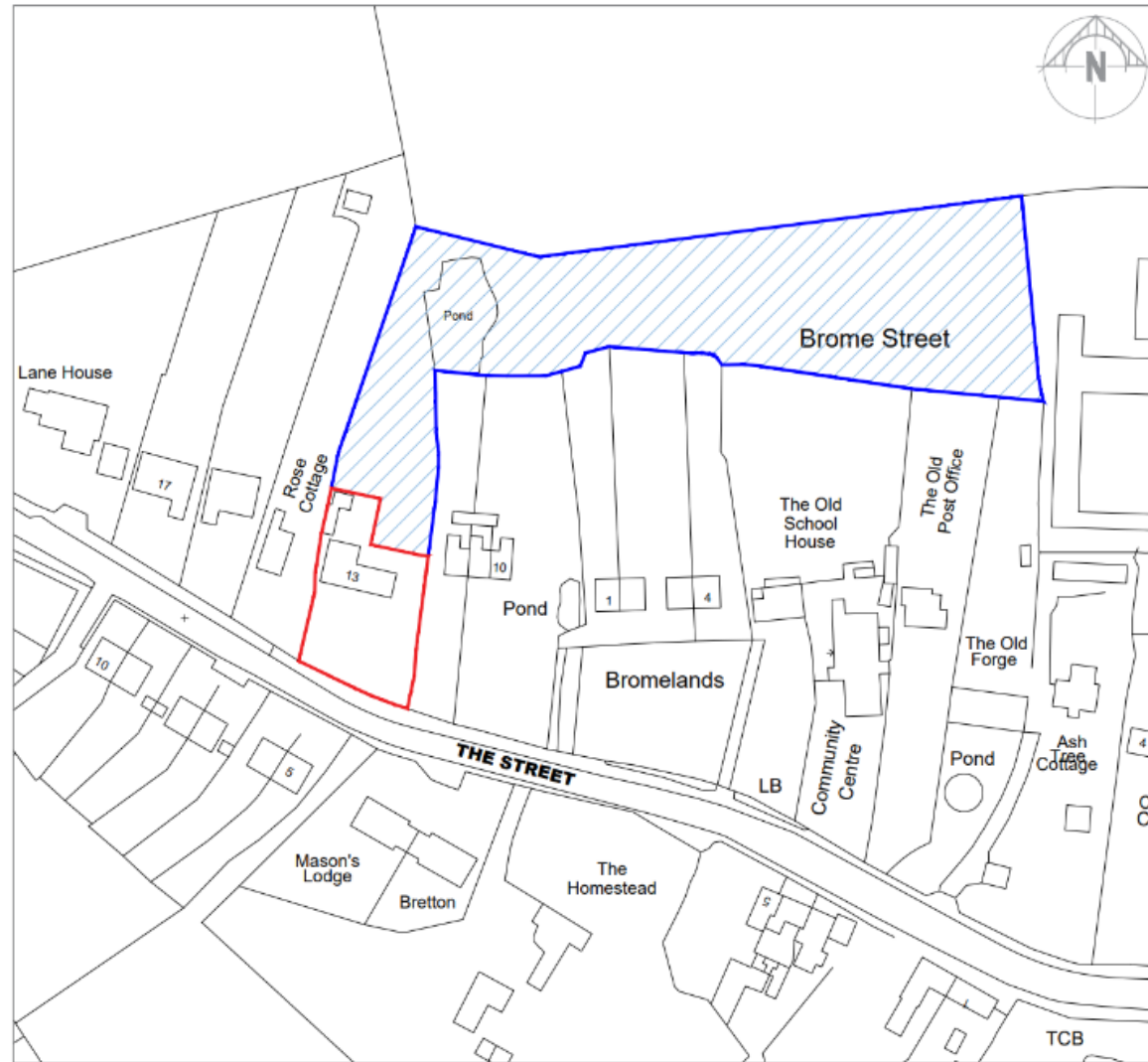
The proposed works are to expand the existing single-storey extension into an area of brick weave and gravel, and to demolish an outbuilding to create space. The new extension will not tie into the loft space of the main house. The proposed works would be confined to the area adjacent to the existing dwelling of Amara Tam (see Figure 2).

