

Checklist - Devon Householder / Building Applications with only bat roost / bird nesting issues (please note that the Devon Wildlife Trigger Table must also be filled in a submitted)

To speed up assessment by the LPA, this form should be completed by the Ecological Consultant and submitted at the beginning of the Ecology Report.

Ecological consultant: Bryony Wilgar-Jones MScRes, Qualifying Member of CIEEM, Orbis Ecology

Date: 12/01/2024

1. Impact assessment / survey effort		
Have all required impact assessments / surveys been done within the last 12 months, <u>and</u> does it meet national guidance requirements? If there have been any deviations from national guidance, please select No in the right-hand column.	Yes <input checked="" type="checkbox"/> Dates: 09/01/24	No <input type="checkbox"/>
2. Ecological impacts		
2a. Proposal impacts on bats / birds and mitigation measures are specified.	Yes (conditions needed) <input type="checkbox"/> No (no conditions needed) <input checked="" type="checkbox"/>	
2b. Proposal has other ecological impacts which the LPA needs to consider (inc. potential impacts from internal or external lighting)	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
2c. Is the proposal, with mitigation, likely to result in an offence under the Conservation of Habitats and Species Regulations, therefore requiring a licence from Natural England?	Yes (go to 2.d) <input type="checkbox"/> No (go to 2.e) <input checked="" type="checkbox"/>	
2d. If YES (an offence IS likely) Does the roost meet any of the following criteria*: <ul style="list-style-type: none"> • Three or fewer roosts are impacted by the proposals, and • The proposal will have a low or temporary impact, and • The proposal only effects: <ul style="list-style-type: none"> - Low conservation status roosts for low numbers of: common pipistrelle, soprano pipistrelle, brown long-eared, whiskered, Brandt's, Daubenton's Natterer's and/or - Feeding, day, night and/or transitional roosts for low numbers of serotine and/or - Day and/or transitional roosts for low numbers of lesser horseshoe. *note that these criteria are used by Natural England for the Low Impact Bat Class Licence CL21	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2e. If NO (an offence is NOT likely) Does the roost meet any of the following criteria: <ul style="list-style-type: none"> • maternity or hibernation roost • greater horseshoe bat roost • grey long-eared bat roost • more than three species of bat found in small numbers 	No (none are met) <input checked="" type="checkbox"/>	Yes (one or more are met) <input type="checkbox"/>
2f. Does the proposal potentially impact on barn owls or other Schedule 1 birds?	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
3. Expertise		

<p>Are you, the ecological consultant, registered under either the Level 1 or the Level 2 Bat Survey Class Licence?</p> <p>If 'Yes', please enter your licence number: 2022-10414-CL17-BAT</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>Are you a member of CIEEM or a Registered Consultant under Annex B of the Low Impact Class Licence for bats (or under Annex C or D for a serotine or lesser horseshoe roost where relevant)?</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>



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Mark and Fong Chamberlain
3 Sea View,
Common Lane,
Beer,
EX12 3EU

Date: 12 January 2024

Ref: ORB_3705_BWJ

Dear Mark and Fong Chamberlain,

Re: Bat and Bird Assessment – 3 Sea View, Common Lane, Beer, EX12 3EU

On the 9th of January 2024, Orbis Ecology Ltd assessed the garage of the property “3 Sea View” for its suitability to support roosting bats and nesting birds. The findings are presented in this letter which can be submitted to the Local Planning Authority (LPA) as part of a planning application. The Devon Wildlife Checklist is included at the end of this letter should it be required by the LPA.

The assessment was undertaken by Bryony Wilgar-Jones MScRes of Orbis Ecology Ltd. Bryony holds a Bat Level 1 Survey Class Licence 2022-10414-CL17-BAT and is a Qualifying Member of CIEEM, experienced in conducting bat and bird surveys. The survey was completed in accordance with the ‘*Bat Surveys for Professional Ecologists*’ Guidance (2023) and the recommendations provided in this letter are in-line with British Standard 42020:2013.

Background to the legislation

All species of bat are protected under Schedules 5 and 6 of the Wildlife and Countryside Act 1981 (and as amended) and are also protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are listed under Appendix III of the Bern Convention and Annex IV of the EC Habitats Directive. Bats and their habitats are also listed under Appendix II of the Bonn Convention and therefore the UK has an obligation to protect their habitat, including links to important feeding areas.

It is unlawful to kill, capture, injure or take a wild bat anywhere in the UK. It is unlawful to disturb bats anywhere (roost, flights or foraging areas) in particular if the level of disturbance can be shown to

impair their ability to survive, to breed or reproduce or to rear or nurture their young or hibernate. It is illegal to damage or destroy a place used by a bat for breeding or resting.

It is also an offence under the Wildlife and Countryside Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

All wild birds are protected under part 1 of the Wildlife and Countryside Act 1981. Therefore, in the UK it is an offence to:

- Take, damage or destroy the nest of any wild bird whilst it is being built or in use.
- Kill, injure or take any wild bird
- Take or destroy the eggs of any wild bird

To avoid committing an offence no works should be carried out on a structure/feature that is being used by nesting birds. Nesting is deemed to be over when the young have fully fledged.

Proposed Development

It is proposed to convert the loft, construct a dormer window and install roof lights.

Survey Findings

The weather conditions were partially cloudy (1°C). The property is located close to the centre of Beer, Devon (grid reference: SY 22981 89160).

The property surveyed is a semi-detached house constructed in approximately the 1800s with a dual-pitched extension to the rear of the property. The house is constructed from stone and rendered. The roof is constructed from slate and internally lined with bitumen felt. There is a large roof void measuring approximately 3m high, 5m long and 5m wide. The void is boarded and insulated with fibreglass insulation on the floor.

