



Bat and Nesting Bird Assessment Report
Proposed replacement roof to garage at The Barton,
Neopardy, Devon



Prepared for: Mr P Scanlan
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Date: October 2023

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Summary

- S1. This report has been prepared by Redstone Ecology Ltd to inform proposed roof improvement works and conversion of an existing garage at The Barton, Neopardy, Crediton, Devon, EX17 5EP.
- S2. The works require lifting the roof of the garage and installation of windows with no impacts to any other habitats. No evidence of nesting birds or roosting bats were recorded.
- S3. The structure was assessed as being of “Negligible” potential for roosting bats with all areas inspected and as such no further surveys were required. The structure had limited potential for nesting birds and no signs of usage were recorded. Precautionary measures have however been included to ensure no impacts occur to bats or breeding birds.

Section 1: Introduction

Introduction

- 1.1. Redstone Ecology was commissioned by Mr P Scanlon to produce an Protected Species Report to support a planning application for proposed conversion of a garage including lifting and strengthening the roof which is located within the grounds of The Barton, Neopardy, Crediton, Devon, EX17 5EP (refer to Figure 1); approximate Grid Ref. SX 79753 98947. This report was undertaken following BS42020:2013 and Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018). As the site is primarily built-form, the scope of the report focuses on roosting bats and nesting birds and includes the following sections:

Results of the desk study, bat and nesting bird survey for the site;
Assessment of the impacts of the proposals on bats and nesting birds;
Provision of mitigation and enhancement measures for adverse impacts;
Summary of residual effects i.e., those occurring after mitigation; and
Wildlife Checklist and Conservation Action Statement (refer to Appendix 1) as required under the Devon County Council planning guidelines.

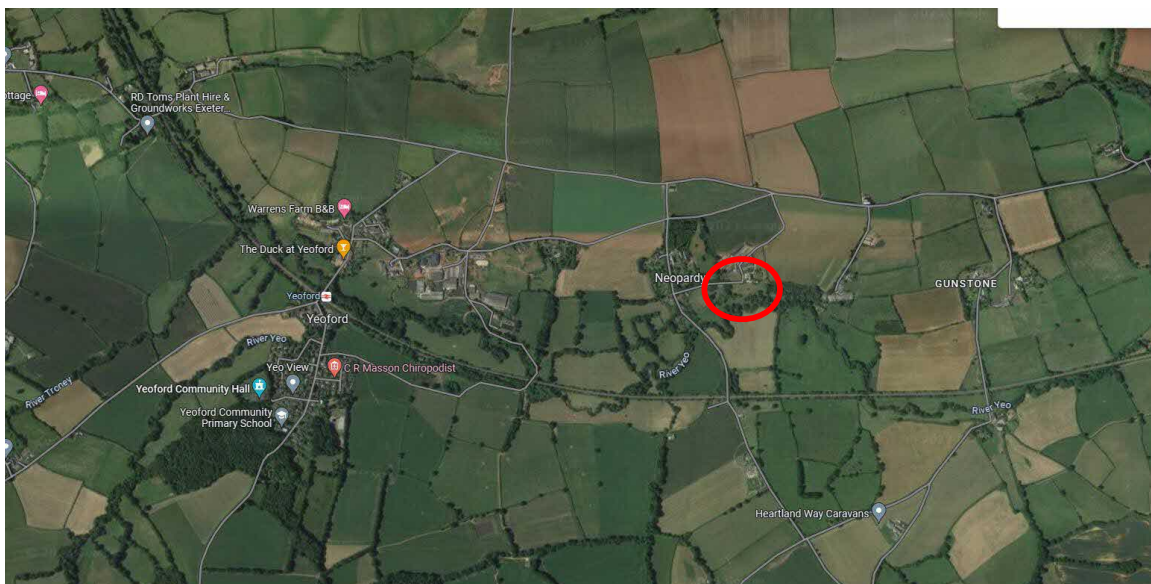


Figure 1: Aerial photograph showing site location

Wildlife legislation

- 1.2. Bats and their roosts are fully protected by UK legislation, and all birds, and their nests, eggs and young are protected under UK legislation. Several bat and bird species are also Species of Principal Importance for Conservation of Biodiversity in England (Priority). Full details are provided within Appendix 2.

