



**Protected Species Survey Report
for Bats and Nesting Birds
and Nocturnal Bat Survey Report**

Mr Ben Elliot

Lower Dean Manor
Turkdean
Gloucestershire
GL54 3NS

July 2023

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Methods used to prepare this report, including those carried out in the field followed The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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Primary Surveyor Experience

Jason Skinner – 7 years professional ecological experience, primarily involved with bats and reptiles through consultancy and assisting on research projects. Experienced with small-scale and large-scale development projects and named ecologist on multiple bat mitigation licences. Co-author of peer-reviewed research papers on reptiles and amphibians. Member of BBCARG and Wiltshire Bat Group.

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1 INTRODUCTION

- 1.1 Cotswold Environmental Ltd was instructed to carry out a Protected Species Survey for bats and nesting birds, as well as subsequent nocturnal bat survey effort, at Lower Dean Manor, Turkdean, Gloucestershire GL54 3NS. The site is located at approximate National Grid Reference (NGR): SP 10372 17304.
- 1.2 Development proposals are described as the alteration to roofs of the main residential dwelling (See Fig 2. Site Map). A planning application will be submitted to Cotswold District Council in due course.
- 1.3 This report provides survey data based on a field visit that was carried out in August 2022 and June 2023. The purpose of the daytime survey was to assess the buildings for their suitability to support protected species and to ascertain evidence of any protected species, most notably bats and nesting birds. The field visit results provide information to determine the potential ecological impact the proposed development may have on protected species, and to inform the level of further survey effort and mitigation required to comply with relevant nature conservation policies and legislation. The evaluation and findings in this report can be used by Cotswold District Council in their view of the planning application. Survey results should be considered valid for a period of 12-18 months, subject to consultation within the Local Planning Authority and/or Natural England.
- 1.4 The National Planning Policy Framework (NPPF) (July 2021) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.
- 1.5 Lower Dean Manor is located at the western edge of Turkdean, approximately 16 km south-east of Cheltenham town centre and 7 km south-west of Bourton-on-the-Water. The site location is shown in Fig. 1: Site Location Map.
- 1.6 The surveyed structures are located on the grounds of Lower Dean Manor. The survey boundary is shown in Fig. 2: Site Map.

Survey Objectives

To determine suitability for protected species

Ascertain evidence of protected species.

Determine the potential ecological impact the proposed development will have on protected species
Inform the level of further survey effort that is required.

2 METHODOLOGY

Desk Study

- 2.1 A records search was undertaken using desktop resources including the Multi-Agency Geographic Information for the Countryside¹ (MAGIC) resource. MAGIC was used to search for records of designated sites, habitats and granted European Protected Species Licenses (EPSLs) within a 2km radius. Google Earth² was also used to study the nearby landscape.

Preliminary Bat Roost Assessment

- 2.2 Ecological consultant Jason Skinner (NE Class 2 Bat Survey licence 2020-50774-CLS-CLS) carried out the protected species survey on Thursday 18th August 2022.
- 2.3 Survey effort was completed in line with official assessment guidelines³ and largely followed that recommended by the Chartered Institute for Ecology and Environmental Management (CIEEM)⁴ and British Standard Code of Practice⁵. The assessment followed the standard methodology. The site was searched using visual encounter survey techniques. Potential bat movement corridors and movement barriers were assessed and noted. During the site visit, where possible, all areas of the building were internally and externally examined for evidence of bats. The building survey included an internal and external assessment using a powerful torch and endoscope where required.
- 2.4 Internally, the buildings were assessed using a powerful torch beam to scan the walls and flat surfaces for droppings and other signs of bat activity. Feeding remains such as moth and butterfly wing concentrations were also surveyed for. All holes and crevices considered by the surveyor as likely to be used as a bat roost were examined to ascertain presence or absence of bats.

¹ Multi-Agency Geographical Information for the Countryside (MAGIC). Crown Copyright and database rights [2015]. Ordnance Survey 100022861. Available at: <http://www.magic.gov.uk/>

² https://www.google.co.uk/intl/en_uk/earth/

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

⁴ CIEEM (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.

⁵ British Standards Institution (2013) BS 42020:2013. Biodiversity – Code of practice for planning and development. British Standards Institution, London.

