

**BAT SURVEYS REPORT**  
**OF**  
**THE OLD CHAPEL, REGIL**



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<b>Client</b>	Dr Kate Button
<b>Project number</b>	001BUTT100

The material and data in this report were prepared under the supervision and direction of the undersigned.

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## VALIDITY

Due to the dynamic nature of ecological conditions the results of the survey(s) and related conclusions and recommendations as contained within this report should only be considered valid for up to 12 months from the date the last survey was undertaken.

Any alterations to the site proposals may invalidate the recommendations contained within this report.

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## Non-Technical Summary

Abricon Ltd. was commissioned by Dr Kate Button to undertake a preliminary roost assessment in respect of bats and nesting birds at The Old Chapel, The Street, Regil, BS40 8BD, which was then followed by 3no. bat emergence surveys.

It is understood that the proposed development will comprise repositioning the entrance to the property, which will entail removal of a short section of hedge, replacing a velux roof window with a new gable bonnet and the addition of a residential extension to the eastern and northern elevations of the dwelling.

The subsequent bat emergence surveys identified that there is a day roost of common pipistrelle bats within the roof of the dwelling.

Therefore, a Bat Mitigation Licence (BML) or registration under Bat Mitigation Class Licence (BMCL) will therefore be required from Natural England to allow works that would otherwise be illegal. An outline mitigation plan that will form the basis for the method statement which will be put forward to Natural England in the BML can be found in Appendix C of this report.

The results of the Preliminary Roost Assessment and the emergence surveys have highlighted the requirement for further actions, which are summarised in the table below:

Species/Groups	Phase	Action(s) Required
Bats	After planning permission has been granted, but prior to works starting on site	Bat Mitigation Licence (BML) or registration under a Bat Mitigation Class License (BMCL) will be required from Natural England, in order to allow works affecting The Old Chapel which would otherwise be illegal.
Birds	During Construction	Timing of development works and hedge removal are recommended to take place outside of the nesting bird season (March – August inclusive). If this is not possible, then further works are considered necessary, as outlined in 5.3.
Ecological Enhancements	Construction and Design Stage	Inclusion of bird box as outlined in 5.4 below.

# 1 Introduction

## 1.1 Survey Background, Aims & Objectives

- 1.1.1 Abricon Ltd. was commissioned by Dr Kate Button to undertake a building inspection in respect of bats and nesting birds on the house at The Old Chapel, The Street, Regil, BS40 8BD.
- 1.1.2 Following the results of the Preliminary Roost Assessment, as evidence of bats was found on the building, three bat emergence surveys were subsequently conducted on the house in order to characterise the roost.
- 1.1.3 The aim of the further surveys was to identify whether bats are using the building, for what purpose, and in what numbers. This allows for an accurate assessment of the likely impacts of the proposed development on bats and/or nesting birds and to make recommendations for any further actions which may be required, including mitigation and/or licensing as appropriate.

## 1.2 Site Location & Description

- 1.2.1 The site is located c.9 km southwest of the city of Bristol, within the village of Regil. The Old Chapel house is located on The Street, Regil, at National Grid Reference: ST 53862 62376.
- 1.2.2 The site comprises a residential dwelling with an area of hard-standing patio and residential garden to the north and east of the building. The site is bordered to the west by The Street and grassland residential lawns and can be found to the north of the site, of which the eastern area is classified as Traditional Orchard Priority Habitat (MAGIC Map Application). Residential buildings and plots form the majority of the immediate surroundings of the site boundary.
- 1.2.3 The majority of the wider landscape surrounding the village of Regil is arable and pastoral farmland, with sparse woodland and hedgerow boundaries. Chew Valley and Blagdon lakes can be found c.2.0 miles to the east and south respectively.
- 1.2.4 The site is within the North Somerset and Mendip Bats SAC Consultation Zone C.



**Figure 1 – Building Location (highlighted) – accessed on 25/09/2023**

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## 1.3 Proposed Development

- 1.3.1 It is anticipated that the planning application for The Old Chapel, Regil will be submitted to North Somerset Council in 2023 for the addition of a two-storey extension on northern aspect and single storey extension to the eastern aspect. The application will also include repositioning of the entrance to the property.



## 2 Methodology

### 2.1 Building Inspections

- 2.1.1 The Old Chapel was inspected externally on the 21<sup>st</sup> of June 2023 by Stewart Rowden (NE class 2 licence holder) and Rhys Webb in order to identify any evidence of use by bats and nesting birds.
- 2.1.2 To assist in a thorough search for bats the following equipment was used:
- Binoculars
  - Million candle power spotlight (Clulight CB2)
  - Head torch
  - Digital camera

#### Bats

- 2.1.3 Signs of bats searched for included:
- Bats (alive or dead)
  - Droppings
  - Staining
  - Feeding signs
  - Smell
  - Social calling
- 2.1.4 The outbuilding was also inspected for its suitability to be used by roosting bats, with any potential features which could be used by roosting bats being recorded.