2.2. Purpose

The purpose of this ecological impact assessment report is to:

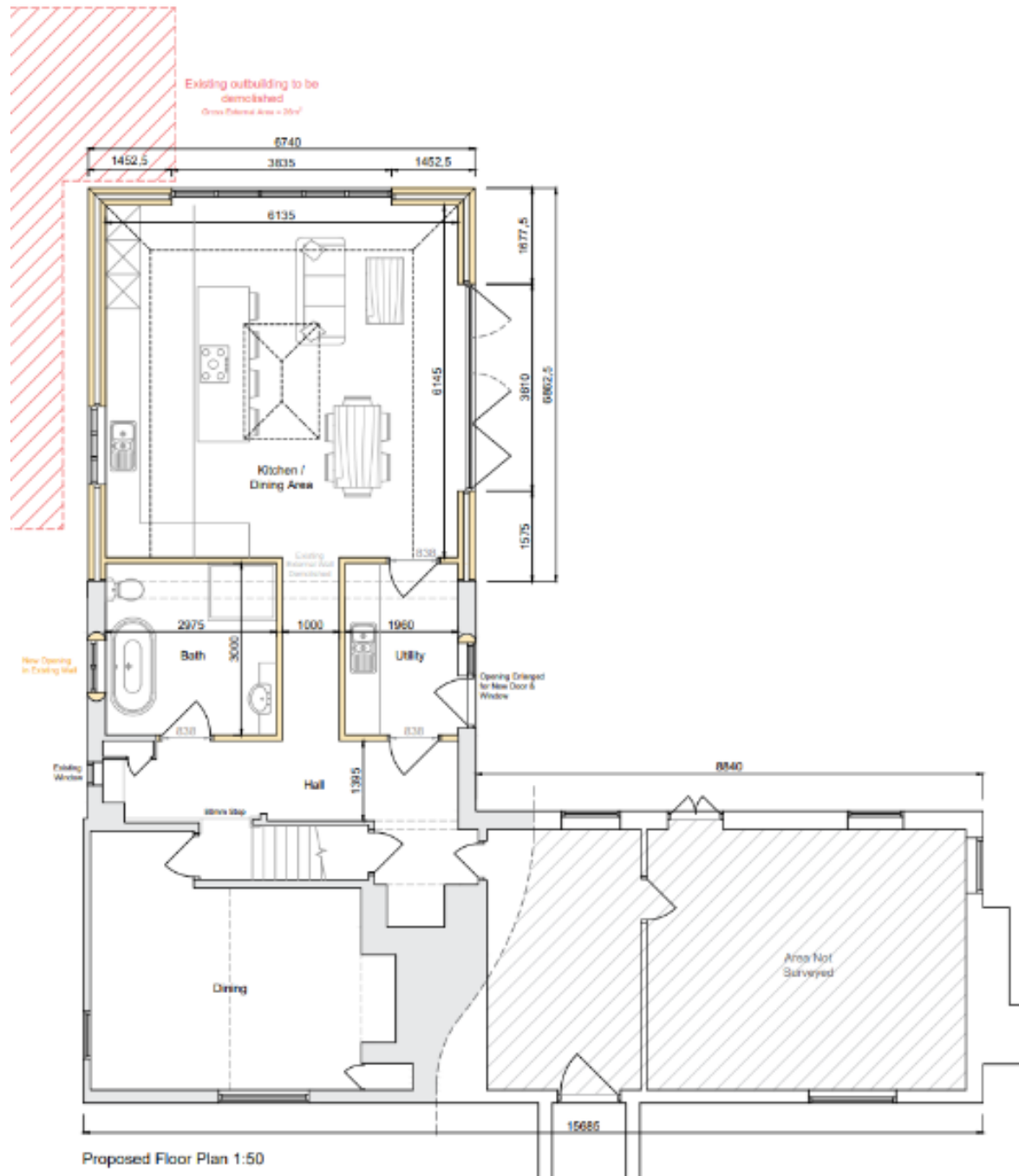
- Describe the ecological baseline of the survey area.
- Evaluate the habitats within the survey area for their ecological value in a geographic context.
- Identify and describe all potentially significant ecological effects as a result of the proposal (e.g. impacts to protected species).
- Outline appropriate avoidance or mitigation measures for significant effects as a result of the proposal and how these could be secured.
- Clearly identify requirements to ensure compliance with nature conservation legislation.
- Identify potential ecological enhancement measures beyond avoidance or mitigation.
- Set out any requirement for post-development monitoring.

