

Devon Wildlife Checklist A1 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: Ashfield, Stoodleigh, EX16 9QF

6 digit SS913192 / SS9130519210

Date of Survey: 27th July 2023

Name of surveyor: C.N.Wills BSc (Hons) NE Survey Class License Nos: 2016-23490-CLS-CLS & CL29/00307

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? <u>Tick or cross</u>	Detailed survey needed to clarify impacts and mitigation requirements?	Detailed survey carried out and included?	Species Present or Assumed to be present on site <u>Indicate with P or A and name the species</u>	Impact on species?	Detailed Conservation Action Statement included? 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 – walkover showed no evidence or significant potential	No						
Bats (flight line / foraging habitat)	x - occasional feeding over Site only	No			Not if recommendations are followed			
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	- low potential for opportunistic use	At time of development	No	A – multiple species P – Blackbird, House Sparrow, Pigeon	Not if recommendations are followed			
Reptiles	- low potential for individual creatures of commoner species only	No		A – Common Frog, Toad, Slow Worm	Not if recommendations are followed			
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							

Devon consultation zones for cirl buntings and great crested newts - <http://www.devon.gov.uk/index/wildlife.htm>

UK BAP priority species - <http://jncc.defra.gov.uk/page-5717>

Devon BAP key species - http://www.devon.gov.uk/dbap-section_e.pdf (note that this list is currently being updated)

A.2 Designations / important habitats / sites of geological importance (relates to questions 13 b & c in the planning application form) 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. <u>Tick or cross</u>	Name of site / habitat	Detailed Conservation Action Statement included in report? Sufficient information included in order for the LPA to undertake an HRA?	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	x				
Site of Special Scientific Interest (SSSIs)	x				
Marine Conservation Zone (MCZ) (<i>not before 2012</i>)	x				
Biosphere Reserve					
Local Nature Reserve (LNR)	x				
Non statutory wildlife designations					
County Wildlife Site (CWS)	x				
Ancient Woodland	x				
Ancient Trees	x				
Special Verge	x				
Strategic Nature Area (SNA)	x				
UK BAP Priority habitat	x				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	x				
Non statutory geological designation					
County Geological Site (CGS or RIGS)	x				

List of UK BAP priority habitats - <http://jncc.defra.gov.uk/page-5718>

Source: Devon County Council/ Dartmoor National Park Authority 2022

Ecological Summary

No significant potential for impact on protected wildlife has been noted for this proposal, and relevant precautions are provided.

The following highlighted conditions should be applied to ensure a proportionate degree of ecological enhancement is provided through the scheme:

Nest boxes x 2

Bee bricks

Bat roosting tube x 2

Native species trees

Native hedgerow on bank

Sedum roof/living wall

Permeable parking

No ecological enhancement is deemed necessary in this case

Due to increasing levels of artificial lighting and associated negative impacts on nocturnal landscapes, the following highlighted recommendations have been made within the report:

General light spill reduction suggestions

Planning Condition limiting use of external lighting

Planning Condition regarding the use of low transmission glazing

Planning Condition regarding 0.5 lux max lighting

Dartmoor National Park Local Plan Biodiversity Net Gain Enhancement Feature Requirements

Residential dwelling, extension, conversion, garage and outbuildings – 1 feature per 20m² increase

Enhancement Options	Quantity required for 1 enhancement feature
Habitat: <ul style="list-style-type: none"> • Native wildflower meadow • Native hedgerow • Native trees • Native fruit trees (orchard) • Integrated bird or bat boxes • Permanent pond • Stone bank (with corridors) • Swale or wetland • Fence rivers, woodland, ditches, scrapes, scrub or other habitats to prevent grazing 	10m ² 10m length 3 trees 3 trees 2 boxes 2m ² (min. 0.6m depth) 2m length (min. 1m high) 8m ² 25m length of fence
Habitat connectivity: <ul style="list-style-type: none"> • Permeable boundaries, including wildlife corridors under fences and walls • Wildlife corridors under main roads and amphibian friendly kerbing 	All new boundary treatments, at least 1 corridor per 2m 2 corridors and 1 kerb
Sustainable drainage: <ul style="list-style-type: none"> • Simple rainwater harvesting • Swale or wetland 	1 rainwater butt 8m ²