#### Birds

- 2.1.5 Signs of nesting birds searched for included:
- Birds (alive or dead)
  - Nests (current or disused)
  - Droppings
  - Feeding signs
  - Eggs

### 2.2 Bats – Emergence Surveys

- 2.2.1 Emergence surveys can aid a building inspection by positive confirmation of access and egress points into and out of a structure. This method also allows recordings of bat echolocation calls for species identification to help determine the use and importance of a roost. Emergence surveys may also identify new roost areas where no evidence of bats was found during the inspection.
- 2.2.2 A total of three dusk bat emergence surveys were undertaken by surveyors and infra-red cameras for observing bats and their activity around the site was recorded using non-invasive and non-disturbing techniques. The surveys were conducted according to the Bat Conservation Trust's (BCT) 'Bat Survey for Professional Ecologists - Good Practice Guidelines' (Collins, 2016).
- 2.2.3 A total of two surveyors plus one infra-red camera were present during the first emergence survey of the buildings on site, two surveyors plus one infra-red camera were present during the second emergence survey and two surveyors plus two infra-red cameras were present for the final emergence survey. During all three surveys, the surveyors were situated at key locations to ensure that all aspects of the building to be impacted by the proposed works were observed at all times, particularly those areas that had the highest potential to be used by bats and/or where evidence of bat use was found.
- 2.2.4 Night Vision Aids (NVAs) Infra-red cameras can be used as a complementary method to increase precision during emergence surveys, particularly where there is potential for late-emerging species and/or in dark conditions (Collins, 2016)

2.2.5 Any bats observed were recorded. Information included;

- Time;
- If the bat(s) were observed emerging from or re-entering the buildings.
- Access and/or egress points;
- Direction of flight;
- Use of landscape;
- Flight characteristics;
- Size;
- Height above ground and;
- Behaviour.

2.2.6 The bat detectors used were Anabat Walkabout, Echo Meter Touch 2, Anabat Express paired with Elekon Batscanner. All three types of detectors automatically record time-stamped data suitable for later analysis. Analysis of calls was undertaken using AnalookW and Anabat Insight software along with Kaleidoscope.

2.2.7 The IR Cameras used were a Nightfox whisker optical zoom HD night vision binoculars and a Sony Nightshot. These were placed on a tripod with additional infra-red floodlights.

2.2.8 The surveys were undertaken during suitable weather conditions.

**Table 1 – Weather Conditions for Emergence Surveys**

Structure	Date	Sunset/Sunrise	Survey Time		Weather
			Start	Finish	
The Old Chapel	21/06/23 Dusk	21:31	Start	21:16	18°C, Dry, Cloud 20%, Wind 1
			Finish	23:01	17°C, Dry, Cloud 50%, Wind 1
	06/07/23 Dusk	21:28	Start	21:13	16°C, Dry, Cloud 20%, Wind 3
			Finish	22:58	15°C, Dry, Cloud 50%, Wind 4
	20/07/23 Dusk	21:16	Start	21:01	18°C, Dry, Cloud 20%, Wind 1
			Finish	22:46	17°C, Dry, Cloud 20%, Wind 1



**Figure 2 - Bat Emergence Surveys – Surveyor Locations and Emergence Points**

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## 2.3 Personnel

- 2.3.1 Stewart Rowden has worked in the consultancy sector since 2018 with a focus on protected species, particularly bats. Stewart holds NE and NRW Class 2 licences for bats, and NE Level 1 dormice Licence. His primary experience comprises of completion of bat surveys, analysis of bat sound files, report writing and completion of EPS application forms. Stewart has previously worked at NRW assessing planning applications, significant development proposals and SSSI consents, and at NE as a wildlife licensing support officer. Stewart has been surveying for bats for over a decade and has been a Bat Conservation Trust registered bat carer since 2011.
- 2.3.2 Lainey Wilkinson BSc, MSc, has been working in environmental consultancy since 2020. She holds a BSc and MSc in related subjects. Her primary experience comprises Preliminary Roost Assessments and subsequent report writing, completion of bat emergence/re-entry and activity surveys and analysis of bat sound files.
- 2.3.3 Benjamin Sear BSc has been working in environmental consultancy since 2020. He holds a BSc in a related field with honours. His primary experience comprises 'extended' Phase 1 habitat surveys for Preliminary Ecological Appraisals, Preliminary Roost inspections, report writing including EclA, BNG and CEMP's, protected species surveys and habitat mapping for Biodiversity Net Gain calculations. He is a qualifying member of CIEEM and has been trained in Arboriculture for detailed tree surveys with associated report writing and figure creation.
- 2.3.4 Helen Saunders BSc (Hons), PGDip, MCIEEM has worked in ecological consultancy since 2012 and is an experienced project manager and environmental survey coordinator, including for major infrastructure projects. She is a full member of CIEEM and skilled in undertaking various ecological surveys including Preliminary Ecological Appraisal, protected species surveys and habitat condition assessment for Biodiversity Net Gain. Helen has also provided advice on wildlife legislation and planning policy including commenting on ecological matters regarding planning applications on behalf of local planning authorities.
- 2.3.5 Jana Prapotnikova has worked in consultancy sector since 2006 with a focus on mammalian ecology, particularly bats and badgers. Jana runs Abricon's Ecology Department as well as being involved in project delivery. She has managed various ecological projects and has expertise in a range of ecological survey techniques including Phase 1 habitat assessments and a variety of protected species surveys (e.g. the aforementioned mammal species as well as reptiles and great crested newts). Jana also devises ecological mitigation schemes for a variety of protected species. She is well versed in producing preliminary ecological appraisals, BREEAM/CSH Ecology Assessments, protected species licences, Ecological Impact Assessments (EclA), Construction Environmental Management plans, Biodiversity Enhancement Schemes and Ecological Design Strategies. Jana holds Natural England and Natural Resources Wales Class 2 licence for bats as well as Natural England Class and Natural Resources Wales Class 1 licence for great crested newts. She is also a Registered Consultant of the Bat Low Impact Class Licence (BLIC) and holds a CSCS card. Jana is a full member of Chartered Institute of Ecology and Environmental Management (MCIEEM).
- 2.3.6 Naomi Wylie, Harry Bailey, and Rhys Webb work as Field Surveyors for Abricon Ltd, primarily as assistants on bat emergence/re-entry and activity surveys.

