

**BAT SURVEYS REPORT**  
**OF**  
**CHURCH FARM HOUSE, FARM LANE, EASTER COMPTON**



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<b>Site Address</b>	Church Farm, Farm Lane, Easter Compton, BS35 5RZ
<b>Report type</b>	Bat Survey Report
<b>Client</b>	Robins Homes Ltd
<b>Project number</b>	003ROHO100

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

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<b>Revision History</b>		
<b>Version</b>	<b>Issue Date</b>	<b>Revision</b>
1.0	31 <sup>st</sup> October 2023	DRAFT
1.0	31 <sup>st</sup> October 2023	ISSUE

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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 Robins Homes Limited to undertake a preliminary roost assessment in respect of bats and nesting birds at Church Farm, Farm Lane, Easter Compton, BS35 5RZ, which was then followed by 3no. bat emergence surveys.

It is understood that the proposed works are the removal of the existing concrete roof tiles and installation of replacement clay tiles on the main farmhouse (complete re-roofing).

The bat emergence surveys identified that there is a confirmed day roost and night roost of common pipistrelle and a day roost of brown long-eared bats within the main residential property.

As roosting bats have been confirmed within the main residential property, a Bat Mitigation Licence (BML) or registration under Bat Mitigation Class Licence (BMCL) will 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 farmhouse which would otherwise be illegal.
Birds	During Construction	Timing of roof strip works 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 boxes within development proposals.

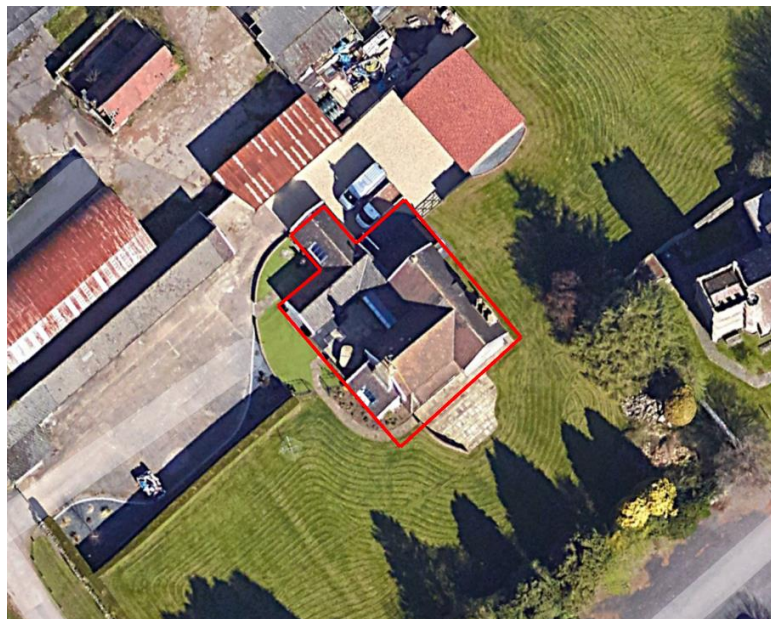
# 1 Introduction

## 1.1 Survey Background, Aims & Objectives

- 1.1.1 Abricon Ltd. was commissioned by Robins Homes Ltd. to undertake ecological surveys in respect of bats and nesting birds on the house at Church Farm, Farm Lane, Easter Compton, BS35 5RZ.
- 1.1.2 These surveys comprised;
- a building inspection and
  - following the results of this inspection 3 further emergence surveys.
- 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 10 kilometres northeast of the central aspect of the city of Bristol. The house is located on Church Farm off Farm Lane, to the southwest of Easter Compton village at National Grid Reference: ST 57048 82219.
- 1.2.2 The house is south-westerly bordered by the buildings of Church Farm and the neighbouring farm, areas of hardstanding and amenity grassland, scattered trees and hedgerows.
- 1.2.3 All Saints Compton Greenfield church and its associated graveyard is present immediately to the east of the house. Within the wider landscape, Church Farm is surrounded by agricultural fields in all directions.



**Figure 1 – Building Location (highlighted) – accessed on 04/08/2023**

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## 1.3 Proposed Development

- 1.3.1 It is anticipated that the planning application for Church Farm House, Easter Compton shall be submitted to South Gloucestershire Council in 2023. The proposed development is for the removal of the existing concrete roof tiles and the installation of replacement clay pantiles.