Table taken from The Dartmoor Local Plan 2018-2036
Adopted Version 2021

Ecological Consultant – Wills Ecology

PEA SURVEYS - SITES - BUILDINGS - REPORTS

1 South Street, Denbury, Newton Abbot, Devon TQ12 6DH

Preliminary Ecological Assessment 'Bat and Bird Survey'



**The Barn at Ashfield
Stoodleigh
EX16 9QF**

SURVEY OBJECTIVES

To appraise the Building for the presence of bats and other protected species, and where appropriate recommend a suitable approach to avoidance, mitigation, compensation and ecological enhancement (biodiversity *net* gain/ 'BNG') within the proposals.

CLIENT:

Mr and Mrs Kendrick

2nd August 2023

SUMMARY

Planning Permission to demolish the barn at Ashfield and create a new equestrian unit will be sought from the Local Planning Authority; however, an Ecological Survey to show the presence or absence of Protected Species is required to inform the design and planning process.

Careful examination of the internal and external features of the building found no signs of use by bats, nor significant potential for bats to be found.

The findings confirm that the building is not a current bat roost and based on the evidence and potential found it would be disproportionate to recommend further survey work regarding bats at the property at this time.

A European Protected Species Licence will therefore **not** be required for the proposed works, and providing the law regarding nesting birds and protection of reptiles and amphibians is observed, works could proceed at any time of year.

Impact of proposal:

Provided that the recommendations within this report are implemented, particularly regarding external lighting, the impact on protected species will be negligible.

Ecological avoidance, mitigation, compensation and ecological enhancement (biodiversity *net gain*/ 'BNG') within the proposals:

Advice on the above is given within the body of the report and the Local Planning Authority should condition the provision of two integrated bat roosting tubes and two integrated nesting opportunities within planning consent in order to ensure that through the scheme a proportionate contribution to biodiversity *net gain* (BNG) is achieved.

Legislation:

Bats:

Due to recent dramatic declines in numbers, all bats and their roosts are fully protected under the 1981 Wildlife and Countryside Act (as amended), through inclusion in Schedule 5 and under The Conservation of Habitats and Species Regulations 2019. This legislation makes it an offence to intentionally kill, injure, possess, take, disturb or destroy their place of shelter.

In this situation, provided the development is carried out using the recommendations within this

report, it is *unlikely* to result in an offence for the following reasons:

Deliberate disturbance of bats

No evidence was found to suggest that bats have used the property, recently or historically, deliberate disturbance will therefore not occur and no offence will be committed.

Deliberate killing, injury or capture of bats

No evidence of use by bats was found and recommendations regarding suitable precautions during the development of the property will be made within this report. Capture of bats is unlikely to be required and no offence will be committed.

Damage or destruction of a breeding site or resting place (action need not be deliberate)

No evidence of use by bats, or significant potential for bat roosting activity was found within the property and suitable avoidance precautions are given within this report. Damage or destruction of a roost will therefore not occur and no offence will be committed.

Nesting Birds:

Under present UK legislation birds and their nests are fully protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird. It is an offence to intentionally take, damage or destroy the eggs, or young or nest, of any bird whilst it is being built or in use.

House Sparrows, Blackbirds and Pigeons were noted to be nesting within the trusses of the building at the time of survey, and therefore nest sites cannot be disturbed until the young have fledged.

All UK native **reptiles** and **amphibians** such as Common Frogs, Toads and Slow Worms are also protected under the Wildlife and Countryside Act 1981 from 'reckless harm'.

Developers are legally obliged to ensure that all reasonable efforts are made to protect such creatures from harm in preparation for and during development works.

In this case the area around the proposal zone does not offer suitable habitat for reptiles and amphibians except on an opportunistic basis, therefore general precautions are noted within the report.

1.0 Introduction and Background

I confirm that I carried out an inspection of the above property on 27th July 2023 looking for evidence of, or potential for use by bats, nesting birds or other protected wildlife.

I understand that the proposal will entail the demolition of the barn and creation of an equestrian unit.

This survey is limited in scope to the building and immediate surrounding area which might be affected by the proposal, although comment on wider impact may be made if deemed necessary by the surveyor.