## 2.4 Limitations

### General Ecological Constraints

- 2.4.1 This survey only offers a “snapshot” of the site conditions and takes no account of seasonal differences, or of any species which may take up residence subsequently.

### Site Specific Constraints

- 2.4.2 It wasn't possible to inspect the space between the roof tiles and underlay, nor conduct a full internal inspection of the house due to the lack of a roof void.

## 3 Results

### 3.1 Building Inspection

#### Description of the House

- 3.1.1 The house is rectangular shaped, two storeys tall and constructed from stone, which is left exposed on every elevation. The roof is pitched with clay tiles, which fit tightly in most areas. Wooden eaves that are fronted by wooden barge boarding are present on gable. There was no roof void.
- 3.1.2 A single chimney is present on the building, which is a metallic tubular design which extends from the eastern aspect, connected by metal struts to the eastern-facing wall.
- 3.1.3 A single-storey, stone-built lean-to is present on the southern gable of the house, hosting single Roman clay tiles and no roof void (vaulted ceiling throughout the property).
- 3.1.4 A single-storey wooden clad, entrance porch can be found to the eastern aspect of The Old Chapel, formed of a clay-tiled roof with no roof void.

#### Bats

- 3.1.5 The internal building inspection undertaken on the 21<sup>st</sup> of June 2023 identified approximately 3 bat droppings on the northernmost window and windowsill of the western aspect of The Old Chapel building. The droppings were considered to likely be from *Pipistrellus sp.*
- 3.1.6 Features were present on the exterior of the building that was considered to be suitable for use by bats for roosting. These included:
- Space between underlay and roof tiles
  - Gaps under weatherboarding
- 3.1.7 Access points to these features included:
- Lifted tiles
  - Gaps beneath wooden barge boarding
  - Lifted lead flashing around the bases of the dormer windows and skylights.

#### Birds

- 3.1.8 No evidence of nesting birds was noted during the course of the building inspection or bat emergence survey.
- 3.1.9 However, there were features identified on the building which could provide nesting opportunities for nesting birds such as gap under weatherboarding or gaps under lifting roof tiles.

## 3.2 Bat Emergence Surveys

### Summary

- 3.2.1 The Old Chapel was subject to three separate emergence surveys. During these surveys, small number of common pipistrelle bats were observed emerging from 3 separate locations.
- 3.2.2 Over the course of these surveys, a total of six bat species were incidentally recorded within the site, comprising: common pipistrelle *Pipistrellus pipistrellus*, noctule *Nyctalus noctula*, myotis *myotis sp.*, lesser horseshoe *Rhinolophus hipposideros*, Leisler's *Nyctalus leisleri* and soprano pipistrelle *pipistrellus pygmaeus*.

### Dusk Emergence Survey – 20<sup>th</sup> July 2023

- 3.2.3 **At 21:39, two common pipistrelle bats were seen to emerge from the northern gable end of The Old Chapel (EM1, Appendix F, Image 02) from underneath soffit box.**
- 3.2.4 At 21:45, a *myotis sp.* bat and several common pipistrelles were observed to forage between the driveway and the road.
- 3.2.5 At 21:48, a noctule bat was seen to commute over the site.
- 3.2.6 At 22:33 a lesser horseshoe bat was heard to commute along The Street.
- 3.2.7 At 22:39, the first Leisler's bat of the survey was observed commuting over the site.
- 3.2.8 The site was host to regular *myotis sp.*, noctule, Leisler's and *pipistrellus sp.* call activity throughout the course of the survey.

### Dusk Emergence Survey – 06<sup>th</sup> July 2023

- 3.2.9 At 21:42, a common pipistrelle was observed commuting from the north of the site heading south.
- 3.2.10 At 21:54, a common pipistrelle was observed heading toward The Old Chapel building but did not enter.
- 3.2.11 **At 21:57, two common pipistrelles were observed to emerge from the northernmost dormer window on the eastern aspect of the Old Chapel (EM2, Appendix F, Image 01).**
- 3.2.12 At 22:03, a common pipistrelle was observed to forage in the garden east of the property.
- 3.2.13 At 22:12, a *myotis sp.* bat was observed circling over the site.
- 3.2.14 At 22:19, a Leisler's bat was observed to be foraging behind the view of the surveyor.
- 3.2.15 At 22:28, two soprano pipistrelle bats were observed foraging to the eastern aspect of the Old Chapel before commuting south-east.

### Dusk Emergence Survey – 21<sup>st</sup> June 2023

- 3.2.16 At 21:51, a common pipistrelle was observed commuting east over the site.
- 3.2.17 **At 22:20, a common pipistrelle was observed to re-enter a gap in the wooden boarding under the guttering to the centremost, western aspect of The Old Chapel (EM3, Appendix F, Image 03).**
- 3.2.18 **At 22:22, a common pipistrelle was observed to emerge from the same location.**
- 3.2.19 **At 22:27, a common pipistrelle was observed to emerge from the same location.**
- 3.2.20 At 22:30, common pipistrelle and *myotis sp.* were observed foraging in the site's garden.