Methodology

Desk study

- 1.3. Records of any European Protected Species Licences for bats were obtained from the MAGIC website (www.magic.gov.uk) for within 2 km of the site. This was deemed sufficient due to the scale of the proposals (Roof replacement).

Bats

- 1.4. A Preliminary Roost Assessment of the building was undertaken on 8th October 2023 in accordance with standard bat survey protocols (Collins, 2023). This involved a detailed search of the interior and exterior of the building for evidence of bats (e.g., bats, droppings, feeding remains, staining). Information on potential or actual bat access points and roost locations were also recorded. Ladders and high-powered torches were used as necessary and the survey was carried out under a Natural England bat survey licence (John Polley MCIEEM Licence No. 2015-11916-CLS Level 2).
- 1.5. Based on the survey results, the structure was categorised in line with current Bat Conservation Trust guidelines (Collins, 2023).

Birds

- 1.6. A search for evidence of nesting birds (i.e., active or disused nests) was undertaken during the building inspection.

Survey limitations

- 1.7. All surveys were undertaken following best practice guidelines and no limitations were noted. The survey also included an assessment of the other habitats present.

Quality assurance and surveyor experience


- 1.8. The author and lead surveyor John Polley has over 18 years' experience working in the ecological sector and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has extensive experience of protected species survey and Natural England licensing. He holds a Class 2 Natural England (NE) bat survey licence. CIEEM's Code of Conduct was followed during the survey and reporting.


Section 2: Ecological Baseline


Desk Study


- 2.1. A single European Protected Species Licence for bats was identified within the 2km search area. This was for brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, Natterer's *Myotis nattereri*, soprano pipistrelle *Pipistrellus pygmaeus* and common pipistrelle *Pipistrellus pipistrellus* from 2020 (2020-50031-EPS-MIT) for a breeding roost. The roost was located c. 1.9 km north west.

Bats and Nesting Birds

Species	Description /Likely presence	Importance	Photo
Bats	<p>The garage within the grounds of The Barton was constructed of brick which was rendered with a pitched roof running from east to west. The roof was tiled with slate tiles and ridge tiles. The tiles were tight fitting and minimal gaps were identified. These could be fully inspected from a ladder and torch and also using Zeiss 10x56 binoculars as required. No soffit box was present and the eaves were fully open with a gap approximately 200mm from the wall top to the roof. The brickwork was in a good state of repair. Two double garage barn doors were present which were tight fitting when closed.</p> <p>The roof was open internally and used a modern truss design. No ridge beam was present and the tiles were underlined with breathable roof membrane. No evidence of bats was recorded including droppings, feeding remains or urine staining. As no external gaps were recorded it is considered unlikely that bats could use the void between the tiles and breathable membrane.</p>	Negligible potential	 <p>Photograph 1: Northern elevation</p>

Species	Description /Likely presence	Importance	Photo
	<p>The presence of a roosting bat within the structure was considered unlikely.</p> <p>The habitats immediately surrounding the house comprised formal gardens and arable fields which could support foraging bats including common pipistrelle.</p>		 <p data-bbox="1429 778 1787 807">Photograph 2: Tight fitting tiles</p>

Species	Description /Likely presence	Importance	Photo
			 <p data-bbox="1429 783 1785 815">Photograph 3: Gaps at eaves</p>

Species	Description /Likely presence	Importance	Photo
			 <p data-bbox="1451 836 1767 866">Photograph 4: Roof space</p>
Nesting Birds	<p data-bbox="443 906 904 1002">The building on site offered limited features which could support a nesting bird. No evidence was recorded.</p> <p data-bbox="443 1043 931 1107">The surrounding garden shrubs provided potential nesting and foraging habitat.</p>	Negligible potential	N/A

Section 3: Assessment of ecological effects

The proposed development

- 3.1. The proposed development would comprise removal of the roof and lifting and strengthening works to support the conversion of the garage to a gym with storage (refer to Appendix 3). This would include the installation of windows within the existing brickwork. The proposals would not require any alterations to any other surrounding habitats.