2.0 Survey

Grid Ref: SS913192 / SS9130519210

Survey Date: 27th July 2023 - Daytime survey of the buildings, carried out in dry and calm conditions with 100% cloud cover. Temperature: 20°C

Equipment: High powered torches, mirror, endoscope, binoculars, and ladders where necessary.

Surveyor: Colin N. Wills, Natural England Survey Class Licence Nos: 2016-23490-CLS-CLS & CL29/00307

3.0 Methods and Constraints

The interior of buildings including floors, walls, behind lintels and timbers and all accessible areas of the underside of the roofs, and exterior soffits, gaps in roof materials, gaps between the walltops and the roof and crevices within the walls, are inspected for bats or signs of use by bats (urine staining, wear marking, droppings, insect remains). Any signs of use by other wildlife are noted. As bats can be seasonal visitors to buildings, this survey may depend upon evidence of bat use being found as bat presence may be seasonal. Crevice dwelling bats have the ability to roost in very small spaces, consequently it is possible that individuals may be missed during the survey as not every crevice or void can be fully inspected.

As the county of Devon supports most of our native bat species, an inspection will be made for all bat species which are likely to be found within buildings and the surrounding habitat of each site is assessed for the likely potential to support a range of potential uses by bat species such as breeding, commuting and foraging, and this will also inform the survey.

A data search has not been carried out as bats are highly mobile creatures and it is assumed that numerous bat species are likely to be found in the vicinity and will be taken into consideration whilst surveying the buildings. It is unlikely that a data search would provide any additional meaningful information.

4.0 Site assessment – wider landscape context



The site is located to the north of the small community of Stoodleigh. The surrounding countryside features areas of grazed pasture and fields of mixed agricultural activity enclosed by a network of mature hedgerows, brakes of trees and

woodlands. These habitat features have high potential to support a large amount of biodiversity such as small mammals including bats, breeding birds, reptiles, amphibians and invertebrates.

Natural England have granted three EPS Development Licenses within 2km: 2017-30758-EPS-MIT, 2020-45085-EPS-MIT and 2017-31884-EPS-MIT for sites affecting the roosts of Common and Soprano Pipistrelle, Whiskered, Barbastelle, Greater Horseshoe, Lesser Horseshoe and Brown Long-eared Bats.

The granting of these licenses is indicative of local populations of European Protected Species which may be found in the vicinity of the survey site where suitable habitat exists.

The site may also be covered by a number of statutory and non-statutory designations for wildlife conservation and development offsetting – please refer to the wildlife summary sheets above.

5.0 Buildings

The Barn

The barn is a very large steel framed structure in an exposed hilltop location. Set on a concrete floor and clad in profile steel sheeting and some areas of Yorkshire boarding, the barn has an unlined fibrecement sheeting roof with roof lights, vented ridge and profile verge caps.

Currently empty, all areas of the barn were accessible for inspection, and careful search within the space did not reveal any signs of use by bats either recent or historic such as indicative droppings or insect remains. The large open space in this exposed location offers no significant potential for use by bats. Signs of nesting was noted within the trusses, with Blackbird, House Sparrow and Pigeon nesting noted at the time of survey. Some signs of Ivy/creeper ingrowth was noted in places within the barn, and these areas should be carefully checked for nesting activity before any works begin.

6.0 Site

The barn is located within a concrete yard with tightly mown grass to one side, offering little potential for reptiles and amphibians to be found on anything more than an opportunistic basis.

7.0 Comment and Recommendations

Bats

As there were few areas which would offer opportunities for use by bats; no evidence of use by bats was noted and no significant potential for bats to be found, it is deemed unnecessary to carry out further surveys at this time for reasons of proportionality.

Assessment of bat roosting potential is informed through the roost suitability hierarchy published in the national survey guidelines from the Bat Conservation Trust ‘Bat Surveys for Professional Ecologists’ 3rd Edn. 2016.

Table 4.1 refers to ‘*Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement*’:

Suitability	Description Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation) A tree of sufficient size and age to contain potential roost features, but with none seen from the ground, or features with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat

Due to recent dramatic declines in numbers, all bats and their roosts are fully protected under the 1981 Wildlife and Countryside Act (as amended), through inclusion in Schedule 5 and under The Conservation of Habitats and Species Regulations 2019. This legislation makes it an offence to intentionally kill, injure, possess, take, disturb or destroy their place of shelter.

