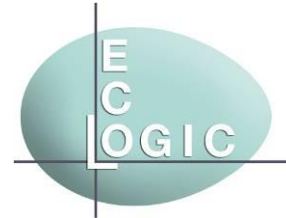


Bat and Protected Species Survey

Agricultural Barn at Peradon Farm
Clyst Hydon
Cullompton
Devon
EX15 2NG



Planning Reference:		Report Reference:	231016 rev00B
Client:	Jon Burrough		
Architect/Agent			
Survey Date/s:	10 th November 2023		
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1.1 Introduction

It is understood that it is proposed to demolish an agricultural barn at Peradon Farm, Clyst Hydon, Cullompton, replacing it with a dwelling.

1.2 Bats

It is considered that the surveyed barn does not support a bat roost, and that the proposed demolition works are unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local bat populations. Therefore, it is not considered necessary to apply for a bat license under the Conservation (Natural Habitats, &c) (Amendments) 2010 Regulations, and no further survey effort is considered necessary in relation to the proposal.

Precautionary recommendations are provided in the unlikely event of a bat being encountered during any stages of the proposed works.

1.3 Nesting Birds

No active or former bird nests were identified in association with the surveyed agricultural barn. However, the barn is located alongside a tree-line which is likely to support nesting birds. Precautionary recommendations are provided to ensure the proposed demolition works do not disturb any active bird nest site(s), which could be newly established during the current or any future bird-nesting seasons.

1.4 Tawny Owl

A single tawny owl (*Strix aluco*) was discovered roosting within the barn. It is not considered that the barn supports a breeding site for tawny owl.

1.5 Ecological Compensation & Enhancements

Provisions for bats, birds and invertebrates, detailed within Section 6.4, should be incorporated into the proposal to increase opportunities for wildlife at the site.

SECTION 2

SURVEY OBJECTIVES

It is understood that it is proposed to demolish an agricultural barn at Peradon Farm, Clyst Hydon, Cullompton and replace with a dwelling.

The survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat;
- The presence of, or past use of the site by, barn owl, or other nesting birds;
- The sites potential for use by any of above; and,
- Any other ecological issues relating to the proposal.

SECTION 3

SURVEY SITE DESCRIPTION

The surveyed barn associated with Peradon Farm was located approx. 6 km to the southeast of Cullompton, Devon (see Figure 1). The building consisted of a large steel frame structure with concrete block infill on three sides, externally clad with corrugated sheeting, and a large opening to the southwest elevation. The pitched roof of fibre cement sheeting was supported by the steel a-frames and timber purlins (see Figures 2 - 5).



Figure 1. The location of the agricultural barn at Peradon Farm highlighted in red



Figure 2. The barn viewed from the west



Figure 3. The barn viewed from the southeast



Figure 4. The internal structure of the barn



Figure 5. The large opening to the southwest elevation

SECTION 4

SURVEY METHOD

4.1 The Bat & Protected Species Survey

The survey was conducted by James Baker on the 10th November 2023, with the aid of head and hand-held torches, an endoscope, close-range binoculars, an extendable ladder and a digital camera.

The aim of the survey was to assess levels of use by bats through the presence of actual animals or their field signs, such as droppings, insect prey remains and/or urine staining, and the potential suitability of the buildings for roosting.

The presence of other protected species, notably nesting birds and barn owl/s, was also investigated, including the presence and behaviour of any actual animals or their field signs, such as whitewash, pellets and or nest debris.

5.1 The Bat & Protected Species Survey

Table 1. Environmental conditions on 10th November 2023

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
11	2	10%	None	N/A

Constraints on the survey:

There were no perceived limitations to the survey and a thorough search was made of all internal and external surfaces and an assessment made of the roof structure

5.1.1 Bats

No bats, or field signs of bat use, were identified in association with agricultural barn.

5.1.2 Nesting Birds

No active or former bird nests were identified in association with the surveyed agricultural barn.

However, the barn is located alongside a tree-line which is likely to support nesting birds. In addition, tall scrub surrounded the barn along the northeast (rear) and southeast elevations, which is also likely to support nesting birds.

5.2 Tawny Owl

A single tawny owl flew out of the barn from the from the large opening during the survey. No owl pellets or owl nesting sites were discovered within the barn.

6.1 Bats

It is considered that the surveyed agricultural barn does not support a bat roost, and the proposed demolition works are unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local bat populations. Therefore, it is not considered necessary to apply for a bat license under the Conservation (Natural Habitats, &c) (Amendments) 2010 Regulations, and no further survey effort is considered necessary in relation to the proposal.