Figure 1: Amara Tam site location, red application boundary, blue land holding



Existing Location Plan 1:1250

Figure 2: Amara Tam development proposal



3. Methods

3.1. Zone of Influence

The Zone of influence (Zoi) is defined by the CIEEM Guidelines for Ecological Impact Assessment (2018) as: *“The areas/resources that may be affected by the biophysical changes caused by activities associated with a project”*.

The Zoi for this project considers multiple areas for the potential changes to ecological features as a result of the proposed development. The extents of these areas are:

- Within the application site boundaries (as per Figure 1) and immediately adjacent habitats for direct impacts to valued ecological features (e.g. habitats and protected species).
- Within a 2km radius of a central grid reference (TM 1522 7670) for designated nature conservation sites which may be indirectly impacted as a result of the proposed development.
- Within 250m of the proposed development site for water-bodies (potential amphibian breeding sites).

3.2. Desktop study

A desktop study was made of the survey area using the search criteria and sources described in the Table 1 below.

Table 1: Desktop study searches

Search	Sources
A 2km search radius for statutory and non-statutory designated nature conservation sites and other features of interest	Natural England Magic Map Application (www.magic.gov.uk)
A 1km radius for European Protected Species mitigation licences and great crested newt licence return records	Natural England Magic Map Application (www.magic.gov.uk)
A 250m radius for extant waterbodies	Natural England Magic Map Application (www.magic.gov.uk) Google Earth Pro
Planning applications search within 1km of site	Local authority planning portal

3.3. Field surveys and establishment of baseline ecological conditions

The targeted building was first inspected on 25/05/2023 by Harris MCIEEM (Natural England Level 2 bat survey Class Licence registration 2015-13039-CLS-CLS and great crested newt survey Class Licence registration 2015-19157-CLS-CLS).

Photographs of the property are referenced within the Results section and are shown in Appendix 2.

3.3.1. Habitats

A basic Phase 1 habitat assessment was completed based on JNCC 2010³ methods and UK Habitat Classification definitions and codes version 1.

3.3.2. Species

Mammals

The proposed development area and its adjacent surrounds was evaluated for its potential value for protected (or otherwise conservation concern) mammal species, particularly roosting bats.

Dusk bat roost emergence surveys of the building were completed on 12/06/2023 and 19/07/2023. The surveyors and equipment used are detailed below in Table 2 and surveyor locations are shown in Figure 3.

Table 2: Bat activity survey details

Date	Surveyors	Equipment
12/06/2023	John Harris and Ben Moore (BM) ACIEEM (Natural England bat survey class licence registration # 2019-39352-CLS-CLS),	Surveyor used Echo Meter Touch 2 Pro bat detectors. Surveyor assisted by a HikMicro Lynx Pro LH15 thermal camera paired with a Song Meter Mini Bat detector.
19/07/2023	John Harris (JH) MCIEEM, Natural England bat survey class licence 2015-13039-CLS-CLS Mick Finnemore (MF), Natural England bat survey class licence registration #s 2015-10713-CLS-CLS and 2015-10714-CLS-CLS	Surveyor used Echo Meter Touch 2 Pro bat detectors. Surveyor assisted by an Infrared Camera, paired with Song Meter Mini Bat detector.

Birds

An assessment was made of the features likely to support breeding birds within the survey area.

Reptiles

An assessment was made of the features likely to support reptiles within the survey area.

Amphibians

A desktop search for ponds within 250m of the survey area was conducted using the Natural England Magic Map Application (<https://magic.defra.gov.uk/>) and Google Earth Pro, and an assessment was made of the features likely to support great crested newts within the survey area.

3.4. Assessment of impact potential / risk

Potential impacts on ecological features are characterized using the following criteria.

Positive or Negative

The definition of a positive or negative impact/effect is as per CIEEM⁴:

³ Joint Nature Conservation Committee (2010) Handbook for Phase 1 habitat survey – a technique for environmental audit. JNCC, Peterborough, UK.