The findings confirm that the building is not used by roosting bats.

A European Protected Species Licence will **not** be required for works to this building, and provided

the precautions noted below and the law regarding nesting birds are observed, works could proceed at any time of year.

Lighting recommendations

Although the Site is not covered by any statutory designations protecting the landscapes used by bats, it is located in a relatively dark area of countryside in an exposed hilltop location. External lighting should therefore be avoided wherever possible and be of low-lumen intensity where absolutely necessary (this is not the same as low wattage), and in the warm white light spectrum, shielded to the ground with a cowl or baffle to ensure that only the target areas are illuminated and that light spill into other areas such as hedgerows and open areas is prevented.

This is important not only because some species of bat are light averse and will actively avoid lit areas, but an increasing body of evidence is pointing towards the extremely detrimental effects of artificial lighting on the nocturnal landscape, enjoyment of dark skies and our own wellbeing.

The use of PIR sensors set on short timers or infra-red security technology will help to reduce periods of unnecessary illumination at night, and the use of recessed cone light fittings internally will reduce the angle of transmitted light from windows, reducing light spill pollution.

Upward light spill from rooflights will also contribute to 'sky-glow' which generally increases ambient light levels at night by reflecting back from moisture in the atmosphere.

This effect from un-shielded windows may be reduced by careful choice of internal light sources and reducing the transmittance of the glazing by around 40%.

This comment should be seen as a recommendation only and not an endorsement of lighting modelling or further bat activity survey work, as this would be disproportionate in this case.

GENERAL PRECAUTIONS DURING BUILDING WORKS

Although the structure has been assessed as currently having no significant potential to support roosting bats, bats are highly mobile creatures and roosting opportunities may become available at any time. As there is therefore always a possibility of individual bats being present at any time of the year, I recommend the following 'bat friendly' methods when the works to the building commence which may be some time after my assessment has taken place:

Builders/contractors working on site must be made aware of the possibility of individual bats being present in the building at any time of the year.

Breaking into the existing roof coverings of the building should proceed with caution:

Special care should be taken when removing ridge pieces and materials above the wall tops which should be loosened and lifted vertically rather than being slid off; this will avoid

crushing any bats which may be roosting underneath. The underside of all roofing elements should be checked for a roosting bat before being stacked or discarded into a skip.

Verge capping should also be very carefully removed with careful examination of the cap and tile verge for individual bats which may have accessed a small void.

Any open joints in wooden trusses should also be carefully investigated with a torch prior to any works affecting these features in case an individual bat has gained access into a hidden crevice.

Bats should not be handled, and never without gloves. If bats are encountered during any of these operations please contact me for advice before proceeding.

Nesting birds/other wildlife

Evidence of Blackbird, House Sparrow and Pigeon nesting was noted amongst the trusses.

The nesting season is between the beginning of March and the end of August, and nesting may take place at any time within this period.

Under present UK legislation birds and their nests are fully protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird. It is an offence to intentionally take, damage or destroy the eggs, or young or nest, of any bird whilst it is being built or in use.

A check of the building and adjacent area for nesting birds should be made before work commences, and if nesting activity is discovered, the nesting area should be protected and all works in the area of the nest should be delayed until the young birds have fledged.

Ivy should be left until February to enable birds to take advantage of the nutritious berries over the winter period. Ivy should ideally be cut at the base and allowed to die back before being carefully removed before the beginning of March and the onset of the bird nesting season, although vigilance should be exercised at all times when removing Ivy and undergrowth.

In common with most field margins, wayside edges and garden areas, potential exists for individual **reptiles** and **amphibians** such as Common Frogs, Toads and Slow Worms which are also protected under the Wildlife and Countryside Act 1981 from 'reckless harm'. Developers are legally obliged to ensure that all reasonable efforts are made to protect such creatures from harm during development works.

While the proposal zone contains no suitable habitat for reptiles and amphibians, care should be exercised when carrying out any other works within the site, especially if dismantling any borders, stone and log piles or clearing undergrowth. All works should be carefully conducted by hand in the

first instance, being mindful of individuals which may be sheltering.