## 2 Methodology

### 2.1 Building Inspections

- 2.1.1 The residential property on the site was inspected internally and externally on the 26<sup>th</sup> June 2023 by Jana Prapotnikova (NE Class 2 licence holder) and Max Alwyn 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 include:
- Bats (alive or dead)
  - Droppings
  - Staining
  - Feeding signs
  - Smell
  - Social calling
- 2.1.4 The building 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 include:
- 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 an infra-red camera observing/recording bats and their activity in the field using non-invasive and non-disturbing techniques. Emergence surveys were based on the Bat Conservation Trust's (BCT) survey guidelines 'Bat Survey for Professional Ecologists - Good Practice Guidelines' (Collins, 2016).
- 2.2.3 A total of five surveyors were present during the first emergence survey of the building, four surveyors plus an infra-red camera were present during the second emergence survey and five surveyors 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 – see Figure 2 below.
- 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 Pro (Wildlife Acoustics) with iPad/Samsung Galaxy Tablet, 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 Camera used was Nightfox Whisker optical zoom HD night vision binoculars. Placed on a tripod with additional infra-red floodlight.

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	
Church Farm House	17/07/23 Dusk	21:20	Start	21:05	15°C, Dry, Cloud 20%, Wind 4/5
			Finish	22:50	14°C, Dry, Cloud 100%, Wind 4
	04/08/23 Dusk	20:59	Start	20:39	16°C, Dry, Cloud 90%, Wind 1
			Finish	22:24	15°C, Dry, Cloud 100%, Wind 1
	24/08/23 Dusk	20:15	Start	20:00	17°C, Dry, Cloud 75%, Wind 1
			Finish	21:45	16°C, Dry, Cloud 50%, Wind 2