Unmitigated effect during construction

- 3.2. No adverse impacts to bats are predicted as no evidence of roosting bats was recorded.
- 3.3. No adverse impact to breeding birds are predicted as no evidence was recorded and limited features were present.
- 3.4. Precautionary measures would however be adopted (refer to Section 4).

Post construction effects

- 3.5. There would be no post construction effects as no nesting bird or roosting bat habitat is to be effected.

Section 4: Mitigation

Bats

- 4.1. No additional surveys for bats or other species are recommended based on the results of this ecology assessment and preliminary bat roost assessment. However, it is recommended that a suitably experienced and bat-licensed ecologist is on call during roof stripping works should there be any unexpected discoveries of bats or other wildlife.

Birds

- 4.2. As with the bat recommendations as limited features were recorded which could support a nesting bird it is recommended that a suitably qualified ecologist is on call during the construction works and if a breeding bird recorded then works temporarily cease while advice be given.

Mechanism for mitigation delivery

- 4.3. The ecological mitigation measures detailed in this report could be secured through a planning condition.

Section 5: Residual effects and conclusions

Construction effects

- 5.1. No effects on bats or birds are anticipated during construction.
- 5.2. Precautionary measures would however be adopted to prevent any potential impact on nesting birds or bats during the conversion works.

Post-construction effects

- 5.3. There would be no post construction effects as no nesting bird or roosting bat habitat is to be effected.

Conclusions

- 5.4. With the mitigation detailed above in place, the proposals are considered unlikely to have a significant negative effect on nesting birds or roosting bats.

References

Bat Conservation Trust (BCT) (Collins, J. ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

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

Appendix 1: Wildlife checklist

Devon Wildlife Checklist (to be filled in by the ecological consultant and included in the front of the Wildlife Report)

A.1 Protected and priority species (relates to question 13a in the planning application form).

A tick or cross must be placed in all boxes in column two (shaded) and then, where there is a tick, all other boxes in that row. Where species are present please email this form to Devon Biodiversity Records Centre - DBRC@dbrc.org.uk.

Location: The Barton, Neopardy, EX17 5EP – Garage Conversion Grid reference for centre of site (6 digits): . SX 79753 98947

Planning Application reference: NA

Name of surveyor and consultancy John Polley Redstone Ecology Date that surveys carried out: October 2023

Sent to DBRC: N/A

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	NE Licence required	Grid reference for specific location of species (if required for large sites)
Bats (roost)	X	As required	Walkover	None	No impacts likely	N/A	No	

Bats (flight line / foraging habitat)	x							
Dormice	X							
Otters	X							
Great crested newts (*check consultation zone)	x							
Chil buntings (*check consultation zone)	X							
Barn owls	x							
Other Schedule 1 birds	x							
Breeding birds	X	As required	Walkover	None	None	None	No	
Reptiles	x							
Native crayfish	X							
Water voles	X							
Badgers	x							
Other protected species	X							
UK BAP priority species	x							
Devon BAP key species	x							

Invasive species	X							
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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)

Designation	Within site potential impact. <u>Tick or cross</u>	Name of site / habitat	Detailed Conservation Action Statement included in report?	Habitat balance sheet incl (showing area of habitats gained and overall net gain)	Relevant organisation consulted response included in application?
Terrestrial, intertidal, marine					
Statutory designations					
European designations - Special Area Conservation (SAC), Special Protection (SPA) and RAMSAR site or within Great Ouse Horseshoe consultation zone	X				
Site of Special Scientific Interest (SSSIs)	X				
Marine Conservation Zone (MCZ)	X				
Local Nature Reserve (LNR)	X				
Non statutory wildlife designations					
County Wildlife Site (CWS)	X				