Any individual creatures found should be carefully captured and moved with gloved hands to a similar but safe area of the site where they will reorientate themselves.

Care should be taken to ensure that any foundation trenches are not left open for long periods with regular inspection to ensure that individual creatures such as Hedgehogs have not fallen into the trenches.

Escape planks should be provided for open groundworks to provide trapped creatures with a means of reaching safety.

8.0 The National Planning Policy Framework February (NPPF) 2019/2021 and Biodiversity Net Gain (BNG)

The Revised National Planning Policy Framework February 2019 (as amended in 2021) requires that sustainable development should protect and enhance the natural environment by minimising impacts and providing *net gains* for biodiversity, whilst preventing risk from pollution.

Conservation or enhancement of existing biodiversity and creation of further opportunities is thus encouraged through the policy. This framework informs Local Planning Policy and in practice, local planning authorities will require avoidance and mitigation of impacts on protected species and habitats such as roosts, and compensation for lost or disrupted habitat features within the proposal. Ecological enhancement will also be expected over and above the mitigation/compensation for species already recorded on Site.

As no evidence of, or significant potential for use by European protected species such as bats has been established, there is no requirement to protect and mitigate beyond the precautionary measures outlined above, including lighting precautions. *Enhancement* proportionate to the proposal will be required by the local planning authority in order to help meet biodiversity targets and to ensure that the scheme demonstrates *net gains* for biodiversity on site.

9.0 Ecological Enhancement suggestions

Bats

British bats are small, harmless mammals that feed exclusively on insects. Bats do not damage property, they only use existing or purpose made holes for access. Unlike mice they do not nibble cables, wires or the fabric of the building.

The successful conservation of these endangered mammals depends on the availability of a range of roost sites which provide suitable conditions to meet their needs throughout the year. In summer females carefully select warm secure sites where they gather to raise their single young. During the winter period bats require a safe secure environment with a stable temperature regime in which to

hibernate.

Making provision for bats within the proposed development will create a 'wildlife gain' and help to offset the planning application. Bat boxes can be fitted within or onto the walls and should be placed on sunny southerly or westerly facing aspects as high as possible in an apex or under the eaves, away from light spill and preferably close to a hedge line or tree cover; however, those placed on northerly or easterly elevations may be highly beneficial to bats at transitional times of year when they require opportunities with more stable, cooler temperatures. Please see information sheets and links below.

Nesting Birds

The creation of dedicated opportunities for nesting birds will replace those lost through development and make a positive contribution to wildlife conservation – a Sparrow terrace for example, or similar nest boxes for garden birds would create opportunities where few currently exist and help to offset the impact of the development work on the environment, in an area of relatively good habitat. Nest boxes are best erected on northerly or easterly-facing elevations, under the soffits, in order to be sheltered from our prevailing weather and the heat of the sun.

Please see attached information and links for details of both attached and integrated solutions.

Note: In areas where Squirrel predation of fledglings is likely, small protective metal plates should be affixed over the entrance holes of the nest boxes. When positioning nest boxes lower down walls or at eaves height of a lower building, please ensure that attending birds and fledglings will not be predated by cats accessing the nest box via the roof, an adjacent fence, water butt, wheelie bin or garden shed.

It is also important to ensure that nest boxes are fit for purpose. Many products available in shops and garden centres are poorly designed with holes which are too large and internal spaces which are too small. If you would like to provide effective opportunities for nesting birds, research specific species' needs and choose boxes endorsed by a reputable wildlife supplies merchant or the RSPB.

In order to help meet biodiversity policies it would be appropriate to condition the provision of two bat box/integrated roosting tubes and two integrated nesting opportunities within planning consent.

Water run-off

Increases in development with non-permeable surfaces such as tarmac, roofing and concrete, cause an increase in water run-off, which in turn can cause flooding and erosion. The installation of a water butt or tank will not only help reduce the effects of the water run-off, but will provide water for use in dry spells, reducing the demand on the stretched mains water supply in general.

Changes in our weather systems are leading to longer periods without rain in the summer months and a tendency to heavier rainfall when rain does come.

By storing rainwater for use in the garden or for domestic purposes, excessive run-off can be partially mitigated, reducing the threat of both water shortages in summer and downstream flooding in rainy periods.