- 2.5 Externally, visual ground inspections of all elevations were undertaken using binoculars and a telephoto lens where required. Photographs were taken to capture likely features of ecological value to bats and birds i.e. missing tiles, damaged or missing mortar, exposed gable ends, gaps within soffit board, rotten timber and other potential entry points. Other external aspects of the buildings were surveyed, including windows, windowsills, external doors and the ground within close proximity of the structure was thoroughly inspected for bat droppings and feeding remains.

Table 1: Guidelines summary for assessing potential bat roost suitability

Suitability	Description of building, tree or structure
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, potential roost sites not suitable for larger numbers or regular use (i.e. maternity or hibernation).
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, 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.
Confirmed roost	Evidence of bats or use by bats found.

Nocturnal Bat Surveys

- 2.6 Two dusk nocturnal bat surveys were carried during June 2023 following recommendations from the preliminary survey. Survey effort was carried out by ecologists Tom Charlton MSc MRSB (NE class 2 bat survey licence number 2018-34622-CLS-CLS), Jason Skinner (NE Class 2 Bat Survey licence 2020-50774-CLS-CLS), Kayleigh Stewart, Samantha Stephens, David Howard, Gavin Stewart, and Ryan Mills.
- 2.7 Nocturnal bat survey effort was completed in line with official assessment guidelines⁶ as well as interim guidance notes issued by the Bat Conservation Trust in May 2022⁷.
- 2.8 During the surveys, surveyors took up separate static positions 15 minutes prior to and 1.5 hours after sunset (see Site Map: Fig. 2). Visual observations of bats were noted, and bat species were identified using bat detectors. The information recorded included weather, timings, whether bats emerged or re-

⁶ Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edn. Bat Conservation Trust, London.

⁷ Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys Bat Conservation Trust, May 2022 [Online] [Accessed 1st June 2022] <https://cdn.bats.org.uk/uploads/pdf/Interim-guidance-note-on-NVAs-May-2022-FINAL.pdf?v=1653399882>

entered the building, direction of travel, species and activity e.g. foraging, commuting. Equipment used during the nocturnal surveys included Echo Meter Touch II recorders coupled to Apple tablets and heterodyne bat detectors.

- 2.9 Six infrared camera systems (SANNCE and Sony FDR-AX53 4K models) coupled with infrared lighting (Night Fox XB5 and XC5 models 850 – 940 nm) were used to strengthen the survey data.
- 2.10 Recorded bat calls were analysed using Kaleidoscope 5.1.9i where required.
- 2.11 Temperatures were recorded onsite using an Elitech RC-51 Temperature Logger.

Inspection for Birds

- 2.12 The survey also included an internal and external inspection of the surveyed building for evidence of common nesting birds as well as notable and protected species. Inside the building, artificial light was used to search for birds, dead birds, dead chicks, nesting material and eggs.
- 2.13 All accessible elements of the surveyed building containing nesting potential were checked to see if the development would have any adverse effects on nesting birds. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (as amended). An active nest is one that is being built, containing eggs or chicks, or on which fledged chicks are still dependent. Birds within Schedule 1, such as barn owl, are also protected from disturbance during the nesting period.
- 2.14 The presence of notable and protected bird species and any signs indicative of their past and present use was taken into consideration during the inspection of the building. Likely perches and nesting locations were checked, and all ledges and cavities were examined for nesting debris where accessible.

Limitations

Bat droppings deposited in or around the exterior degrade quickly due to weather. The presence of bats or their roost must not be disregarded in the absence of droppings.

Many bat species in the UK are crevice-dwelling bats and as such, are difficult to find during PRAs. Local biological records were not obtained.

Due to the height of the building and complex multi-pitched roof structure of B1, visibility of sections of the roof were restricted during the nocturnal surveys. Additional mitigation measures have been proposed with a view of further reducing risks to bats during re-roofing works.

3 RESULTS

Desk Study

Designated Sites

- 3.1 The site lies within The Cotswolds Area of Outstanding Natural Beauty (AONB) although, according to the MAGIC database, no further statutory non-statutory designated sites exist within a 2km radius of the site boundary.