The site was surveyed for evidence of bat use and nesting birds. The site was assessed for its potential to support roosting bats, with the building categorised according to the description shown in **Table 1** below.

No evidence of bats such as bat droppings was found inside the roof void. Inside the roof void, the eaves at the front and rear of the house are well-sealed with cement.

Externally, there are no gaps along the wall-tops and the eaves along the east (side) elevation are sealed. The slate roof of the extension and rear of the house are in good condition with no gaps and there are no gaps under the ridge tiles. The front (southeast) elevation of the roof is also in good condition, with the exception of gaps under two slates below the chimney on the east end of the property.



The property is located on a street lit road and the pub to the east/northeast has bright lights which are on permanently during the night.

Table 1, footnote b states that the category of Negligible Suitability ‘*may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).*’ Although there is one feature which could be used by roosting bats, the property is situated in an area of residential development, with street lighting which would likely deter bats from roosting. Furthermore, to convert the loft, it is proposed to insulate the roof from inside and undertake works to the roof coverings in the area of the proposed dormer windows and roof lights only. The house was therefore assessed as having **Negligible Suitability** for roosting bats. It is therefore considered the proposals will have a **negligible** impact on bats and/or bat roosts.

Table 1: Categories for bat roost potential in buildings¹.

Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure 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 due to their size, shelter, protection, conditions ^b and surrounding habitat. The structures have the potential to support high conservation status roosts e.g. maternity or classic cool/stable hibernation site.
Confirmed	Contains features confirmed to be used by roosting bats either by historic records or evidence recorded during the survey.
^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). ^b For example in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.	

The Site is located within the Sustenance Zone for the Beer Quarry and Caves SAC for greater horseshoe and Bechstein’s bats and within the landscape connectivity and hibernation sustenance zone for lesser horseshoe bats. The building is not suitable for roosting horseshoe or Bechstein bats and is located on a road lit by streetlights. The proposed rooflights and dormer window are unlikely to increase light spill significantly above current lighting levels. There are no predicted impacts on the SAC population of greater horseshoe, lesser horseshoe and Bechstein’s bats as a result of the proposed works.

There was no evidence of nesting birds in the roof of the property and there are no predicted impacts on nesting birds.

Recommendations

No further survey work is required. The works are not expected to impact bats. However, due to the small size of bats and their ability to roost in very small crevices, a precautionary approach to the work is advised. Slates and roofing materials should be removed carefully by hand. If a bat (or signs of bats, such as droppings) is found then works should stop and a licensed bat ecologist should be consulted. Bats should not be handled unless they are injured, in which case using gloves, the bat should be placed in a small breathable container and advice sought from:

- Orbis Ecology 01626 638042 enquiries@orbisecology.co.uk

Should you need any further information, please do not hesitate to contact me.

Yours sincerely,

Bryony Wilgar-Jones MScRes

Ecologist

Orbis Ecology Ltd





Rear (north) elevation



Front (south) elevation



Gap under slate below the chimney on the south elevation



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

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

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

Location: 3 Sea View, Common Lane, Beer, EX12 3EU

Grid reference for centre of site (6 digit): SY229891

Planning Application reference:

Name of surveyor and consultancy: Bryony Wilgar-Jones, Orbis Ecology

Date that surveys carried out: 09/01/2023

Sent to DBRC: N

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? <u>Tick or cross</u>	Detailed survey needed to clarify impacts and mitigation requirements?	Detailed survey carried out and included?	Species Present or Assumed to be present on site Indicate <u>with P or A</u> and <u>name the species</u>	Impact on species?	Detailed Conservation Action Statement included? Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement	EPS offence committed? Three tests met?	Grid reference for specific location of species (if required for large sites)
Bats (roost)	X							
Bats (flight line / foraging habitat)	X							
Dormice	X							
Otters	X							
Great crested newts <i>(*check consultation zone)</i>	X							
Cirl buntings <i>(*check consultation zone)</i>	X							
Barn owls	X							
Other Schedule 1 birds	X							
Breeding birds	X							
Reptiles	x							
Native crayfish	X							
Water voles	X							
Badgers	X							
Other protected species	X							
UK BAP priority species	X							
Devon BAP key species	X							
Invasive species	X							

- Devon consultation zones for cirl buntings and great crested newts - <http://www.devon.gov.uk/index/wildlife.htm>
- UK BAP priority species - <http://jncc.defra.gov.uk/page-5717>
- Devon BAP key species - http://www.devon.gov.uk/dbap-section_e.pdf (note that this list is currently being updated)

A.2 Designations / important habitats / sites of geological importance (relates to questions 13 b & c in the planning application form)

A tick or cross must be placed in all boxes in column two and then, where there is a tick, all other boxes in that row.

Designation Terrestrial, intertidal, marine	Within site or potential impact. <i>Tick or cross</i>	Name of site / habitat	Detailed Conservation Action Statement included in report?	Habitat balance sheet included (showing area of habitats lost, gained and overall net gain)	Relevant organisation consulted & response included in the application?
Statutory designations					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	✓	Beer Quarry and Caves SAC- Sustenance Zone for greater horseshoe and Bechsteins bats Landscape connectivity zone for lesser horseshoe bats	Yes- No predicted impacts		
Site of Special Scientific Interest (SSSIs)	X				
Marine Conservation Zone (MCZ)	X				
Local Nature Reserve (LNR)	X				
Non-statutory wildlife designations					
County Wildlife Site (CWS)	x				
Ancient woodland	X				
Special Verge	X				
UK BAP Priority habitat	X				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	X				
Non-statutory geological designation					
County Geological Site (CGS or RIGS)	X				

- List of UK BAP priority habitats - <http://jncc.defra.gov.uk/page-5718>
Table headings last updated: 22nd September 2014