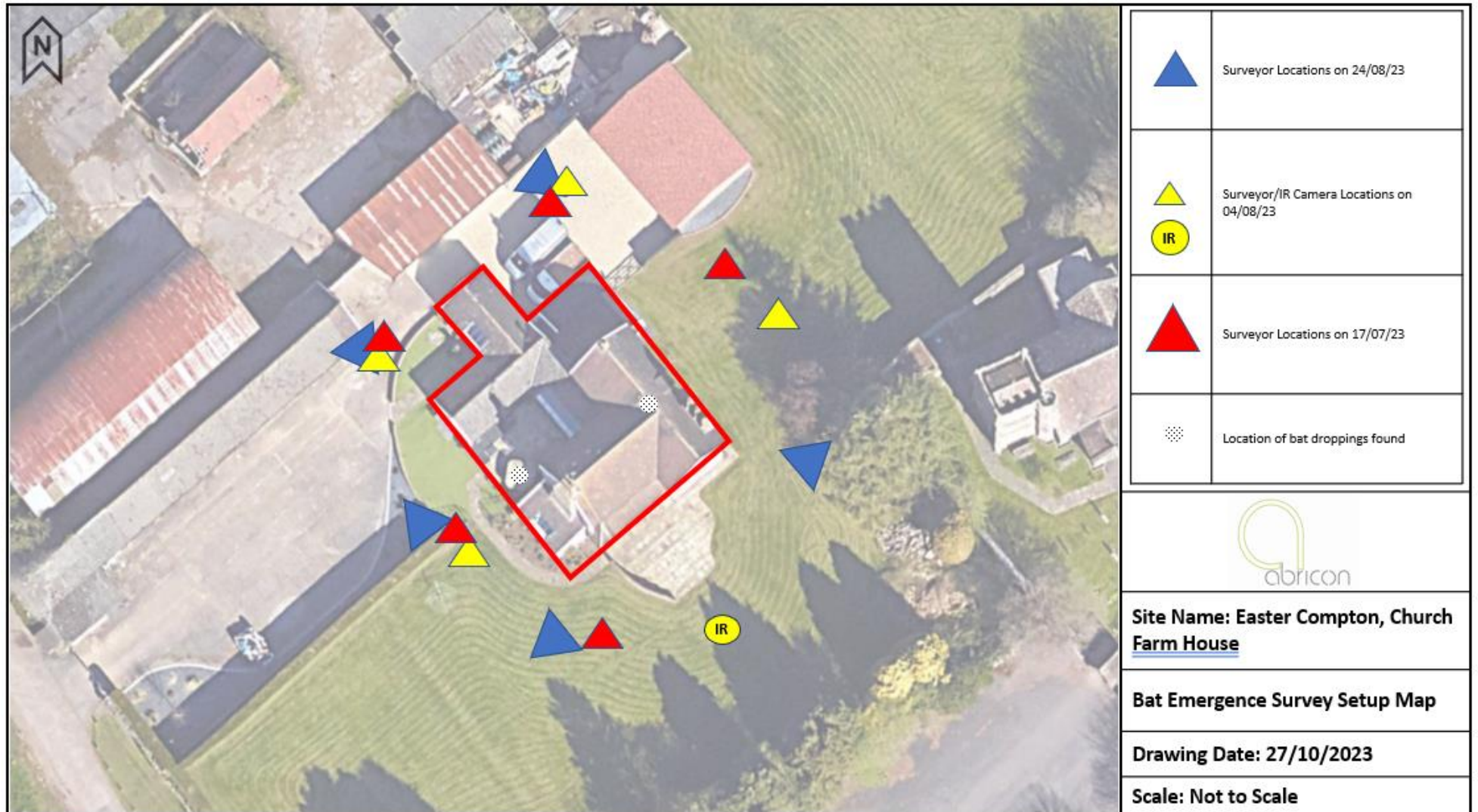


Figure 2 - Bat Emergence Survey Plan



## 2.3 Bats – DNA Analysis

- 2.3.1 During the building inspection undertaken on the 26<sup>th</sup> June 2023, approximately 5no. droppings which could not be identified to species level were found scattered within the accessible areas of the roof void of the house. A collection was sent to Ecotype Genetics Limited based at Sussex University for DNA analysis in order to determine the species from which they were derived.

## 2.4 Personnel

- 2.4.1 Jana Prapotnikova BSc 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).
- 2.4.2 Benjamin Sear BSc (Hons) 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 CEMPs, 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.
- 2.4.3 Max Alwyn BSc (Hons), began working in consultancy in 2022 as a seasonal field surveyor for Abricon primarily assisting with bat surveys and analysis of bat sound files.
- 2.4.4 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.
- 2.4.5 Jade Lemm BSc, PGDip, has been working in environmental consultancy since 2019. She is a qualifying member of CIEEM and holds a BSc and Postgraduate Diploma in related subjects. Jade's primary experience includes Preliminary Ecological Appraisal, Ecological Assessment, protected species surveys (particularly bats), project and schedule management and Ecological Clerk of Works.
- 2.4.6 Harry Wollacott BSc, began working in consultancy in August 2023. He holds a BSc in related subjects. His primary experience consists of protected species surveys, analysis of bat sound files and Ecological Clerk of Works.
- 2.4.7 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.

- 2.4.8 Lucy Goreham, Amy Winn, Harry Bailey, Luana Frutuoso, David Rochefort and Rhys Webb work as Field Surveyors for Abricon Ltd, primarily as assistants on bat emergence/re-entry and activity surveys.

## **2.5 Limitations**

### **General Ecological Constraints**

- 2.5.1 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**

- 2.5.2 It wasn't possible to fully inspect the roof void of the house as the height of the void was only 1m tall in certain areas and a thick layer (>30cm) of rockwool insulation was present on the loft floor. A reasonable view was achieved from near the loft hatch, although any evidence deeper in the void would have been missed.
- 2.5.3 As with all lined roofs, it wasn't possible to inspect the space between the tiles and underlay.