Generally:

Hedgehogs are now believed to be critically endangered in the UK due to a combination of habitat loss and habitat fragmentation which means that there are too many physical barriers for these creatures such as fences and roads which make it harder or much more dangerous for Hedgehogs to forage, meet and breed.

Please help to ensure that Hedgehogs are able to access the site by providing small holes in boundary fences and walls which will provide safe, car-free habitats for Hedgehogs. See ‘Hedgehog Street’ link below.

Please also consider planting trees within your large holding as a contribution to increasing tree cover in the now declared climate emergency. Many small contributions will have a cumulatively positive effect, locally on biodiversity and globally on climate change.

There were no signs of use by any other protected wildlife at the time of the survey.

If you require further assistance or clarification of this report, please do not hesitate to contact me.

Colin N Wills BSc [Hons]

Natural England Survey Class Licence Nos: 2016-23490-CLS-CLS & CL29/00307

Enc:

Providing Access for Bats

Bird Boxes

References:

Google Maps

Street Map

DEFRA MAGIC <https://magic.defra.gov.uk/MagicMap.aspx>

Bat Surveys for Professional Ecologists, Good Practice Guidelines, Bat Conservation Trust, 3rd Edition, 2016.

Bat Mitigation Guidelines, A.J.Mitchell-Jones, English Nature, 2004

Bats and Artificial Lighting in the UK, 2018, Bat Conservation Trust and Institute of Lighting professionals (available for free download online)

Dartmoor Local Plan 2018-2036 – Adopted Version 2021

Useful Contacts:

Bat Conservation Trust

www.bats.org.uk

Devon Bat Group

www.devonbatgroup.org

Devon Hedge Group - www.devonhedges.org – advice on appropriate planting and management

Barn Owl Trust

www.barnowltrust.org.uk

www.rspb.org.uk

www.swift-conservation.org

www.froglife.org

<https://www.hedgehogstreet.org/>

www.britishhedgehogs.org.uk

Integrated nest boxes and bat boxes are available from a number of wildlife supplies merchants.

NHBS at Totnes has a wide range of such boxes available to view on their website:

www.nhbs.com

South Hams SAC HRA Guidance, October 2019, Devon County Council

Bats and Artificial Lighting in the UK, 2018, Bat Conservation Trust and Institute of Lighting professionals (available for free download online)

Of potential interest regarding Greater Horseshoe Bats is the recent ‘Devon Greater Horseshoe Bat Project’ with a fantastic legacy website: <https://devonbatproject.org/>

Please note:

The results of an ecological assessment intended to inform a planning application are generally valid for 12 months from the date of survey; however, please bear in mind that wildlife has its own priorities and rhythms dictated by many factors. This survey can only serve as a snapshot of the site on the date of survey. No liability may therefore be inferred upon the surveyor for protected species not recorded during the survey, or subsequently found to be present on site. Links provided within the report are for information only and Wills Ecology will not be held liable for the content of third party sites or potential presence of viruses or malware.

Bats have the ability to roost in very small spaces, consequently it is possible that individuals may be missed during the survey as not every crevice or void can be fully inspected.

As the county of Devon supports most of our 17 species of bats, an inspection is made for all bat species which are likely to be found within buildings, and the surrounding habitat of each site is assessed for the likely potential to support breeding, commuting and foraging bats, and this also informs the survey.

A data search has not been carried out as bats are highly mobile creatures and it is assumed that numerous bat species are likely to be present in the vicinity, and this was taken into consideration whilst surveying the site. It is therefore unlikely that a data search would provide any additional meaningful information.

Proportionality in survey effort and professional judgement in the assessment of potential for protected species on a site-specific basis are in line with BS:42020:2013; guidelines for ecological survey from CIEEM and Bat Survey Good Practice Guidelines, BCT 2012 & 2016.

Bat Boxes Suitable for House Walls



Beaumaris
Woodstone Bat Box



IFQ Schwegler Bat Box



1FR Schwegler Bat Tube



Bat Tube 1FR



[Pic. 1]: 1FR installed

This Tube system meets the characteristic behavioural requirements of the types of bats that inhabit buildings. The design maintains excellent climatic conditions inside the Tube allowing the animals to either hang onto the wooden rear or onto the wood-concrete front. It requires no maintenance because droppings fall out of the entrance ramp.