Local Habitats

- 3.2 Lower Dean Manor is located within its own grounds, comprising grazed grassland and managed lawns bordered by rows of mature trees in a rural setting that is surrounded by farm land. The property is situated approximately 350 m south-west from the main area of development within Turkdean village. Grazing pasture, some of which includes scattered mature trees, opens out to arable fields with some hedgerows, although these appear to be intermittent and not particularly well connected. Several blocks of deciduous woodland surround the site within a 2 km radius, most notably, an area located 243 m to the north-east and a parcel comprised of both ancient and semi-natural and ancient replanted woodland located 890 m to the west. Further notable habitats within a 2 km radius include multiple small watercourses and areas of lowland calcareous grassland 380 m to the north-west and an area of good quality semi-improved grassland 1.6 km to the north-east.

Granted European Protected Species Licences (EPSLs) within a 2km Radius

- 3.3 According to the Magic website, no EPS licences for bats have been granted within a 2km radius of the survey site.

Preliminary Bat Roost Assessment Results

Building Assessment

- 3.4 Lower Dean Manor comprises a main residential dwelling, a detached south-west wing made up of three adjoining buildings and multiple outbuildings which include a large barn. The PRA and all subsequent information pertain to the residential dwelling (referred to within this report as B1) the converted stone barn (which forms the first building of the detached south-west wing and referred to

within this report as B2) see Fig. 2: Site Map. Only buildings B1 and B2 were assessed during the survey.

Building 1 (B1) – Residential dwelling

- 3.5 The surveyed building is a two-storey, stone-built dwelling with a complex roof structure that includes multiple pitched elements, gable end walls, a flat roof and a balcony. The roofs are clad with traditional Cotswold tile-stones, slate and plain concrete tiles. The building includes two loft voids within its pitched roof elements (see Fig 2: Site Map).
- 3.6 Externally, the stone walls were in good condition with no obvious damage however, due to their natural irregular shape, gaps were noted under Cotswold tile-stones providing features that could be exploited by crevice dwelling species of bats. All doors and windows were closed and tightly fitted at the time of the survey.
- 3.7 Internally, two loft voids are present within the roof structure, both underlined with bitumen felt and featuring exposed timber roof structures. No areas of light ingress to the loft voids were noted during the assessment.
- 3.8 **No bats, droppings or further evidence of bat presence was discovered during the assessment of B1.**

Building 2 (B2) – Stone barn

- 3.9 B2 is a stone-built single storey structure located to the rear of the residential dwelling with a pitched roof which is clad in Cotswold tile-stones. The building has been converted to a detached annexe of the residential dwelling and has no enclosed roof spaces.
- 3.10 External features noted during the assessment of B2 were limited to gaps under the traditional Cotswold tile-stones.
- 3.11 An internal inspection of the building revealed a vaulted ceiling, open to the apex of the roof. No evidence of bats was found within the accessible areas of B2 during the assessment.

Table 2: Weather conditions during the preliminary roost assessment

Date	Start	Finish	Temp °C	Wind	Cloud	Rain	Notes
18/08/2022	10:30	13:15	25	Calm	60 %	Dry	N/A

Nocturnal Bat Survey Results

Survey One – B2

- 3.12 During the first nocturnal survey, completed on the 16th of June 2023, five species of bat was recorded - common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P.pygmaeus*, *Myotis* sp., and noctule *Nyctalus noctula*. Activity was dominated by commuting passes and foraging by common and soprano pipistrelle; the first call recorded was made at 21:23 h, with activity continuing throughout the duration of the survey. Activity levels were highest at surveyor positions to the south and east of survey building B1. Low numbers of non-visual recordings by commuting noctule and *Myotis* sp. were recorded over the site grounds during the same period.
- 3.13 **At no point were any bats observed emerging from or re-entering the surveyed building.**

Survey Two – B2

- 3.14 During the second nocturnal survey, completed on the 30th of June 2023, five species of bat were recorded - common pipistrelle, noctule, *Myotis* sp., serotine *Eptesicus serotinus*, and brown long-eared bat *Plecotus auritus*. Activity started at 21:26 h, comprising regular commuting passes and foraging by common pipistrelle, as well in infrequent commutes by noctule. This activity continued throughout the survey, notably at the southern gardens and driveway to the east, with the final call recorded at 22:36h. Furthermore, low numbers of brief, commuting soprano pipistrelle and serotine were recorded between 21:50 h – 22:30 h, and a single non-visual recording of brown long-eared bat made at 22:37h. No other bat species were recorded, and overall activity levels were not considered to be significant.
- 3.15 **At no point were any bats observed emerging from or re-entering the surveyed building.**