⁴ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

- *“Positive – a change that improves the quality of the environment e.g. by increasing species diversity, extending habitat or improving water quality. This may also include halting or slowing an existing decline in the quality of the environment.*
- *Negative – a change which reduces the quality of the environment e.g. destruction of habitat, removal of foraging habitat, habitat fragmentation, pollution.”*

Spatial Extent

The spatial extent of an impact’s predicted effects is estimated according to the following categories: international and European; national; regional / river basin district; county; local planning authority district; local (≈ parish); site (within the proposed development boundaries).

Magnitude

- *Major* – an impact which is predicted to have a crucial effect (positive or negative) on a designated conservation site, habitat or species population within a specified spatial extent. Normally the effect will be considered either long-term (potentially reversible) or permanent.
- *Moderate* – an impact which is predicted to have a modest effect (positive or negative) on a designated conservation site, habitat or species population within a specified spatial extent. Normally the effect will be considered temporary in either the short- or medium-term, and to be reversible.
- *Minor* – an impact which is predicted to result in a slight but unimportant effect (positive or negative) on a designated conservation site, habitat or species population within a specified spatial extent. Normally the effect will be considered to be short-term and reversible.
- *Neutral* – a ‘non-impact’, with no appreciable effects on a designated conservation site, habitat or species population.

Duration

The duration of an impact’s predicted effect may be quantified, or else broadly defined as either short-term, medium-term, long-term or permanent.

4. Results

4.1. Local context

Amara Tam is situated in the village of Brome, to the north of The Street, which is the main road through the middle of the village. Amara Tam is in a row of detached properties. To the north are large arable fields, and on the opposite side of The Street is a row of semi-detached properties. There are seven ponds within 250m of the house.

4.2. Desktop study results

There are no designated statutory nature conservation areas within 2km of Amara Tam.

There are no county wildlife sites within 1km of the site.

Magic Map shows two granted European Protected Species mitigation licences for bats within 1km. Licence EPSM2013-6802 covered common pipistrelle and brown long-eared bat resting places, and 2017-31950-EPS-MIT covered a common pipistrelle resting place.

There are no great crested newt (GCN) mitigation licences within 1km. There are four site records for the GCN Pond Survey 2017-2019 within 1km of Amara Tam, and of these four one had confirmed presence of GCN. The proposal site is within Natural England's Amber Risk Zone for GCN.

The search of the local authority planning portal found four relevant planning application close to the site which had ecological assessments for bats and GCN:

- DC/23/02774 (granted) had surveys in 2022 for GCN and bats – determined no bats roosting in building and survey of adjacent waterbody did not identify presence of GCN.
- DC/21/01192 (granted) had surveys for bats in 2020 – determined no bats roosting in building and GCN assessment identified nearby pond as unfavorable for GCN (so likely absent).
- DC/22/04504 and DC/22/03208 (refused/ withdrawn) (same property and assessments) had surveys for bats in 2022 – determined no bats roosting in target building and that the nearby ponds were unfavorable for GCN. The potential risks to GCN were mitigated through the use of a method statement.
- 2697/13 (granted) – had bat surveys in 2013 which identified small numbers of brown long-eared and common pipistrelle roosting, no impacts to GCN were anticipated.

4.3. Field survey results

4.3.1. Habitats

The main feature of the proposal site is the rendered brick, single-storey extension and the single-storey rendered blockwork and clad outbuilding (buildings u1b5, residential 109) (photos 1 – 4). Additionally, there is an area of gravel and brick weave (suburban/ mosaic of developed and natural surface u1d, garden 230) (photos 1 – 3).

4.3.2. Species

Mammals

The rendered brickwork of the extension is intact and lacking bat roost potential. The pantile roof is underlined with roofing felt, and the soffits and barge boards are all tightly fitted. The interior of the house is sealed-off and finished to living space standard, and so lacks credible bat roost potential. There is a small void space between the ceiling and roof of the extension, but there is no access to it. The main house has a pantile roof (photo 1). The loft space is currently boarded-out and used for storage; this is outside of the proposed development area.