## 3 Results

### 3.1 Building Inspection

#### Description of House

- 3.1.1 The house is 't-shaped', three storeys tall and constructed from stone, which is left exposed on every elevation. The roof is pitched with concrete interlocking tiles, which fit tightly in most areas. Wooden eaves that are fronted by wooden barge boarding are present on each gable.
- 3.1.2 Five chimneys are present on the building; 2 of which are smaller, brick-built with a lead flashing lined base and are present on the ridge near the northwestern and southwestern gable. The other 3 chimneys are grouped together to form one large structure, which is built from brick and stone. The base of the structure which connects to the northeastern elevation of the house is lined with lead flashing.
- 3.1.3 The main house has a roof void which is approximately 1m-1.25m tall from floor to ridgeline. The size of the void has been reduced as a third storey has been added to the house. The void is internally lined with a breathable membrane.
- 3.1.4 Two single-storey, brick-built, lean-to extensions are present on the southwestern and northwestern gables of the house. These extensions have a mono-pitched roof consisting of concrete interlocking tiles, which mostly appear tight. These extensions are fronted with wooden fascia and barge boarding on each elevation and capping boards on each gable. No roof void is present as the ceilings are vaulted.
- 3.1.5 A single-storey complex of brick and stone built extensions extends out from the northwestern and southwestern elevations of the house. These extensions have pitched roofs consisting of concrete interlocking tiles which are tight on all elevations. Wooden barge and capping boarding are present on the southwestern and northwestern gables of these extensions, while wooden fascia boards are present on the other elevations. No roof voids are present as the ceilings are vaulted.

#### Bats

- 3.1.6 The internal building inspection undertaken on the 26<sup>th</sup> June 2023 identified approximately 5 bat droppings scattered throughout the accessible areas of the roof void. While some of the droppings were old, some appeared fresh with the size and texture of the droppings were indicative of a long-eared *Plecotus sp.* and *Pipistrellus* bat species.
- 3.1.7 Furthermore, 3 pipistrelle type droppings were found on top of jacuzzi cover in the southern yard area – between the original house and the single storey extension. See approximate locations of the droppings found in Figure 2.
- 3.1.8 Features were present on the exterior and interior of the building that were considered to be suitable for use by bats for roosting. These included:
- Roof void
  - Space between underlay and roof tiles
  - Spaces under lifting tiles
  - Possible boxed eaves
  - Crevices beneath capping boards
- 3.1.9 Access points to these features included:
- A small number of lifted tiles are present on the main house and on the gable extensions
  - Gaps beneath wooden barge and capping boarding
  - Lifted lead flashing around the bases of the chimneys and connected extensions
  - Gaps under eaves on the original house

### Bats – DNA Analysis

- 3.1.10 The internal building inspection undertaken on the 26<sup>th</sup> of June 2023 identified approximately 5 bat droppings scattered throughout the accessible areas of the roof void. These droppings were sent for DNA analysis and were returned as a **positive** match for **common pipistrelle and brown long-eared bats**.

### Birds

- 3.1.11 The building inspection in 2020 identified two old nests in the roof void of the house, as well as two house Martin *Delichum urbicum* nests beneath the eaves of the house on the north eastern elevation. None of these nests were seen during the inspection in 2023, however remains (or staining of where the nests were present in the past) of the house Martin nests were seen on north eastern and south eastern elevations.

## 3.2 Bat Emergence

### Summary

- 3.2.1 The main house at Church Farm was subject to three separate surveys.
- 3.2.2 Over the course of the surveys, a peak count of two common pipistrelles *Pipistrellus pipistrellus*, one non-echolocating bat and one brown long eared bat were recorded emerging/returning to roost from/to various locations of the roof of the house.
- 3.2.3 Roosting bats were therefore concluded to be present within this building.
- 3.2.4 Over the course of these surveys, a total of five bat species were incidentally recorded within the site, comprising: common pipistrelle, noctule *Nyctalus noctula*, myotis *myotis sp.*, long-eared *Plecotus sp.* and Leisler's *Nyctalus leisleri*.

### Dusk Emergence Survey – 24<sup>th</sup> August 2023

- 3.2.5 At 20:42, one common pipistrelle was observed to emerge from underneath a capping board on the northern elevation of the house (EM1, Appendix B).
- 3.2.6 At 21:20, one common pipistrelle was observed to re-enter the house within a lifted section of flashing beneath the chimney to its northwestern aspect (RE2, Appendix B).
- 3.2.7 Noctule, Leisler's, *myotis sp.* and brown long-eared bats were also recorded foraging and commuting within the bounds of the site.