## 4 Evaluation and Impacts

### 4.1 Bats

#### Roosting Bats

- 4.1.1 All bat species in the UK are protected by national and international legislation (see Appendix A).
- 4.1.2 Evidence of bats in the form of droppings (*pipistrellus sp.* likely) was identified on the window sills and window of the western aspect of the house during the building inspection survey. Additionally, roosting features and access points were identified on the house which have the potential to support roosting bats.
- 4.1.3 There were confirmed bat emergences on the 20<sup>th</sup> of July 2023 from the northern gable end of The Old Chapel, on the 06<sup>th</sup> of July from the northern dormer window on the eastern aspect of The Old Chapel, and on the 21<sup>st</sup> of June from under a gap in wooden boarding, to the central, western aspect of The Old Chapel. A peak count of 2 common pipistrelle bats were seen emerging from the building during each survey.
- 4.1.4 It is therefore considered that the building is being used as a day roost by common pipistrelle bats.
- 4.1.5 Taking into account the species present, and the low number of bats observed emerging, it is considered that the building is generally of low conservation importance for bats (Mitchell-Jones, 2004).
- 4.1.6 In the absence of mitigation, it is considered that the proposed extension works may result in the restriction of access for bats using the identified roosting spaces. It is also considered the proposed works could potentially cause the disturbance and accidental killing and / or injury of bats during the construction phase. This would result in a significant adverse impact at a site/local level.
- 4.1.7 With mitigation, it is considered that after an initial short-term adverse impact, a long-term positive impact could be achieved by enhancing and securing the number of bat roosting features and spaces available on the site.

#### Site

- 4.1.8 The site is within the North Somerset and Mendip Bats SAC Consultation Zone C and during one of the three surveys a single lesser horseshoe was observed commuting through the rear garden. As the bat was only heard once (an incidental commute along The Street), therefore the small amount of additional glazing (dormers) will likely have negligible impact on lesser horseshoe bats or the associated North Somerset and Mendip Bat SAC. The additional glazing on the single storey rear extension will only affect managed amenity area which is considered to be suboptimal for bats – the orchard area is >10m east. No new external lighting is proposed to be added.
- 4.1.9 A 4m section of a hedgerow running along The Street present north of the building is proposed to be removed due to the planned changes to the driveway. The mature Larch tree *Larix sp.* growing within this hedge will be retained. This hedgerow is fairly isolated and not directly connected to any other hedgerows within wider landscape. Lesser horseshoe bat was noted to be utilising The Street and this hedgerow for commuting during one of the surveys. Removing 4m section (total length of this hedgerow is approximately 50m) will unlikely cause significant impacts on commuting bats including lesser horseshoe bats as The Street (unlit confirmed commuting corridor) will still maintain its linear continuity.

### 4.2 Nesting Birds

- 4.2.1 All birds within the UK are protected whilst nesting.
- 4.2.2 During the course of surveys, no birds were noted to be nesting within or on The Old Chapel building or in the short section of hedgerow proposed to be removed.

- 4.2.3 Furthermore, the surrounding landscape contains an abundance of suitable nesting habitat for birds; therefore, it is considered that the site is of at most **low local value** to nesting birds.
- 4.2.4 As nesting birds are highly mobile species and can establish nests before the works commence, without mitigation, the planned hedge removal and extension works may result in the destruction of nests and possible killing, injury, and disturbance of birds and/or dependent young. This would therefore constitute a certain **long term adverse impact** at site level.
- 4.2.5 With mitigation, it is anticipated that there can be a **negligible impact** on these species.

### 4.3 Dormouse

- 4.3.1 Although no data search has been carried out for this site, a search of planning portal for a nearby planning application (23/P/1703/FUL – approximately 230m south of the site) suggests that there are no records of dormouse *Muscardinus avellanarius* within 2km of the site.
- 4.3.2 No signs of dormice were encountered during the survey. The 4m section of hedgerow proposed for removal contains hazel *Corylus avelana* which is preferred food source for dormice. However, this hedgerow is not directly connected to wider hedgerow network or any suitable woodland (>5ha in size) and is regularly managed as it sits along a busy main road (The Street). Considering that individuals will usually remain in proximity (within 70m) of their nests (Bright et al., 2006) and prefer continuous cover for commuting it is unlikely that dormice are present within this hedgerow.
- 4.3.3 Therefore, the expected impact of removal of a 4m section of this hedge is considered negligible especially as dormice are considered likely absent.

## 5 Recommendations

### 5.1 Further Actions

- 5.1.1 The results from the emergence surveys of the house indicate that it currently hosts a common pipistrelle bat day roost, and an outline mitigation strategy is included in Appendix C of this report.

**Table 2 – Table of Further Actions**

Species/Groups	Phase	Action(s) Required
Bats	After planning permission has been granted, but prior to works starting on-site	Bat Mitigation Licence (BML) or registration under a Bat Mitigation Class License (BMCL) will be required from Natural England, in order to allow works affecting The Old Chapel which would otherwise be illegal.
Birds	Site Clearance / Construction	Timing of development works and hedge removal are recommended to take place outside of the nesting bird season (March – August inclusive). If this is not possible, then further works are considered necessary, as outlined in 5.3.
Ecological Enhancements	Construction and Design Stage	Inclusion of bird box as outlined in 5.4 below.