Although it is considered unlikely that bats may be encountered, as a matter of good practice, any contractors should be made aware of the potential presence of bats, in association with the ridge sheeting and roofing layers. In the unlikely event that a bat is found during works, work should stop in the vicinity of the bat/s and advice should be sought from EcoLogic Consultant Ecologists LLP or from the Natural England Bat Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless with gloves), but should be left in situ, gently covered until advice is obtained.

6.2 Nesting Birds

No active or former bird nests were identified in association with the surveyed agricultural barn. However, it is possible that new nests could be established within or upon the barn, or within the associated vegetation, during any future bird nesting seasons.

Care will need to be taken to ensure no newly established bird nests are disturbed by the proposed works. Ideally, the demolition works and any vegetation removal should be scheduled to commence outside of the bird nesting season, removing any potential for undue delays caused by nesting birds. The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period.

Alternatively, if works are to be commenced during the bird nesting season, a nesting bird check would be required to confirm the presence or absence of active bird nests, with any active nests protected accordingly.

6.3 Tawny Owl

The barn has been utilized recently as a roosting site for tawny owl and it is considered likely that this roosting will continue. It is considered that a tawny owl nesting site within the barn is unlikely due to the lack of a suitable box or platform.

Prior to demolition, an owl box should be mounted upon a mature tree at the site to provide an alternative roosting site (Section 6.3 & Appendix 4).

6.4 Ecological Compensation & Enhancements

In order for the works to result in a positive biodiversity impact, the following should be implemented at the site:

- Enhancement – two inbuilt bat roosting provisions positioned within the southern elevation wall of the new dwelling (see Appendix 2);
- Enhancement – two nesting terraces for house sparrow positioned within the north elevation wall of the new dwelling (see Appendix 3);
- Mitigation – one tawny owl nesting provision – positioned upon a mature tree in a copse or larger stand of trees (see Appendix 4); and,
- Enhancement – two bee brick/boxes installed upon/within the southern elevation external wall of the new dwelling or within a garden boundary wall in a sunny location (see Appendix 5).

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APPENDICES

- Appendix 1: Legislation
- Appendix 2: Examples of Inbuilt Bat Roosting Provisions
- Appendix 3: Examples of Bird Nesting Provisions
- Appendix 4: Examples of Tawny Owl Nesting Provisions
- Appendix 5: Examples of Invertebrate Provisions

Bat Species

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations

In summary, it is an offence to

- deliberately, capture, injure or kill a bat
- deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a roost (this is an 'absolute' offence)
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc, performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Barn Owl

All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Barn Owls are listed on Schedule 1 which provides them with special protection.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage, or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

Nesting and Nest Building Birds

All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Nesting is determined as being from when birds first initiate nest building up until the point when fledglings stop returning to the nest.

Vivara Pro Build-in Woodstone Bat Tube

Material: Woodstone and Plyboard
 Width: 210mm
 Height: 500mm
 Depth: 77mm
 Weight: 6 kg

Position: Within external walls with a southerly aspect, beneath eaves or approximately 3m or higher from ground level. Can be inbuilt and rendered over or covered with cladding.



Integrated Eco Crevice Bat Box

Material: Recycled Plastic lined with OSB
 Two internal crevices 22mm wide
 Width: 215mm
 Height: 440mm
 Depth: 110mm
 Weight: 3 kg

Position: Within external walls with a southerly aspect. Can be mounted within masonry or timber cladding for a flush fit or be recessed and rendered/clad over leaving the entrance slot open.

Self cleaning as the droppings simply fall out the entrance slot.



Schwegler 1FE Bat Access Panel with Optional Back Panel

Material: Woodcrete (75% wood sawdust, concrete and clay mixture)
 Width: 300mm
 Height: 300mm
 Depth: 80mm
 Weight: 7.8kg
 Entrance: 20mm slit

Position: Within external walls with a southerly aspect, beneath eaves or approximately 3m or higher from ground level.

Additional Information: Installation of access panel alone would allow bats to access into a building, potentially into a cavity wall spaces or loft spaces. By fitting the optional back panel, the Schwegler 1FE becomes a self-contained bat roosting unit at the dimensions shown above. Can be inbuilt and rendered over or covered with cladding.