### Dusk Emergence Survey – 4<sup>th</sup> August 2023

- 3.2.8 At 21:03, one common pipistrelle was observed to emerge from the south-eastern elevation of the main house from underneath open eave and then proceeded to commute south-west (EM3, Appendix B).
- 3.2.9 At 21:07, a single common pipistrelle bat was observed to emerge from the south-western aspect of the house from underneath the wooden capping board (EM4, Appendix B).
- 3.2.10 At 21:09, one non-echolocating bat was observed to emerge from within a hole underneath the open eave to the house's north-eastern aspect (EM5, Appendix B).
- 3.2.11 At 21:00 one noctule was observed to commute high over the site, and at 21:33, one Leisler's bat was observed to commute very low over the site.
- 3.2.12 Long-eared bats were also recorded foraging and commuting within the bounds of the site.

### Dusk Emergence Survey – 17<sup>th</sup> July 2023

- 3.2.13 At 22:17, one brown long-eared bat was observed emerging from under lifted flashing to the base of the chimney at the south-western gable end (EM6, Appendix B).
- 3.2.14 Noctule and common pipistrelle bats were observed and recorded foraging and commuting within the bounds of the site.
- 3.2.15 A single Leisler's bat was also recorded but not directly observed foraging and commuting within the bounds of the site.

## 4 Evaluation and Impacts

### 4.1 Bats

- 4.1.1 All bat species are protected by UK and EU legislation.
- 4.1.2 Evidence of bats in the form of droppings (long-eared and pipistrelle species as confirmed by DNA analysis) was identified in the roof void of the house during the building inspection. Additionally, roosting features and access points were identified on the house which have the potential to support roosting bats.
- 4.1.3 The emergence surveys have identified that the farmhouse is being used as a day and night roost by common pipistrelle bats and a day roost by brown long-eared bats. Evidence of this comes in the form of a peak count of 2 common pipistrelle bats and one brown long eared bats emerging from the building and one common pipistrelle bat returning to roost during one of the emergence surveys.
- 4.1.4 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).
- 4.1.5 No additional external lighting is proposed to be added as part of this proposed plans.
- 4.1.6 In the absence of mitigation, it is considered that the proposed tile replacement works may result in the destruction of access/exit points 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.

### 4.2 Nesting Birds

- 4.2.1 All birds within the UK are protected whilst nesting.
- 4.2.2 A total of 4 nests were identified on/in the house, all of which did not appear in use during the survey. There is a ready availability of suitable habitat for nesting birds nearby (residential gardens, scattered trees and hedgerows) and a lot of features will still be available following the proposed works.
- 4.2.3 It is therefore considered that the site is unlikely to be of more than **low local value to birds** due to historical nests being discovered during site survey and the availability of nesting opportunities still present in the form of roof cavities, chimney stacks and flat roof sections.
- 4.2.4 Birds are highly mobile species and can establish new nests within the building prior to works. Without mitigation, the development 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**.
- 4.2.5 With mitigation, including a pre-works check, sensitive timings of works or precautionary methods of working, it is anticipated that there will be **negligible impacts** on nesting birds.

## 5 Recommendations

### 5.1 Further Actions

- 5.1.1 The results from the emergence surveys of the main house indicate that roosting bats are present and an outline mitigation strategy is included in Appendix C of this report.
- 5.1.2 Bat Mitigation Licence (BML) will be required from Natural England, in order to allow works which would otherwise be illegal.

**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 house which would otherwise be illegal.
Birds	During Construction	Timing of roof strip works 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 boxes within development proposals.

### 5.2 Bats

- 5.2.1 The surveys identified that the house is being used as a day roost and night by low numbers of common pipistrelles and as a day roost by low numbers of brown long-eared. Bat Mitigation Licence (BML) or Low Impact Class Licence registration will be required from Natural England, in order to allow works which would otherwise be illegal. The licence must be in place prior to any works being undertaken which could impact 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.

### 5.3 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 roof strip works 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 roof strip works are required between March and August (inclusive), affected areas should be checked by an ecologist before removal, and if birds are found to be nesting, works 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 the mitigation outlined in Appendix C, it is recommended that two bird boxes (Vivara Pro Woodstone House Martin Nest or similar) are installed in similar locations to where house Martin nests were noted in the past (beneath the eaves of the house on the north eastern and south eastern elevations).

## 6 References

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

Hundt L. (2012). Bat Surveys: Good Practice Guidelines 2nd Edition. Bat Conservation Trust, London.