The bat roost potential of the single-storey extension was rated as moderate as per Bat Conservation Trust guidelines.⁵

The outbuilding is also rendered but over blockwork, and has areas of timber cladding. The pantile roof is pitched and lined with felt and board (photo 5). On the north end of the outbuilding is a single-skin timber-clad storeroom with a lined, sloped pantile roof. There were no signs of bats within the outbuilding.

During the initial survey of the proposal site, an accessible part of the main house loft was surveyed and found to be used by bats (see Figure 3, blue outline). No bats were seen but aggregations of droppings were observed in two distinct places under the ridge board, and there was a scattering of fresh droppings within the loft space. The total number of dropping both old and new was less than 1,000. The quantity of fresh dropping (circa 200) in relation to the total number suggests that the loft is used by a small number of brown long-eared bats as a day roost.

12/06/2023 bat activity survey

The dusk emergence survey was completed in satisfactory conditions: 0% cloud cover, no precipitation, winds at Beaufort Wind Force Scale 1 and temperature of 20°C throughout the survey. The survey started at 21:00 and ended at 22:47 (sunset 21:17).

Infrequent common pipistrelles were detected during the survey, with the first record at 22:13. A single pass by noctule was heard at 22:24. No bats emerged from the target building.

19/07/2023 bat activity survey

The dusk emergence survey was completed in acceptable conditions: 20% cloud cover, no precipitation, winds at Beaufort Wind Force Scale 1 to 2, and temperature of 18°C dropping to 14°C by the end of the survey. The survey started at 20:53 and ended at 22:30 (sunset 21:08).

Minor common pipistrelle activity was recorded on site. The first bat on site, a common pipistrelle, was recorded at 22:06. After this a few more passes of common pipistrelle were observed, but no bats emerged from either extension or outbuilding.

Birds

No nesting bird activity was noted during any survey on the areas to be impacted by the works. House martins were seen nesting under the eaves of the main house.

Reptiles

The proposal site has negligible reptile potential.

Amphibians

There are 7 pond within 250m of the site. Some of these have been assessed in other planning applications and determined as unfavourable for GCN.

The pond in the garden of Amara Tan was credited a habitat suitability score of 0.73, which is categorised as 'good' suitability for breeding GCN. During the initial site assessment, GCN eggs were found on plants within the pond confirming their presence.

4.4. Limitations

None.