### 5.2 Bats

- 5.2.1 The emergence surveys identified that the house is being used as a day roost by low numbers of common pipistrelle bats. Bat Mitigation Licence (BML) or Bat Mitigation Class License (BMCL) – low impact registration will be required from Natural England to allow works that would otherwise be illegal. The licence must be in place prior to any works being undertaken which could impact upon bat roosts, and where consents are required (planning, listed building etc.), these must be in place prior to applying.
- 5.2.2 The outline mitigation strategy for bats is included in Appendix C of this report and a detailed mitigation statement will be formulated concurrently with the drawing up of the final site plans and construction phase plans to be included within the Natural England license application.
- 5.2.3 Natural England takes a minimum of 30 working days (10 working days for low-impact licenses) to assess an application.
- 5.2.4 Replacement hedgerow/scrub/shrub planting (like for like as a minimum) as compensation for removal of 4m of hedgerow is recommended elsewhere on site. Species present within the hedgerow proposed for removal include hazel, field maple, elder, hawthorn, dogwood, dog rose and blackthorn. Similar species composition should be considered with added late-night flowering honeysuckle *Lonicera periclymenum* to enhance insect carrying capacity of the site of benefit to bats.

### 5.3 Nesting Birds

- 5.3.1 Due to the size of the site and the scale of the development, further surveys for birds are not considered necessary.
- 5.3.2 However, the development works and hedge removal should be undertaken outside of the breeding bird season. The breeding season is influenced by a given year's climactic conditions but is generally between March and August.
- 5.3.3 If works or clearance is required between March and August (inclusive), affected areas should be checked by an ecologist before removal, and if birds are found to be nesting, clearance would have to be delayed until nesting has ceased.



## **5.4 Enhancements and Planning Policy**

- 5.4.1 Enhancement features for wildlife should be included in new developments to meet the recommendations contained within the National Planning Policy Framework 2021.
- 5.4.2 In addition to mitigation features outlined in Appendix C, it is recommended that one integrated bird box (Vivara Pro Seville 32mm WoodStone Nest Box or similar design) is installed as high as possible) on a suitable mature tree nearby.

## References

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

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ILP (2023). *Bats and Artificial Lighting in the UK (Guidelines Note 8): Bats and the Built Environment Series*.

North Somerset Council (2016). *North Somerset Council Development Management Policies. Site and Policies Plan Part 1*. Adopted 2016. North Somerset Council (2023). *North Somerset Local Plan 2038 Consultation Draft (Expected 2023)*. North Somerset Council. Available Online: [North Somerset Local Plan 2038, Consultation draft, Preferred Option \(n-somerset.gov.uk\)](https://www.n-somerset.gov.uk/consultation-draft-preferred-option/)

North Somerset and Mendips Bats Special Area of Conservation (SAC). *Guidance on Development: Supplementary Planning Document (adopted 2018)*.

UK Governments Countryside Geographic Information website: [www.magic.gov.uk](http://www.magic.gov.uk)

## Appendix A – Wildlife Legislation & Policy

### Bats

In the UK, all bat species are fully protected under The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019 and the Wildlife and Countryside Act 1981 (as amended). It is illegal to kill, injure, disturb, capture, possess or trade bats (or parts thereof); disturb bats whilst in a place of shelter or rest; or damage, destroy or obstruct access to a breeding site or resting place whether bats are present or not.

Operations which may affect bats may require a development licence from Natural England, which provides derogation for an otherwise unlawful activity.

### Birds

In the UK, birds and their nests are protected under The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019 and the Wildlife and Countryside Act 1981 (as amended).

The Wildlife and Countryside Act 1981 (as amended) makes it a criminal offence to:

- Kill, injure, or take any wild bird (with exceptions to species listed in Schedule 2);
- Take, damage or destroy the nest of any wild bird while in use or being built;
- Take or destroy an egg of any wild bird;

### The Natural Environment and Rural Communities Act (2006)

Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) sets out a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) drawn up in consultation with Natural England, provides a guide to local and regional authorities when implementing their duty as defined in Section 40 of the NERC Act 2006;

1. "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." - Section 40(1).
2. "Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat". - Section 40(3).

Several species of bats and birds are listed as Species of Principal Importance under Section 41 of the NERC Act, 2006.

### National Planning Policy Framework (2021)

National Planning Policy Framework (NPPF) (2021) sets out Government Policy on Biodiversity and Nature Conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications. NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within the development.

### North Somerset Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document

The North Somerset and Mendip Bats SAC is designated under the Habitats Directive 92/43/EEC, which is transposed into UK law under the Conservation of Habitats and Species Regulations 2010 (as amended) ('Habitat Regulations'). This means that the populations of bats supported by this site are of international importance and therefore afforded high levels of protection, placing significant legal duties on decision-makers to prevent damage to bat roosts, feeding areas and the routes used by bats to travel between these locations.

The primary reason for designation of the bat SAC are two Annex II species:

- the Greater Horseshoe bat *Rhinolophus ferrumequinum*; and
- the Lesser Horseshoe bats *Rhinolophus hipposideros*.

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The landscapes around the SAC itself are also important in providing foraging and commuting habitat needed to maintain the favourable conservation status of the SAC's horseshoe bats. Therefore, the guidance sets out strong requirements for consultation, survey information and appropriate mitigation, to demonstrate that development proposals will not adversely impact on the designated bat populations.