Woodstone Sparrow Terrace

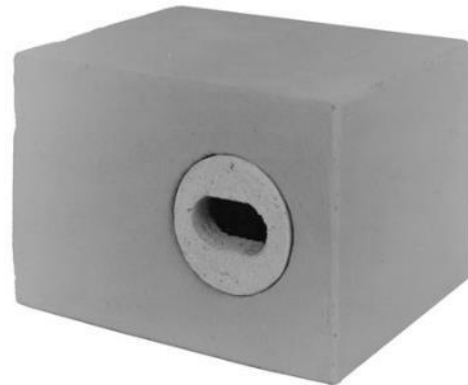
Suitable for: House sparrows and individual blue & great tits
Material: Woodcrete
Height: 220mm
Width: 290mm
Depth: 165mm
Weight: 7kg

Position: At a height of at least 2m within external wall

**Schwegler Swift Nesting Boxes**

Suitable for: Common swifts.
Material: Woodcrete
Height: 240mm
Width: 180mm
Depth: 180mm
Weight: 7.3Kg
Entrance hole: 55 x 33

Position: Within external walls with a northerly aspect, beneath eaves, at a height of 2m or above

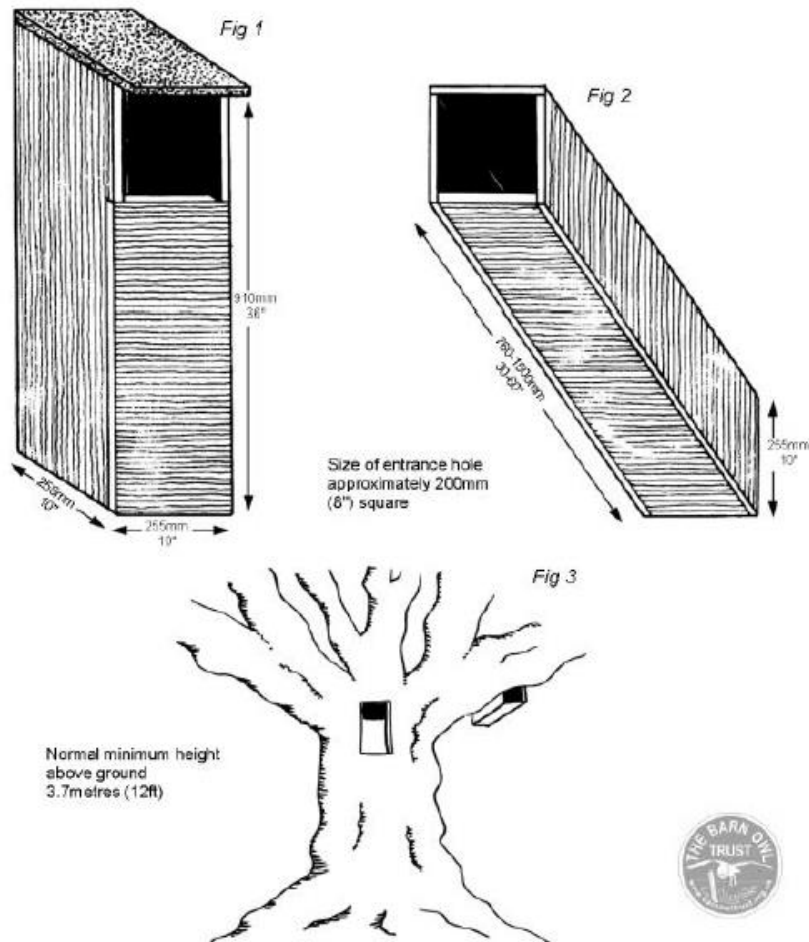
**WoodStone Build in Open Nest Box**

Suitable for: robins, wrens and blackbirds.
Material: Woodstone
Height: 180 mm
Width: 220 mm
Depth: 180 mm
Weight: 4.2kg

Position: Within external walls, at a height of 2m or above.



There are two basic types of nest boxes suitable for Tawny Owls. The upright design shown in Fig. 1 is normally strapped or nailed to the side of a vertical trunk or major branch. The sloping type as shown in Fig. 2 is designed to be strapped or tied to the underside of a slopping side branch at an angle of approximately 45°.



Wooden Tawny Owl Nest Box

Material: Solid FSC certified timber
 Height: 770 mm
 Width: 415 mm
 Depth: 220 mm
 Weight: 6.45 kg

Position: 3.5 – 5 m high on a mature tree within a copse or larger stand of mature trees



Bee Brick

Each bee brick includes nesting compartments for solitary nesting bees, including for egg laying and hibernation.

Bee bricks to be positioned within southerly elevations, which includes part or full sun, between 1m to 2m above ground level, and ideally facing garden or boundary habitats.



Bee Brick - case in concrete: 215mm x 105mm x 65mm
<http://greenandbluebuild.co.uk/product/bee-brick/>

Woodstone Insect Block

These durable homes will attract insects such as wild bees, lacewings and ladybirds.

Dimensions: 185 x 270 x 90 mm
Weight 3.2 kg

Position: Place the insect block preferably in a sunny spot, ideally next to areas with flowers close by. The front where possible aimed at the south. Hang the insect block up at least 2 metres high.

The insect block can also be directly built into a façade or wall.