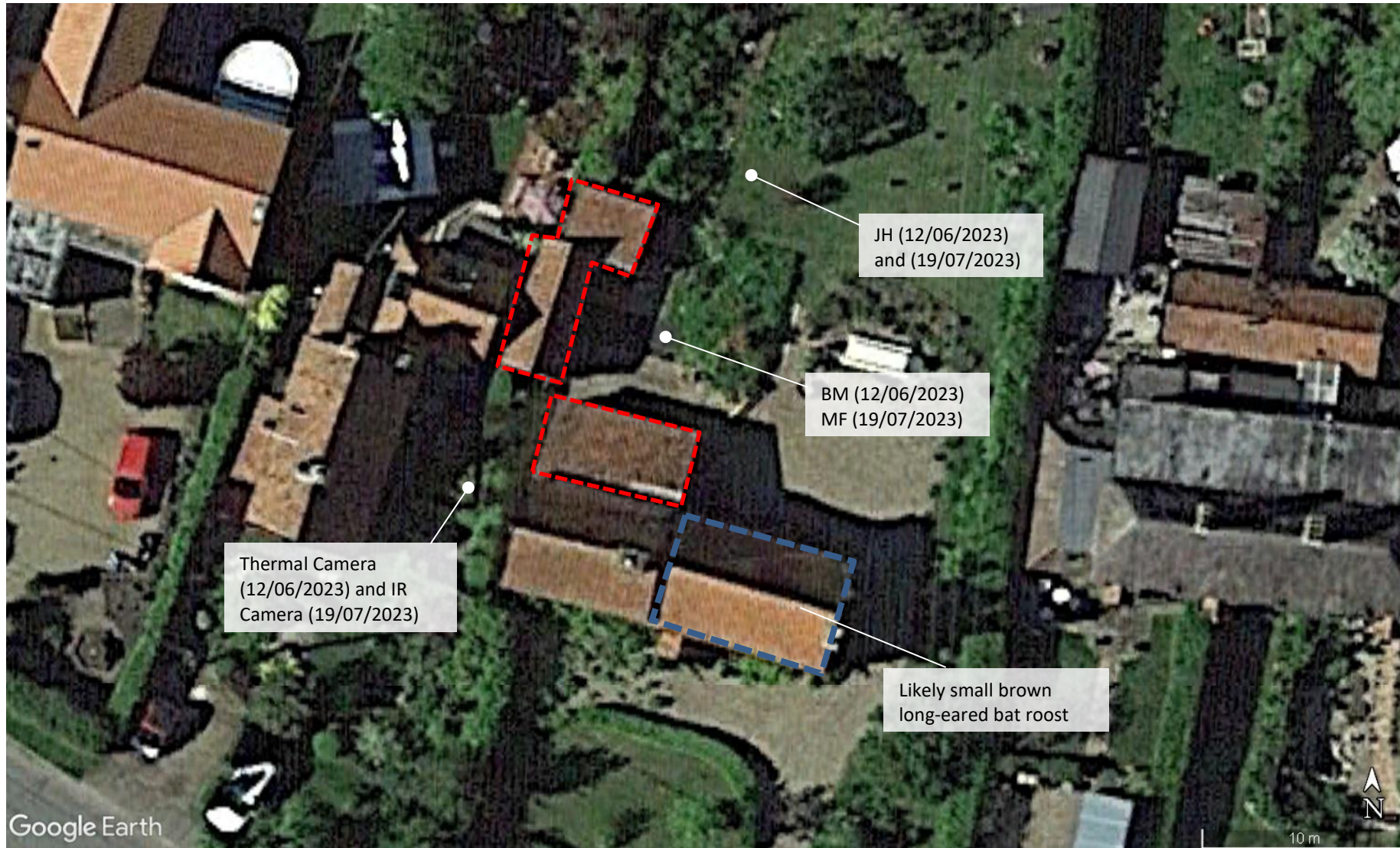
⁵ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

4.5. Further survey recommendations

The bat roost survey results should be regarded as valid at least until the start of the next optimum bat survey season on 1st May 2024.⁶

⁶ BCT (2016) guidelines, section 2.6.3 Age of survey data (pg 20).

Figure 3: Map of bat roost emergence survey positions (red areas to be impacted by works)



5. Ecological Impact Risk Assessment

5.1. Potential impacts

5.1.1. Designated nature conservation sites

The proposed loft extension and outbuilding demolition present no credible risk of impacts to any statutory or non-statutory designated nature conservation sites. A *neutral* impact on all designated nature conservation sites is predicted.

5.1.2. Habitats

The works are expected to have a *neutral* impact on valued habitats.

5.1.3. Protected species

Mammals

The proposed extension works and demolition is expected to have a *neutral* impact on roosting bats and on any site commuting/foraging behaviour.

The bats roosting in the main house will not be directly impacted on by this proposal, but a *minor negative* disturbance impact on the roosting behavior of the brown long-eared bats is considered possible as a result of any excessive external lighting for the new extension.

Birds

A *neutral* impact nesting birds is expected.

Reptiles

A *neutral* impact on reptiles is expected.

Amphibians

The proposed works will not impact any waterbodies.

There is no suitable habitat within the footprint of the development for GCN to use. As such, the only conceivable risk to GCN would be to individual GCN crossing the site by way of falling into open excavations, or if encountered sheltering in any suitable habitat created by the demolition and/or storage of materials on site.

Using the Natural England Risk Assessment, which is part of the GCN licence method statement template⁷, the small-scale works – if unmitigated – are deemed to have notional offence probability score of 0.05 for working within 100m of waterbody (green, offence unlikely), and a score of 0.5 for minor disturbance to individual newts (amber, offence likely).

The potential of impact is deemed to be of no more than *minor negative* magnitude to the local population of GCN.

5.2. Cumulative effects

The ecological assessments of the other nearby planning application have found either an absence of protected species, no impacts, or impacts that could be successfully mitigated. The Amara Tam proposal has similarly minor and mitigable impact potential. No significant cumulative impacts are anticipated.