# Appendix B – Proposed Site Plans

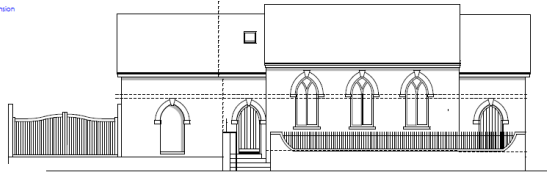
**Materials for the Extension Works**

**Roof**  
Clad pan-tiles - Manley Lincoln (15 degree pitch)

**Walls**  
Limestone to match the existing  
Painted timber cladding to gables

**Windows, Doors, Facades**  
Painted timber single doors  
Powder coated aluminium sliding doors to extension

**Structure**  
Oak posts



Front Elevation to the Street (West)

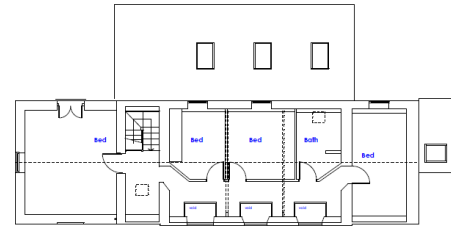
Rear Elevation to the garden (East)



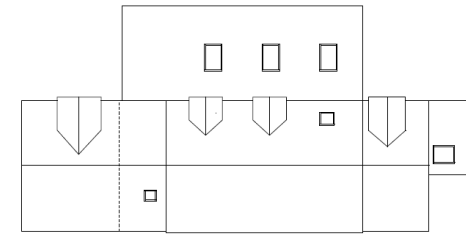
No.	Rev.	Description	Revised

**dz architecture**  
27 Tenchwood Street    8002    831 5445  
t. 09742 726 477  
e. info@dzarchitecture.com

Project Name: The Old Chapel Regil  
Drawing No: 810  
Drawing Title: Elevations to the Street & the Garden as Proposed  
Drawing No: 006  
Drawing Date: 0000  
Scale: -  
Drawn: -  
Reviewed: -  
PLAN/REV/G    Aug 23    1:100BA3    02    02



First Floor Plan

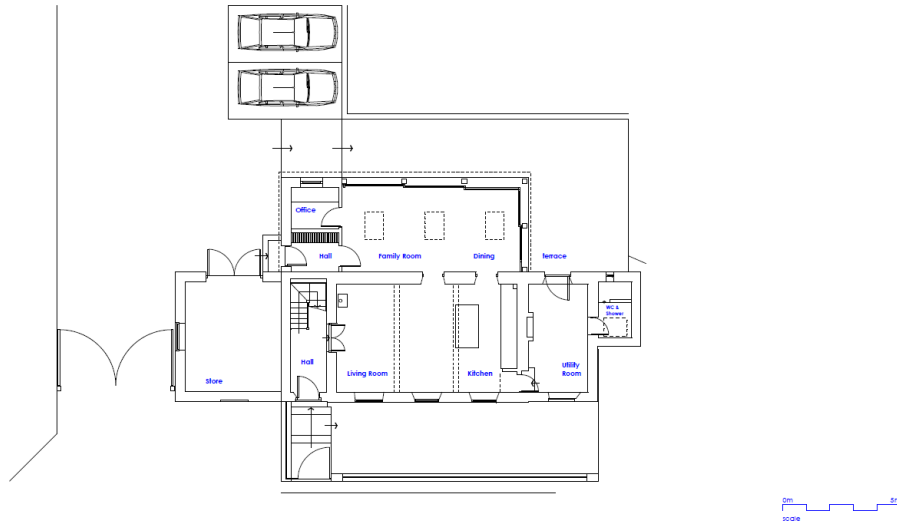


Roof Plan

No.	Rev.	Description	Revised

**dz architecture**  
27 Tenchwood Street    8002    831 5445  
t. 09742 726 477  
e. info@dzarchitecture.com

Project Name: The Old Chapel Regil  
Drawing No: 810  
Drawing Title: Proposed First Floor and Roof Plan  
Drawing No: 006  
Drawing Date: 0000  
Scale: -  
Drawn: -  
Reviewed: -  
PLAN/REV/G    Aug 23    1:100BA3    02    02



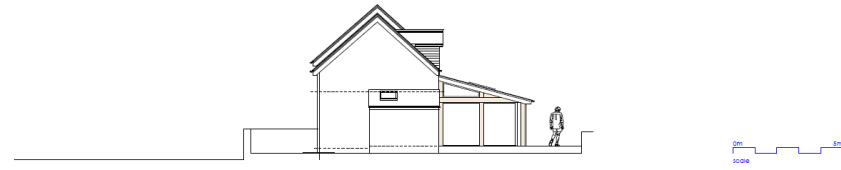
<b>dz architecture</b> 27 Brinkwood Street Bristol BS1 5AH t: 01454 751477 e: info@dzarchitecture.com		Project Name: <b>The Old Chapel Regil</b> Drawing Title: <b>Proposed Ground Floor Plan</b> Project No: Drawing No: Date: Scale: Drawn: Reviewed: P/LA:R/SHG Aug 23 1:100BA3 SD SD	
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- Materials for the Extension works**
- Roof**
    - Clay pan tiles - Motley Lincoln (14 degree pitch)
  - Walls**
    - Unseasoned to match the existing
    - Painted timber cladding to porches
  - Windows, Doors, Fascias**
    - Painted timber single door
    - Powder coated aluminium sliding doors to extension
  - Structure**
    - Oak posts



Side Elevation (North)

Side Elevation (North)



<b>dz architecture</b> 27 Brinkwood Street Bristol BS1 5AH t: 01454 751477 e: info@dzarchitecture.com		Project Name: <b>The Old Chapel Regil</b> Drawing Title: <b>Side Elevations as Proposed</b> Project No: Drawing No: Date: Scale: Drawn: Reviewed: P/LA:R/SHG Aug 23 1:100BA3 SD SD	
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## Appendix C – Outline Bat Mitigation Plan

### Introduction

Below is an outline mitigation plan that will form the basis for the method statement which will be put forward to Natural England in the Bat Mitigation License application.