Installation: Can be installed on external walls – either flush or beneath a rendered surface in concrete and, during renovation work, under wooden paneling or in building cavities (e.g., slab-type building structures, bridges, etc). If required, it can be painted using standard air-permeable exterior paint. Birds will not occupy this box. To allow access into existing cavities in buildings, use the 2FR model below.

Suitable for: Bat species that inhabit buildings

Material: SCHWEGLER wood-concrete with integrated wooden panel onto which the bats can cling.

Colour: grey material, paintable with standard air-permeable wall-paint

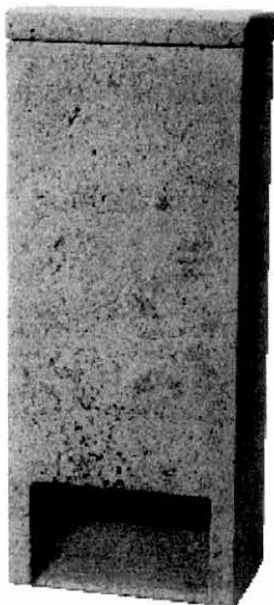
Dimensions: height 47.5 x width 20 x depth 12.5 cm

Entrance: width 15 x height 2 cm

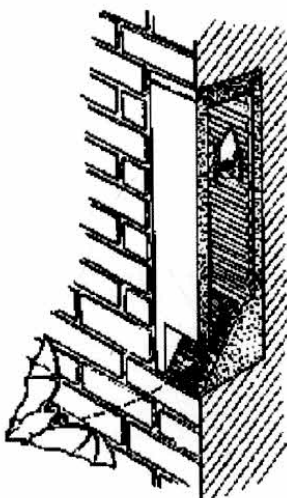
Weight: ca. 9,8 kg

Bat Tube 1FR

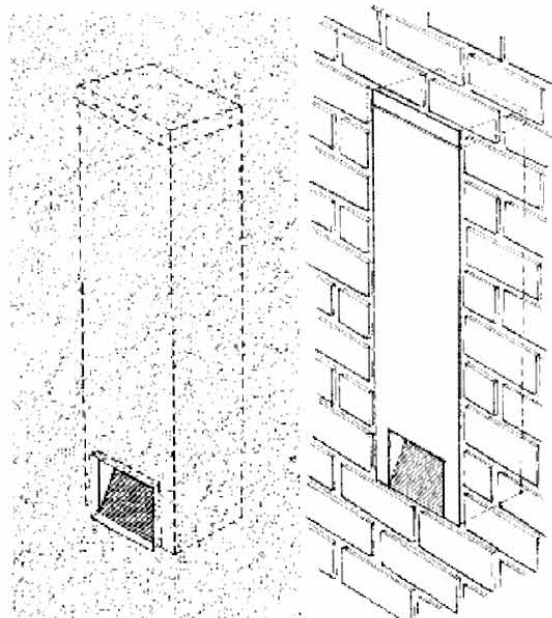
order no. 00 750 / 6



[Pic. 2]: 1FR Bat Tube



[Pic. 3]: 1FR - cut to show function of the device



[Pic. 4]: 1FR in rendered surface

[Pic. 5]: 1FR built in brickwork

Nest Boxes for Garden Birds

1SP Schwegler Sparrow Terrace



The Sparrow Terrace has been designed to help redress the balance of falling house sparrow numbers. The current UK population of 6 million pairs is half what it was in 1980 and this is thought to be due to habitat destruction and lack of suitable nesting spaces. Sparrows are social birds and like to nest in company. This terrace provides ideal nesting opportunities for three families. Made of Schwegler's revolutionary wood-concrete mix, this terrace is durable, breathable and will last many

decades. It may also occasionally attract tits, redstarts and spotted flycatchers.

The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds and factories. Ideally place the terrace two meters or more above the ground. Either install on the surface of the wall using the plugs and screws provided, or install directly into the wall. Cleaning is advisable but not necessary. The front panel can be removed by turning the screw hook.



Great Tit



House Martins



Swallow Platform



Blue Tit