Mitchell-Jones A. J. & McLeish, (2004) Bat Worker's Manual Joint Nature Conservation Committee, Peterborough.

SGLP, (2006). South Gloucestershire Local Plan Core Strategy. South Gloucestershire Council. Available Online: [New Local Plan - Core Strategy \(southglos.gov.uk\)](http://southglos.gov.uk)

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



## Appendix A – Wildlife Legislation & Policy

### Bats

- 7.1.1 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.
- 7.1.2 Operations which may affect bats may require a development licence from Natural England, which provides derogation for an otherwise unlawful activity.

### Birds

- 7.1.3 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)

- 7.1.4 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).
- 7.1.5 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)

- 7.1.6 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.

### South Gloucestershire Local Plan policy

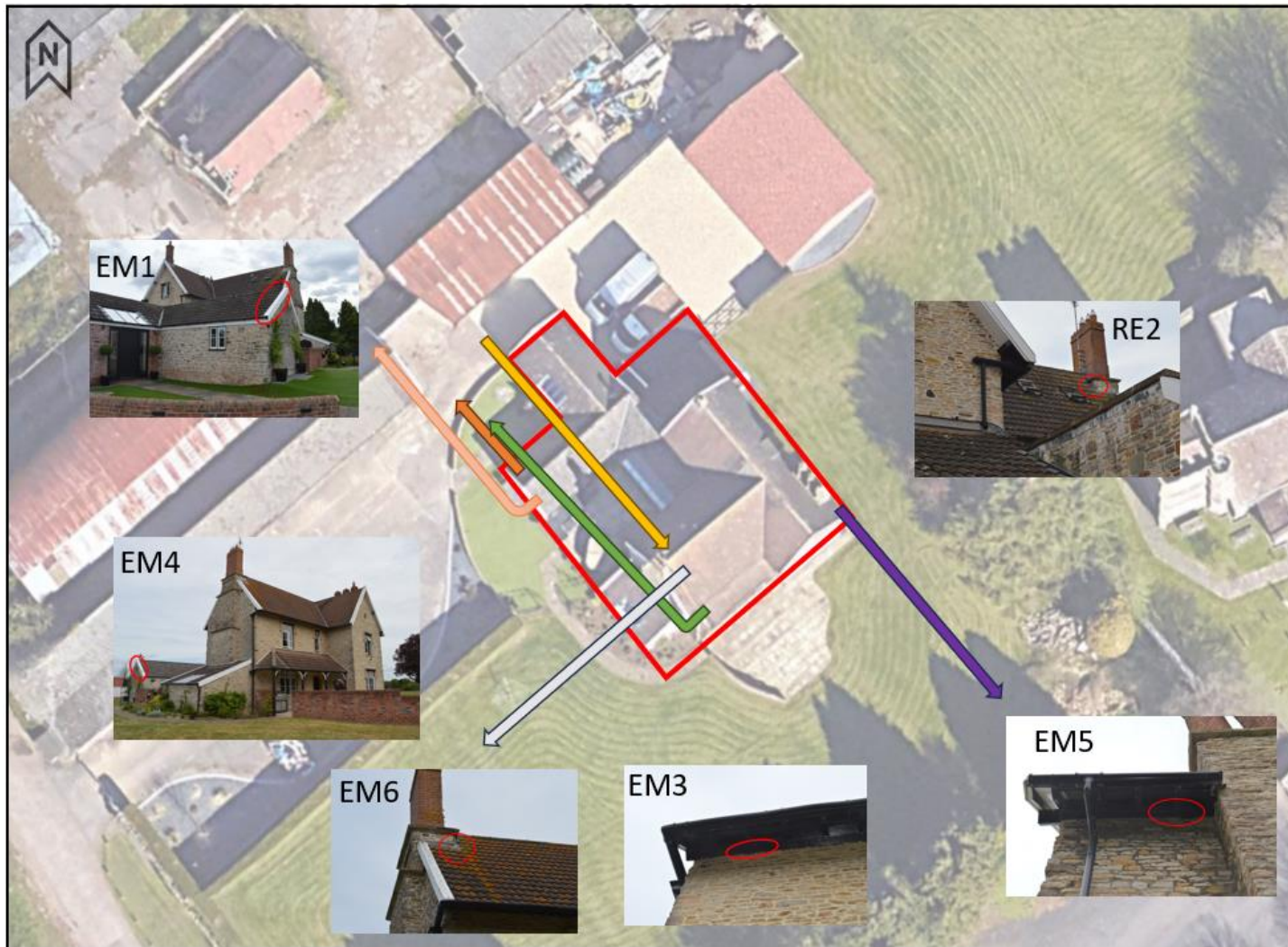
#### Core Strategy 2006 -2027 (Adopted 2013)