TABLE 3: WEATHER CONDITIONS DURING NOCTURNAL BAT ACTIVITY SURVEYS

Date	Start	Finish	Sunrise/ Sunset	Temp °C	Wind	Cloud	Rain	Notes
16/06/23	21:10	23:00	21:29	20	Still	10%	Dry	n/a
30/06/23	21:10	23:05	21:31	16	Still	70%	Dry	n/a

Bird Inspection Results

- 3.16 No evidence of nesting birds was discovered within the surveyed buildings during the assessment, though traditional stone tiles cladding the roof present nesting opportunities for a variety of bird species.

4 INTERPRETATION AND RECOMMENDATIONS

- 4.1 A daytime assessment was commissioned with a view to assess two buildings within the grounds of Lower Dean Manor for their potential to support protected species, notably roosting bats and nesting birds. The survey boundary is shown in Figure 2: Site Map. Work proposals are described as alterations and extension to the existing residential dwelling which will include impacts to the roofs.
- 4.2 As part of the desk study, online resource MAGIC was checked for granted EPS licences and statutory and non-statutory designated sites. Results from the online desk study showed that no EPSLs for bats have been granted within a 2km radius. Furthermore, no statutory or non-statutory designated sites occur within the same radius. The proposals are considered small-scale, and therefore, provided that the surrounding habitats are not subjected to the inappropriate use of nocturnal lighting, no impacts to nearby habitats beyond the site boundary are anticipated as a result of the development proposals.
- 4.3 The site is located within a rural location, surrounded by gardens and grazing pasture with nearby linear features including hedgerows and scattered mature trees that would provide connectivity to surrounding areas of woodland. Limited hedgerows bordering the surrounding agricultural land will undoubtedly offer value, connecting to the blocks of woodland that surround the site which will likely support a diversity of wildlife, including bat populations of various species.

Building Assessment

- 4.4 Potential Roosting Features (PRFs) noted on and within buildings B1 and B2 during the assessment included two loft voids and multiple raises leading beneath traditional stone tiles – features that could be exploited by both crevice and void dwelling/perch feeding species. No bats, droppings, feeding remains or further evidence of bat activity was discovered during the assessment of both buildings. However, due to the presence of multiple PRFs outlined above, combined with good connectivity between the site and surrounding habitats, further nocturnal survey effort was recommended to determine presence/absence of bats.
- 4.5 Taking the above into consideration, both **B1 and B2 were considered to hold moderate roosting potential**. Therefore, it was recommended that prior to any works commencing, **two nocturnal surveys should be undertaken** to ascertain presence/absence of bats, with the surveys taking place during the optimal survey period. Six surveyors were used to cover the necessary survey area.

Nocturnal Bat Surveys

- 4.6 During the nocturnal survey effort, five bat species were recorded utilising the wider environment for commuting and foraging, with activity dominated common pipistrelle within habitats surrounding the

surveyed buildings, notably within the driveway the rear garden areas located to the southern and eastern extents of survey building B1. Results indicate that local bat populations of various species exploit surrounding habitats; however, activity levels overall were considered low. **Notably, at no point were any bats observed emerging from or re-entering the surveyed building and as such roosting can be reasonably discounted.**

Conclusion

4.7 Taking the above into consideration, **no further bat survey effort is recommended**, and a European Protected Species Licence is not required for the proposed works to proceed. However, due to the height of the building and complex nature of the multi-pitched roof structure of B1, restricting visibility from ground level during the nocturnal surveys (see limitations), it is recommended that a Precautionary Working Method Statement (PWMS) for bats should be implemented onsite for this roof element with a view of further reducing risks to bats in relation to the proposed works. The preparation of the PWMS will include, but is not limited to, measures for:

- The provision of a suitably experienced and bat licenced ecologist on site during the removal of roof tiles.
- A toolbox talk to be undertaken for all onsite personnel prior to commencement of works, relating to bats and their awarded level of protection.
- Methods to be used for sensitive removal of tiles in a safe and controlled manner.
- What to do in the event that a bat is discovered on site during the works.