Ancient woodland	X				
Special Verge	X				
UK BAP Priority habitat	X				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	X				
Non statutory geological designation	X				
County Geological Site (CGS or RIGS)	X				

Appendix 2: Legislation

Legislative Context

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

The Wildlife and Countryside Act (WCA) 1981 (as amended);
The Conservation of Habitats and Species Regulations 2010 (as amended);
The Natural Environment and Rural Communities Act (NERC) 2006.

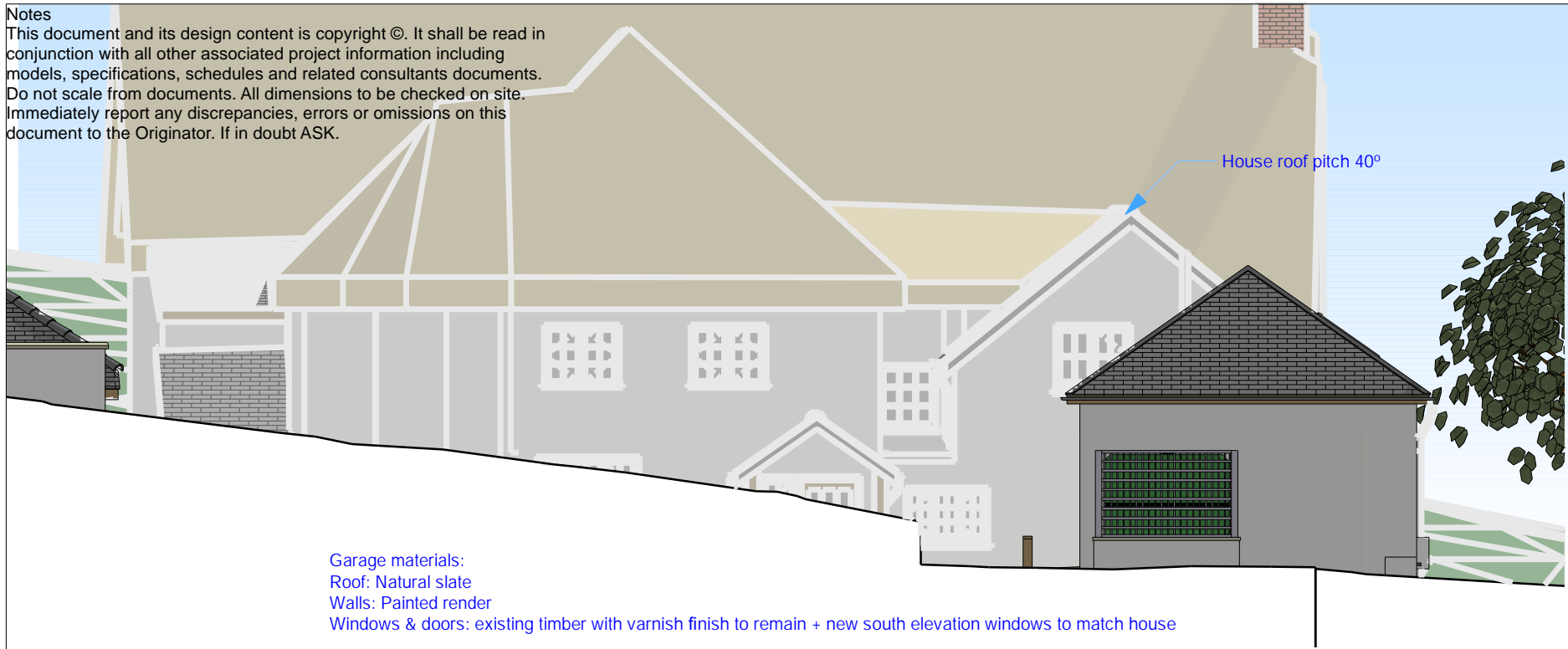
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2010 (as amended).
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