- 7.1.7 The South Gloucestershire Core Strategy 2006 - 2027 sets out policies for development and land use in South Gloucestershire. Local planning policies relevant to ecology, biodiversity, and nature conservation have been set out in the table below. Refer to the original document for the full wording.

**Table 3 - Joint Core Strategy Policies**

Policy	Summary
<p><b>CS9: Managing the Environment and Heritage</b></p>	<p>The natural and historic environment is a finite and irreplaceable resource. In order to protect and manage South Gloucestershire’s environment and its resources in a sustainable way, new development will be expected to:</p> <ul style="list-style-type: none"> <li>2. conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity</li> <li>6. protect the quality and quantity of the water environment and its margins</li> <li>7. avoid the undeveloped coastal area</li> <li>9. maximise opportunities for local food cultivation by (a) avoiding the best and most versatile agricultural land and; (b) safeguarding allotment sites</li> <li>10. promote the re-use of contaminated land with appropriate remediation</li> <li>11. protect land, air and aqueous environments, buildings and people from pollution and</li> <li>12. avoid unstable land unless appropriate mitigation or remediation measures can be taken.</li> </ul>

# Appendix B – Bat Emergence Survey Results Plan



	EM1: One common pipistrelle @ 20:42	24/08
	RE2: One common pipistrelle @ 21:20	24/08
	EM3: One common pipistrelle @ 21:03	04/08
	EM4: One common pipistrelle @ 21:07	04/08
	EM5: One non-echolocating bat @ 21:09	04/08
	EM6: One brown long-eared @ 22:17	17/07



**Site Name: Easter Compton, Church Farm House**

**Bat Emergence Survey Results Plan**

**Drawing Date: 27/10/2023**

**Scale: Not to Scale**

## 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 removal of the existing concrete roof tiles and the installation of replacement clay pantiles. The roof underlay is not anticipated to be affected.

### 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/BMCL must be in place prior to start of development works. Natural England take a minimum of 30 working days to assess a licence application or 10 working days for BMCL site registrations.

The house is being used as a day and night roost by low numbers of common pipistrelle bats and day roost by brown long-eared 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 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 a 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 and brown long-eared bat roosts, two bat boxes (General Purpose Bat Box or similar woodcrete design) will be installed onto a mature tree/s elsewhere on site. The boxes will be placed at a height of 5/6m (or as high as possible) and face in a southerly direction (See Appendix D below for suggested placement). These boxes should be retained as a permanent enhancement for the site after development.

### Permanent Mitigation

Roost access points under eaves to the southeastern and north eastern elevations (EM3+EM5, Appendix B) and capping boards to the northwestern aspect (EM1+EM4, Appendix B) shall be retained and protected as part of development proposals. As permanent mitigation for the loss of the common pipistrelle and brown long-eared access points, replacement bat features will be installed into main roof (see Appendix D for suggested placement and sketches), these include:

- Replacement lifted flashing (i.e lead tile) shall replace the existing lead flashing beneath the chimney to the northwestern aspect of the house (RE2, Appendix B).
- Replacement lifted flashing (i.e lead tile) shall replace the existing lead flashing beneath the chimney to southeastern aspect of the house (EM6, Appendix B).

Other considerations include: only traditional Type 1F bitumen felt underlay can be used or if breathable lining is chosen, then only lining approved by Natural England (with evidence of passed snagging propensity test) will be used (i.e TLX Batsafe), as modern breathable roofing membranes (BRM) have been shown to cause fatalities in bats due to them getting caught in the polypropylene fibres once the material becomes worn. Only use Tanalised timber or wood treatment chemicals approved for use in bat roosts by Natural England (advice here: <https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>).

## **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