4.8 All workers should be vigilant and mindful of bats during works on the above buildings, taking extra care at all times during development. In the unlikely event that bats are discovered, work should cease immediately, and a suitably licenced and experienced ecologist contact for further advice. It should be noted that further works would not be able to lawfully proceed without confirmation from Natural England, and bats should not be handled at any time for legal reasons. If bats are discovered during works, Natural England will potentially restrict development until further surveys have been completed and a full mitigation and compensation strategy has been designed. It is likely that, if bats are discovered, a European Protected Species Licence (EPSL) will be required from Natural England.

Birds

4.9 Whilst the surveyed structures are considered to offer limited value for nesting, traditional stone tiles present opportunities in significantly raised areas. If at any point nesting birds are discovered within the structure, without appropriate mitigation, these may be impacted by the development proposals. Impacts to nesting birds can be avoided by timing works outside the bird nesting season which generally

runs between February-August, or by ensuring a site visit is carried out by a suitably qualified ecologist ahead of works commencing. In the event that any nesting birds or suspected nesting activity is discovered prior to works commencing, works must cease and Cotswold Environmental Ltd contacted for further advice.

Biodiversity Enhancement

4.10 The NPPF (2021) outlines obligations of Local Planning Authorities to promote Biodiversity Net Gain where possible. There are various options available with regards to biodiversity enhancement on site:

Bats

4.11 An option to increase biodiversity relating to bats on site would be to affix one or more bat boxes to nearby mature trees or walls within the site boundary, ideally using either Schwegler 1FF boxes (or similar) or Schwegler 2F boxes (or similar). Alternatively, bat boxes can be installed at the apex of a gable wall, but they can also be placed along other elevations at eaves level or below the fascia and / or soffits. They may also be pole-mounted in a garden. Bat boxes should be positioned no lower than 4m above ground level and they should not face in a northerly direction.

Nesting Birds

4.12 An option to increase biodiversity relating to nesting birds would be to install one or more external bird nest boxes (Schwegler 1B or similar) onsite. For maximum success, our recommendations are as follows:

Bird boxes must be positioned away from the building's main access doors where disturbance would be likely.

Following British Ornithology Trust guidelines, bird boxes must be positioned no lower than 2m from ground level and preferably above 3 m to prevent possible predation.

The proposed placement of the bird nest boxes must allow for a clear flight path, without obstruction to the nest box entrance. It is recommended that they are installed in a south-westerly facing direction to offer protection from prevailing winds and rain and should ideally be slightly tilted in a downwards position to offer further weather protection.

APPENDIX A: LEGISLATION SUMMARY

National Planning Policy Framework July 2021

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2021) states: Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the

Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife. Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. Signal Crayfish and American Mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and *Rhododendron ponticum*) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity. There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonably avoided, or actions within the living areas of a dwelling house.

Licensing

Certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence – e.g. bat surveys.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994. These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function – i.e. when determining a planning application. There is no defence that an act was the incidental and unavoidable result of a lawful activity.

It is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Bats

In England and Wales, bats and their roosts are protected under the Conservation of Species and Habitats Regulations 2017 (as amended), and the Wildlife & Countryside Act 1981 (as amended). Taken together, this legislation makes it an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not
- Damage or destroy the breeding or resting place of a bat
- Possess a bat (alive or dead) or any part of a bat

Intentionally or recklessly obstruct access to a bat roost

Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats

A roost is defined as being 'any structure or place that is used for shelter or protection', and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

Birds

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended).

Under this legislation it is an offence to:

Kill, injure or take any wild bird

Take, damage or destroy the nest of any wild bird while it is in use or being built