- A1.5. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A1.6. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

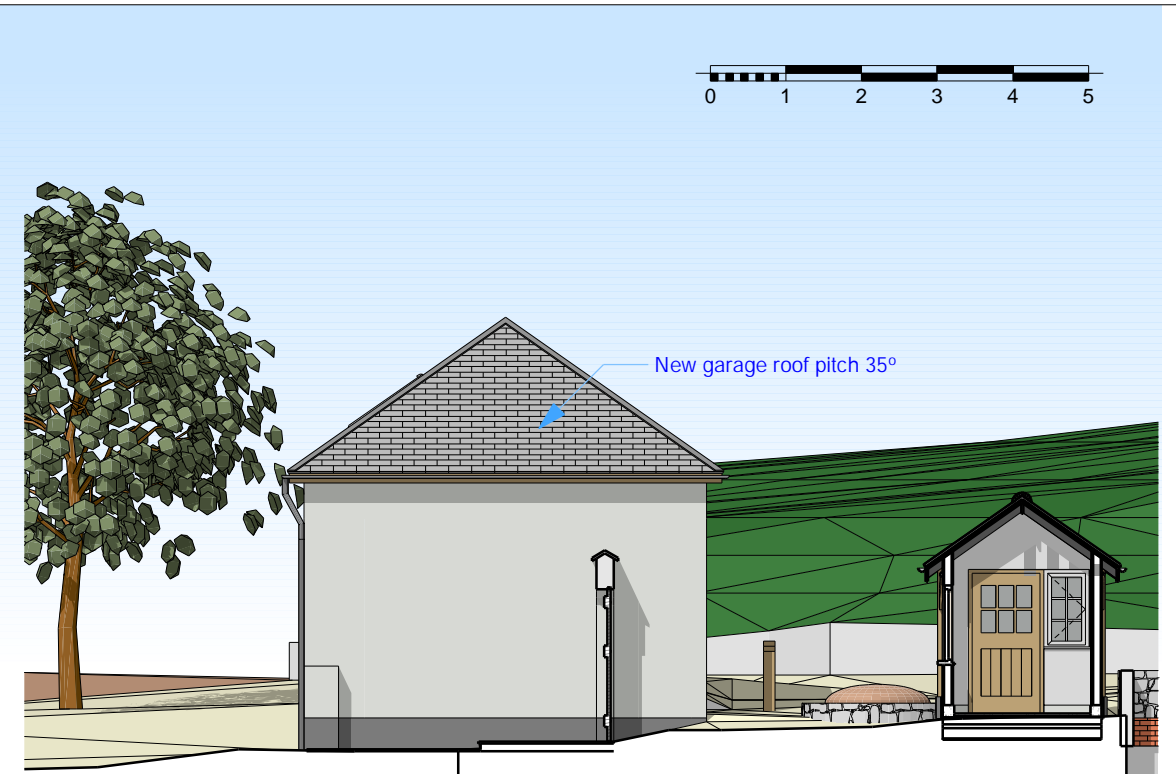
Appendix 3: Proposed Development Plan

Notes
