

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 A i 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, complying with British Standard and Biodiversity Net Gain requirements. 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://www.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance>

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*		X
1b. The proposal:		
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 (<u>excluding non-native or urban hedges unless > 10m being removed</u>).		X
viii. Is within, or may impact on (including impacts on hydrology), a woodland or 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 grassland (a form of open grassland that is dominated by tussock grasses which grow as singular plants in clumps), 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 bat consultation zone e.g. South Hams SAC and Beer Quarry and Caves – Sustenance Zones and Landscape Connectivity Zones (<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.....

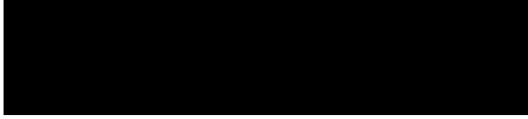
If detailed protected species surveys are required these MUST be included with your planning application. The application cannot be validated without them. They cannot be conditioned.

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. Check a [survey calendar](#).

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.



18 Lucas Avenue, Exeter, Devon, EX4 6LZ



PROTECTED SPECIES ASSESSMENT

Proposed Loft Conversion at
'Woodville'
Yeoford
Devon

October 2023

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1.0 BACKGROUND TO SURVEY

EPS Ecology Ltd was commissioned by David Goodenough to conduct a protected species survey of 'Woodville', No.10 Station Road, Yeoford, Devon (referred to in this report as 'the site'). The survey was required in support of a planning application for a loft conversion in the roof of the property.

Dr David Fee MCIEEM (Principal Ecologist, EPS Ecology Ltd) undertook a site survey on the 13th of October 2023. No limitations to the survey were encountered and so the findings in this report provide a reasonable representation of the ecological value of the site at this time.

2.0 SURVEY RATIONALE AND METHODS

2.1 Survey rationale

Work on buildings has the potential to disturb protected animal species, and it is important to determine possible impacts prior to work commencing. Depending upon the location and structure of the building(s) in question, species that might be found include bats, birds, and (uncommonly) mammals; badgers for example may be found within the ground floor of disused barns.

Many of the species found in buildings receive a degree of protection from disturbance under National and/or European legislation. Where bats are found the roosts themselves are protected by law and a European Protected Species Licence may be required before building work can commence.

In relation to the presence or absence of protected species, levels of certainty following an initial site survey may partly depend upon the structure of the building(s) in question; for example, whilst ladders are used where appropriate, small cavities and other features may not be directly accessible at the time of survey. Where an initial site survey is deemed insufficient to determine species presence/absence, further survey work may be required prior to determination of a planning application.

2.2 Survey methods

Given the potential for impacts on protected species arising from building work, an initial site survey is undertaken to directly identify evidence of the presence of these species, as well as features that might be of value to these species. The methodologies for these species are as follows:

Bats

The following methods comply with the 'Bat Surveys for Professional Ecologists – Good Practice Guidelines', 3d Edition, published by the Bat Conservation Trust in March 2016.

David Fee holds a 'class licence' for bats (Levels 1 & 2), Natural England registration number CLS02206.

The building(s) are assessed externally for signs of bats. Cracks in walls are examined with use of a torch and endoscope, and potential access points (such as gaps under fascias, around chimneys and ridge tiles) are viewed with binoculars. Any direct signs (such as droppings stuck to walls) as well as features of potential value to bats are noted. An internal inspection of the building(s) is also undertaken. This starts on the ground floor and involves a careful examination of door and window frames and lintels, wall voids and similar cavities. Floors, walls and other surfaces are checked for signs of bats (e.g. droppings, grease marks, carcasses). The survey is then extended to the upper floor where the same checks are made - though in addition wall tops and roof void structures (such as ridge boards and other timbers) are also examined.

Following a preliminary roost assessment by external and internal inspection, further survey work in the form of a dusk emergence, pre-dawn re-entry, backtracking, or automated surveys may be undertaken to provide additional information on an identified roost, or to provide a reasonable level of confidence that bats are not present.

Barn owls

Building(s) are assessed using the Barn Owl Trust's (BOT) standard methodology - as provided in Information Leaflet No. 8 (at www.barnowltrust.org.uk). David Fee has attended the BOT's training course, 'Barn Owl Ecology, Surveys and Signs', and holds a Barn Owl Nest Inspection License from Natural England (class licence number CL29/00234).

Other bird species

Several other birds may be associated with buildings. Species such as wren, house sparrow, swallow, house martin, swift, robin, jackdaw and blue tit may use suitable features for nesting, whilst buildings may be used for roosting at other times of year. It should be noted that it is an offence to disturb birds whilst nesting; N.B. the nesting season generally runs from the 1st of March to the 31st July, but may extend into late August for some species that typically use buildings, e.g. swallows, house martins.

The building(s) are assessed both externally and internally for evidence of use by birds. Old nests may be evident, and droppings can often be found along wall tops and/or roof timbers. Cavities in walls and ceilings are also examined with use of a torch. During the nesting season young birds can often be heard calling in the nest and observation of potential nests sites over an extended period may be used to confirm breeding on site.