⁷ Method Statement to support application for licence under Regulation 55(2)(e) of The Conservation of Habitats and Species Regulations 2017 (as amended) in respect of great crested newts *Triturus cristatus*. Form WML-A14-2 (Version April 2020)

5.3. Mitigation measures

5.3.1. Habitats

None.

5.3.2. Protected species

Mammals

There is no expectation of a roosting bat presence at Amara Tam, but there is never an absolute certainty of bat roost absence, especially transient use by a common species. Site inductions for contractors should include mention of procedures in regard to any protected species discoveries. The pre-works instruction given to the contractors should be that if any bat was to be discovered during the works, then all site works must immediately stop and a bat survey licensed ecologist consulted to advise on a course of action.

To mitigate the potential for negative impacts on the brown long-eared bat roost from the lighting of the new extension, a wildlife-sensitive lighting scheme should be adopted as per Institution of Lighting Professionals and Bat Conservation Trust guidance⁸. Any new exterior lighting (particularly on the east elevation) should be low-lumens and downcast/directional, to prevent light spill onto the identified roost. Exterior lighting should be PIR activated and on short timers (< 1 minute). Any new lighting on site is also recommended to avoid blue-white short wavelength and lights with high UV contents, as these have a negative impact on insects and can ultimately reduce foraging for bats⁹.

Great Crested Newts

The small scale of the development is deemed unlikely to have an impact based on the Natural England GCN Risk Assessment Tool. The very low but conceivable risk to GCN is to individuals during the construction phase of the works, particularly the ground works.

Natural England advice is that licencing a project should be a last resort¹⁰. It is determined that the potential for impacts to GCN from this project can be effectively mitigated by the implementation of a method statement for precautionary working. As the impacts risk is to individual newts during the ground works phase, the use of non-licenced avoidance measure (as outlined in the GCN EPS Method Statement form¹¹) can be implemented to minimise/ remove the risk to GCN.

To remove the risk to GCN, the following steps can be taken:

- Providing a toolbox talk to the contractors at the beginning of the development, advising a level of awareness and care when working on site.
- Complete ground works and demolition while GCN are less active above ground (November to February)
- Store all waste in skips or remove from site at the end of the day
- Store all material off ground on pallets

⁸ Ferguson, J., Fox, H. & Smith, N. (2018) Bats and artificial lighting in the UK. Bats and the Built Environment series, Guidance Note 08/18. Institution of Lighting Professionals and Bat Conservation Trust.

⁹ Stone, E.L. (2013) Bats and lighting: Overview of current evidence and mitigation. University of Bristol, UK.

¹⁰ Natural England (2011) Guidance Note: European Protected Species and the Planning Process Natural England's Application of the 'Three Tests' to Licence Applications WML-G24(01/11)

¹¹ Method Statement to support application for licence under Regulation 55(2)(e) of The Conservation of Habitats and Species Regulations 2017 (as amended) in respect of great crested newts *Triturus cristatus*. Form WML-A14-2 (Version April 2020)

- In the event ground works are required to be completed while GCN are active, reduce the amount of trench open overnight by do the following
 - Only dig excavations which are required for that day
 - Backfill excavations at end of day (where possible)
 - If excavation to be left open overnight leave a ramp to allow newts to escape
- Ensure all pipework is capped to prevent animals from gaining access
- If a GCN is found during the works, then all site works must immediately stop and a GCN survey licensed ecologist consulted to advise on a course of action.

In the event that this Method Statement approach is not feasible, then the development should apply for a District Level Licence.

5.4. Mitigation licensing for European Protected Species

Desk study and site survey results conclude that there is no reasonable expectation of impacts to roosting bats, and with the adoption of the method statement, likewise for GCN. As such, there is no expected requirement for mitigation licensing.

5.5. Residual impact assessment

Table 3: Residual impact risk assessment

Receptor	Potential impact	Mitigation	Residual impact
Habitats	Neutral	-	-
Bats	Minor negative light disturbance	Sensitive lighting scheme	Neutral
Hedgehogs	Neutral	-	-
Birds	Neutral	-	-
Reptiles	Neutral	-	-
Amphibians	Minor negative to individual newts during construction	Adoption of a method statement for works	Neutral

6. Enhancements

Given the negligible ecological impact potential of the proposed development, a proportionate enhancement measure would be fitting one new bat box within the boundary of the property.