Please note that this outline mitigation plan is subject to approval by the local planning authority and Natural England.

### Proposed Works

It is understood that the proposed development is for the installation of a new stone-faced cavity wall construction for the two-storey northern extension with stone-faced cavity wall construction with oak elements for the single-storey eastern extension.

### Order of Mitigation Works

The order of mitigation works are as follows:

- BML/BMCL must be in place prior to development activities commence.
- Installation of temporary mitigation features.
- Works can begin under supervision.
- Unsupervised works can continue once signed off by supervising ecologist.
- Installation of permanent mitigation features.
- Compliance check of permanent mitigation features once works completed.

### Timings of Works

Temporary mitigation and BML must be in place prior to start of development works. Natural England take a minimum of 30 working days (increased to 45 working days regularly) to assess a licence application or 10 working days for BMCL site registrations.

The house is being used as a day roost by low numbers of common pipistrelle bats and there are therefore no timing constraints to the proposed works. However, no disturbance to hibernating bats will be allowed, therefore winter roof strip works should be avoided.

### Supervised Works

Certain aspects of the works will be supervised by a suitably licensed and experienced ecologist, to ensure that no harm comes to any bats that may be present.

A tool-box talk will be given to contractors at the start of the works on how to recognise a bat, where they might be found and what to do in the event of finding one.

### Strip of Roof Tiles

Removal of the roof tiles will be supervised by a licensed bat ecologist. Tiles will be removed individually by hand and will be checked underneath before discarding.

If bats are found under the tiles, they will be captured by the licensed bat ecologist supervising the works.

### Captured Bats

Any bats captured during the works will be moved by the licensed bat ecologist to the new temporary mitigation installed on-site and released on the same day.

If bats are considered unsuitable for release (i.e. injured), they will receive veterinary care as required and be kept in care until they are suitable for release at an appropriate time of year.

### Soft Demolition of Potential Bat Roosting Features

Works to the barge boarding, wooden cladding and soffits or other potential roosting features will take place by hand, under the supervision of a licensed ecologist.

All crevices and cracks within the building will be inspected by a licensed ecologist with the use of an endoscope prior to development to establish whether bat(s) are roosting in any of the crevices.

Where the crevices/cracks can be fully inspected via endoscope, and no bats are found, they will be filled with newspaper (or other easily removable filler) to prevent bats from entering prior to the development.

If bats are discovered to be roosting in any of features at the time of inspection, a decision on how to deal with them will be made on-site by the supervising ecologist in light of the conditions on-site at the time and the state of the animals themselves. There are a number of options for dealing with them:

- A one-way exclusion device will be installed on the opening/s by the ecologist. Each device will remain in position for a period of at least 5 days/nights in suitable weather conditions (i.e. temperatures above 8°C), or will remain longer until these conditions prevail. After this point the crevice will be re-inspected by the supervising ecologist
- The bat(s) will be carefully removed and placed in the permanent mitigation roost or in care
- The gap/crevice will be left undisturbed and re-checked a few days later

Where it is possible to capture bats which are found, this will be undertaken by the licensed bat ecologist supervising the works.

### **Unsupervised Works**

After the above procedures, once the structures affected by the development works are deemed clear of bats by the licenced ecologist, unsupervised works can take place; however, an ecologist will be on call in the event of bats being found. If bats are discovered when the licensed ecologist is not present, then contractors must stop work immediately and telephone Abricon on 01275 391297. NE will be informed where necessary.

### **Temporary Mitigation**

To provide roosting space for bats during the development or if bats are discovered during the roof strip/works, temporary mitigation will be put in place. As temporary mitigation for the loss of the common pipistrelle bat roosts, one bat box (General Purpose Bat Box or similar woodcrete design) will be installed onto a mature tree/s elsewhere on site. The box will be placed at a height of 5/6m (or as high as possible) and face in a southerly direction (See Appendix D for suggested placement). This box shall be retained as a permanent enhancement for the site after development.

### **Permanent Mitigation**

As permanent mitigation for the loss of the common pipistrelle day roost and access points, replacement bat features will be installed including one 4b ridge tile access feature (allowing access to the ridge cavity) - see Appendix D for suggested placement and Appendix E for sketch).

Other considerations include: only untreated timber used in areas bats can access and a wet ridge system will be used on the house (as dry ridge is considered unsuitable for bats). Only traditional bitumen hessian weave 1F lining or TLX Batsafe membrane will be used in areas bats can access.





### **Compliance Check**

A compliance check will be completed by a licensed bat ecologist following the completion of all the mitigation works.