Take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

APPENDIX B: MAPS



Figure 1: Site location map

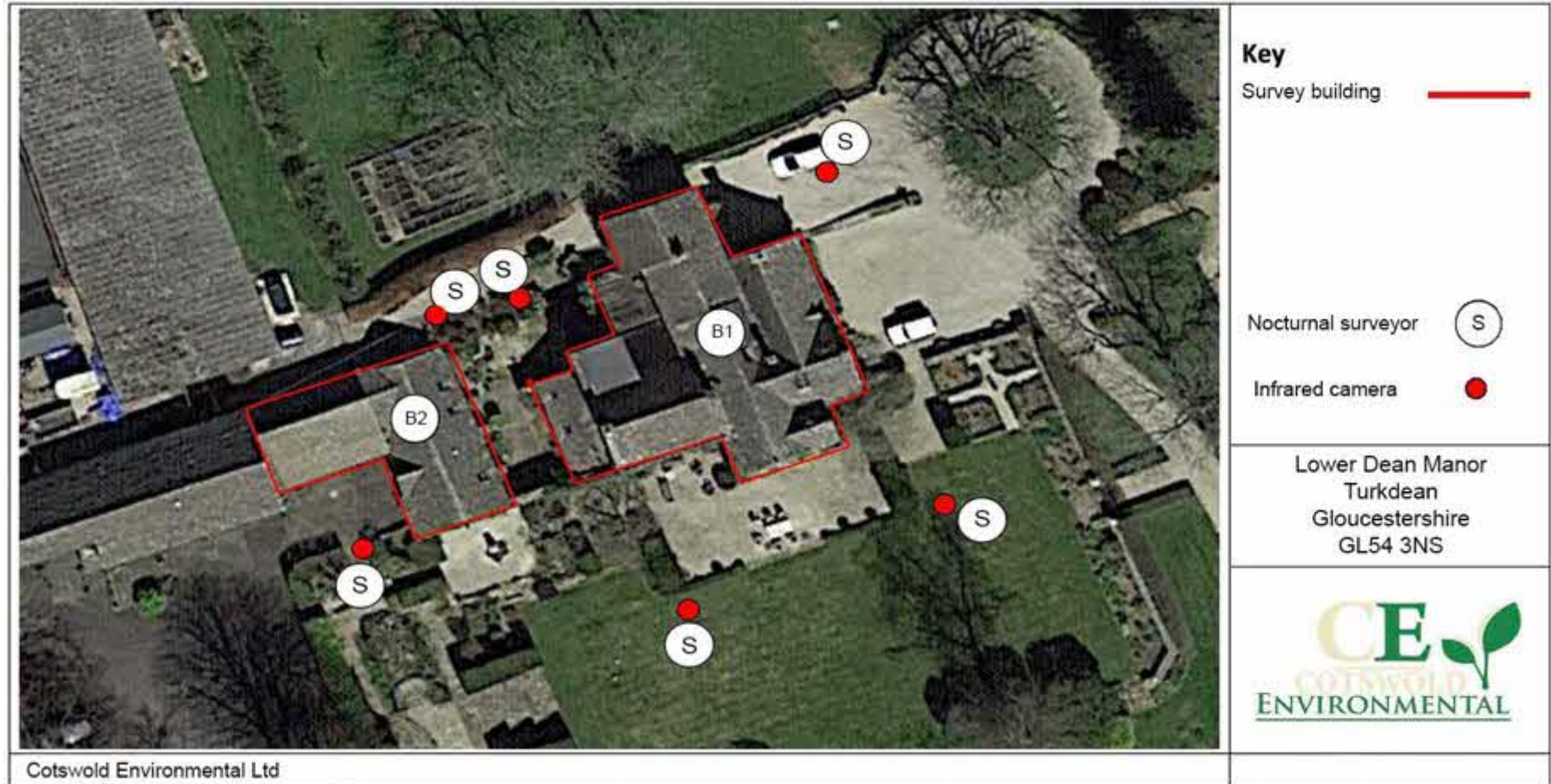


Figure 2: Site Map

APPENDIX C: SITE IMAGES



Photo 1: B1 - NE facing elevations.



Photo 2: B1 - SE facing elevations.



Photo 3: B1 - SW facing elevations showing flat roofed element and balcony.



Photo 4: B1 - Internal view of loft void 1.



Photo 5: Cotswold stone tiles cladding mono-pitched roof element. B1.



Photo 6: B1 - Internal view of loft void 2.



Photo 7: B2 - NE facing elevation.



Photo 8: B2 – Internal view.



Photo 9: Example infrared camera view – east facing elevations B1.



Photo 10: Example infrared camera view – north-western corner B1.



Photo 11: Example infrared camera view – south-facing elevation B1.



Photo 12: Example infrared camera view – south-western roof aspect B2.