Mammals

Presence of mammals in buildings is rare, though badgers have been found excavating holes into the floor of disused barns, and dormice may use dense vegetation around old buildings. The building(s) are examined for signs of mammal activity, and any vegetation that needs to be cleared around the building(s) is assessed for its likely value to dormice.

Other features of ecological interest

Other features in and around the building(s) that might need to be assessed before building work commences include the presence of Japanese knotweed and other invasive species, as well as the potential for damage to hedgerows, watercourses etc. from associated works.

3.0 THE SITE & PROPOSALS

Woodville lies at the northern end of Station Road, at National Grid Ref. SX782987 (approx.). The survey included the whole of the domestic property, as well as the small gardens to the front and rear.

The building comprises an 'end of terrace' two-storey brick built house, with an unfelted and slated roof. The site is immediately surrounded by roads and other houses/gardens - no notable/important wildlife habitats are present in this wider area.

A planning application is being made for a loft conversion within the roof of the house.

4.0 SURVEY FINDINGS AND PREDICTION OF IMPACTS

4.1 Bats

Survey findings

Internal surfaces within the building, including the loft space, were carefully checked for signs of bats (bat droppings, carcasses, scratch/grease marks etc.). No evidence of current or historic use of the interior of the building was found.

The exterior of the building was inspected and no potential roosting locations were identified (render, soffits, fascias, etc. all being intact).

Prediction of impacts

No impacts on bats are predicted as a result of the proposals.

4.2 Barn owls

Survey findings

The building is unsuitable for use by barn owls.

Prediction of impacts

No impacts on barn owls are predicted as a result of the proposals.

4.3 Other bird species

Survey findings

No evidence of nesting by any other bird species was found within the building at the time of survey. The exterior of the building was inspected and no nesting locations were identified.

Prediction of impacts

No impacts on other bird species are predicted as a result of the proposals.

4.4 Mammals

Survey findings

No evidence of mammal species was found on site at the time of survey.

Prediction of impacts

No impacts on mammals are predicted as a result of the proposals.

4.5 Other features of ecological interest

Survey findings

The site is immediately surrounded by roads and other houses/gardens. These are of no special ecological value.

Prediction of impacts

No impacts on other features of ecological interest are predicted as a result of the proposals.

5.0 MITIGATION AND BIODIVERSITY GAIN

5.1 Bats

No evidence of use of the site by bats was found at the time of survey. There is no reasonable likelihood that the proposals will result in either an offence (disturbance, killing, injury etc.) or lead to the loss of a bat roost. No specific mitigation for bats is therefore required.

However, in relation to all building work the following standard recommendations should be noted:

- 1) Even where bats are thought to be absent, individuals are occasionally found during the course of building work. Contractors should be made aware of this in writing.
- 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) All work must immediately stop should any bats be found.
- 4) Work should only recommence following advice from David Fee (07814 004741).
- 5) Bats should not be handled (unless with gloves), and ideally be left untouched until further advice is obtained.

5.2 Barn owls

No mitigation is required in relation to the proposals.

5.3 Other bird species

As a matter of best practice, a suitably qualified ecologist should be contacted for further advice if, at any time in the future, a nest is suspected within the area of works.

5.4 Mammals

No mitigation is required in relation to the proposals.

5.5 Other features of ecological interest

No mitigation is required in relation to the proposals.

5.6 Summary of mitigation & biodiversity gain

No specific mitigation is required.

In relation to standard biodiversity gain measures, for a 'development' of this limited size it would be appropriate to place two sparrow terraces on the exterior of the building. Suitable designs can be seen at nhbs.com.

6.0 RECOMMENDATIONS FOR FURTHER SURVEY WORK

The information provided in this report, including any required mitigation in Section 5.0, is sufficient to,

1. meet the survey requirements for buildings within the 'Bat Surveys for Professional Ecologists – Good Practice Guidelines', 3d Edition;
2. clearly determine the potential impacts on biodiversity arising from the proposals and provide suitable mitigation (as required under the relevant legislative and planning context, including Section 41 of the NERC Act 2006, the WCA 1981, the Conservation Regs. 2010, ODPM Circular 06/2005 and the National Planning Policy Framework);
3. reassure any 'appropriate authority' that the proposed mitigation will reduce these impacts to acceptable levels;
4. meet the requirements for biodiversity protection and enhancement detailed in Section 11 of the National Planning Policy Framework (March 2012);

5. meet the requirements for ecological surveys as detailed in BS 42020: 2013; including the 'adequacy of ecological information' requirement in Section 6.2.

As such there is no requirement for further surveys of specific habitats, species groups or species prior to the determination of any planning application.

There is no requirement for a full EclA in relation to these proposals.

As a matter of best practice, should anyone be concerned about the possible presence of any protected species on site in the future, please contact EPS Ecology immediately for further advice.

N.B. Building use by protected species may change from one year to the next. Please note that the findings and recommendations contained in this report remain valid for a period of 12 months from the date of survey. If this report needs to be (re)submitted to the relevant local Planning Authority after this 12-month period, it is strongly recommended that a follow-up survey be undertaken.