6.1. Bat roost boxes

One bat roost box will be provisioned within the boundary of ownership of Amara Tam. The box should be installed at the rear of the property to avoid the street lighting, and placed as close to the pond as practically possible.

The bat box may be set on a tree in the garden or on a garden building, away from windows and lights. The suggested bat box model is a Kent-style box, appealing to most bat species and unlikely to be adopted by birds. Long-term maintenance of the bat box should be minimal, as the advised design is self-cleansing of droppings. However, the attachment to the building or tree should be checked at least annually.

7. Conclusions

An ecological impact assessment of proposed works at Amara Tam, The Street, Eye has predicted:

- No impacts on designated nature conservation sites.
- No impacts on valued natural habitats.
- Bat roost displacement is not expected but some precautionary measures are advised.
- No impacts on local hedgehogs.
- No impacts on nesting birds.
- No impacts on reptiles.
- There is low potential for impacts to individual GCN, but this can be effectively mitigated through the application of a method statement that follows the non-licensed avoidance methods advised by Natural England.

A minor but proportionate wildlife enhancement is recommended in the form of a new bat roost box erected on site.

Appendix 1: Relevant Legislation and Policy Guidance

Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981, Section 9, states protections from intentional or reckless actions upon the certain animal species that are listed in Schedule 5 and the plant species listed in Schedule 8. The Schedule 5 listed species have different types of safeguards depending on whether they are protected by Section 9.1, 9.2, 9.4 and/or 9.5.

- Section 9.1 – protection from killing or injury; includes water vole, grass snake, common lizard, slow-worm and adder.
- Section 9.4a – protection from intentional damage or destruction to any structure or place used for shelter or protection; includes water vole.
- Section 9.4b – protection from intentional disturbance while occupying a structure or place used for shelter or protection; includes all bat species, hazel dormouse, otter, water vole and great crested newt.
- Section 9.4c – protection from access to any structure or place used for shelter or protection being obstructed; includes all bat species, hazel dormouse, otter, water vole, great crested newt and natterjack toad.

All wild birds are protected from destruction of their nests (with minor exceptions) under the Wildlife and Countryside Act 1981. A higher level of disturbance protection is extended to Schedule 1 species, such as barn owls, and their active nest sites.

Plants listed under Schedule 9 of the act are invasive and generally need controlling on a development site. It is an offence to “plant or otherwise cause to grow in the wild”, the invasive species listed on this schedule. Disposal of the plants or soil contaminated by them may need to be to a controlled waste site.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019, broadly retains the habitat and species protections that are required under the European Habitats Directive (EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna) and the Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds). The statutory protection for European Protected Species and Natura 2000 sites (now referred to as ‘National Site Network’ sites) remains unchanged for now.

This legislation affords very strict protection to its Schedule 2 listed species, which includes all species of bats, hazel dormouse, otter, great crested newt and natterjack toad (Habitats Directive Annex IV species). Developments that are likely to have a significant impact upon any Schedule 2 listed species (e.g. bats and great crested newts) require a European Protected Species mitigation license from Natural England in order for the development to legally proceed.

Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities Act 2006 (NERC) came into force on 1 October 2006. Under Section 40 of the Act, all public bodies (including planning authorities) now have a legal duty to consider biodiversity in their work (i.e. a material consideration for planning applications). As such, in order to increase the likely success of any planning application, consideration should be given to enhancing the biodiversity value of the site following redevelopment. Section 41 lists priority (Principal Importance) habitats and species which are to be particularly considered with respect to potential impacts, and may include species which are not otherwise protected by UK legislation.

Appendix 2: Photographs



Photograph 1: Looking at single elevation extension to be extended



Photograph 2: Gravel access to site



Photograph 3: Eastern side of outbuilding and gravel area for footprint of new extension



Photograph 4: Southern gable of outbuilding and pantile roof of store



Photograph 5: Inside of outbuilding



Photograph 6: Garden Pond



Photograph 7: Thermal camera image from 12/06/2023 bat survey



Photograph 6: Infra-red camera image from 19/07/2023 bat survey