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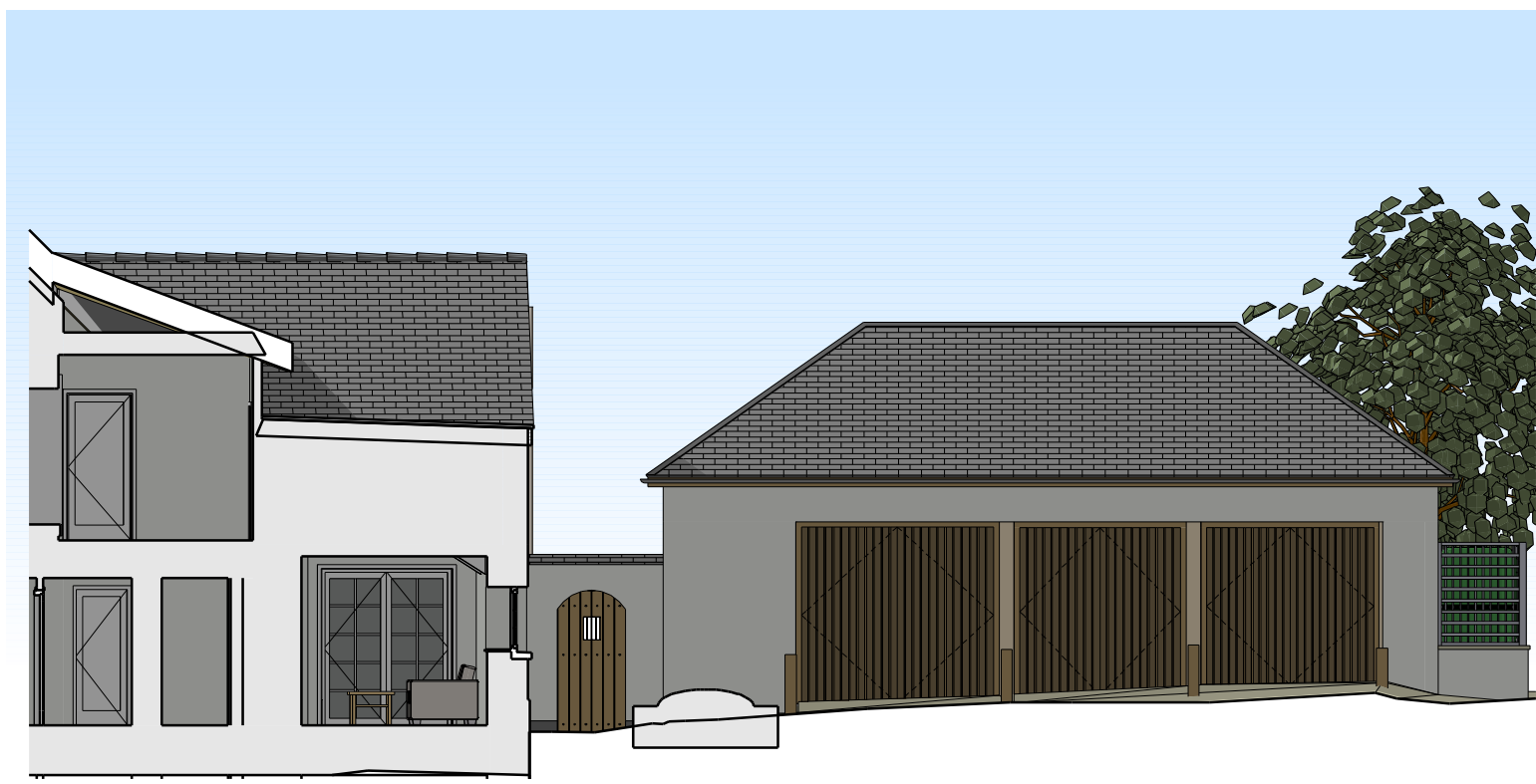


Garage materials:
 Roof: Natural slate
 Walls: Painted render
 Windows & doors: existing timber with varnish finish to remain + new south elevation windows to match house