**Appendix D – Mitigation and Enhancement Plan**

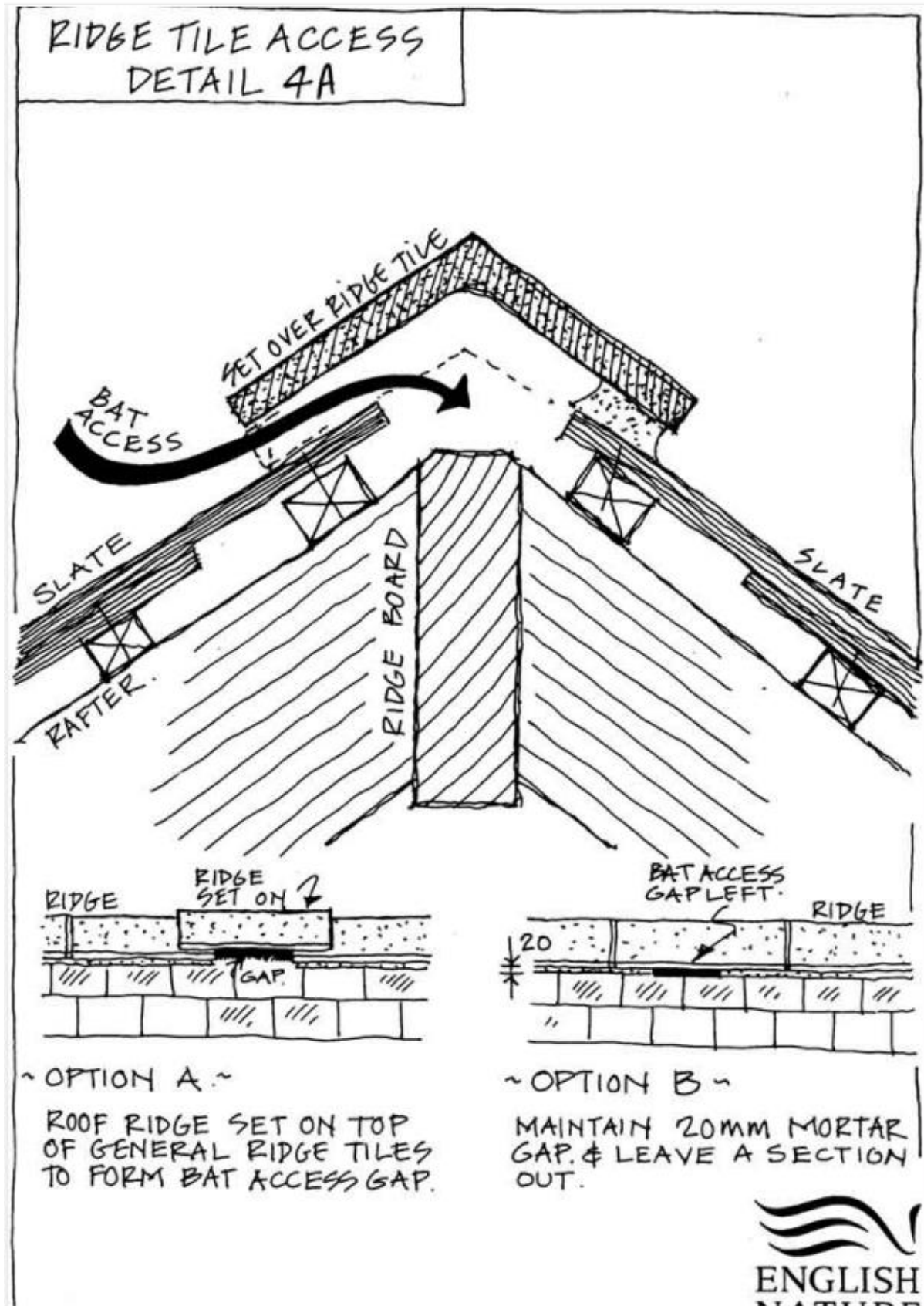




	Bird Box
	Ridge Bat Access Tile
	Temporary Bat Box/Bat Box on Tree
	
Site Name: Regil, The Old Chapel	
Bat Mitigation/Enhancement Plan	
Drawing Date: 11/10/2023	
Scale: Not to Scale	



# Appendix E – Ridge Bat Access Tile Detail



## Appendix F – Site Photos

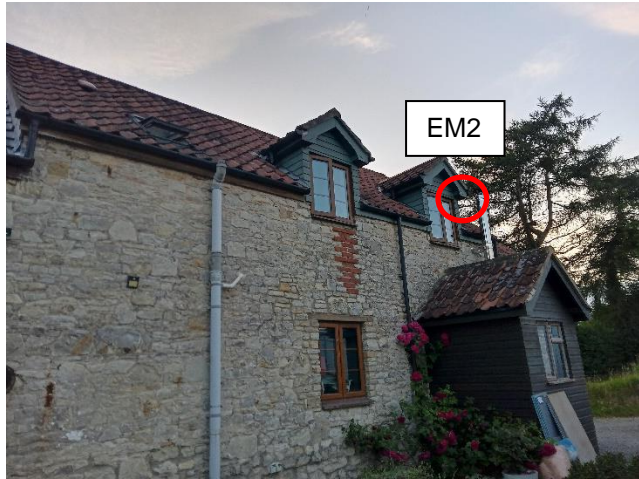


Image 01: Eastern Elevation in which there was a confirmed common pipistrelle emergence on the 06<sup>th</sup> July 2023.



Image 02: Northern Elevation from which there were two confirmed common pipistrelle emergences on the 20<sup>th</sup> July 2023.



Image 03: Western Elevation from which there was a confirmed common pipistrelle emergence on the 21<sup>st</sup> June 2023.