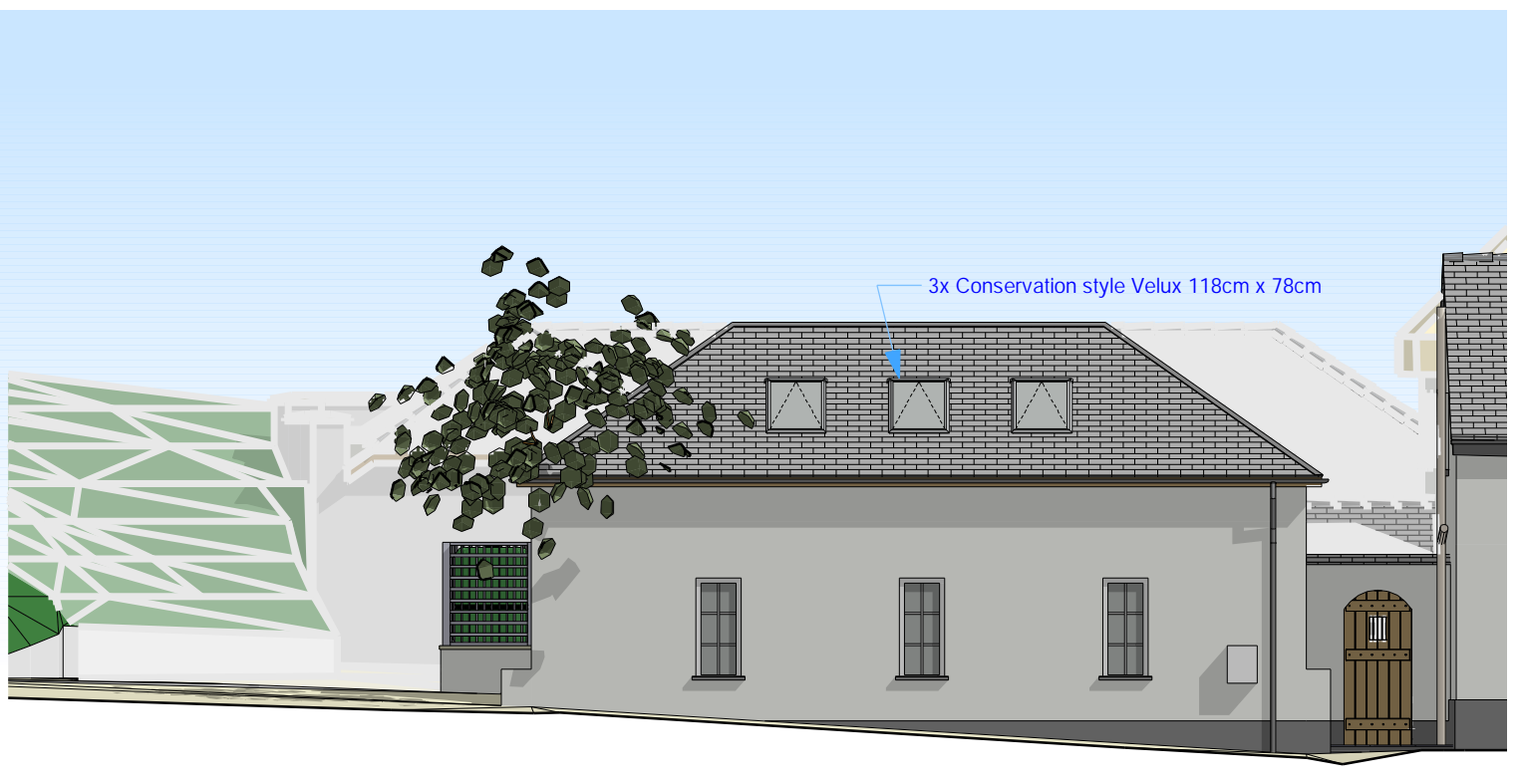
E-01 West Elevation Proposed 1:100



E-03 East Elevation Proposed 1:100



E-02 North Elevation Proposed 1:100



E-04 South Elevation Proposed 1:100

Layout Title
A3 Elevations Proposed 1-100
Proposed replacement roof to garage

Scales @ A3
1:100

Originator
Hargreaves:
architecture+design
 01884 254518

Project
The Barton, Neopardy

Client
Mr P Scanlan

Drawing Number		
project	originator	rev
2023-10	-09-04	01 - WIP

01 - WIP	Ch-11	Minor works for LBC application - french doors amended	01 - WIP
	Ch-10	Minor works for LBC application	
RevID	Change ID	Change Name	Revision ID