



## Bat and Nesting Bird Assessment Report

63 East Street Crediton EX17 3BA



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# Summary

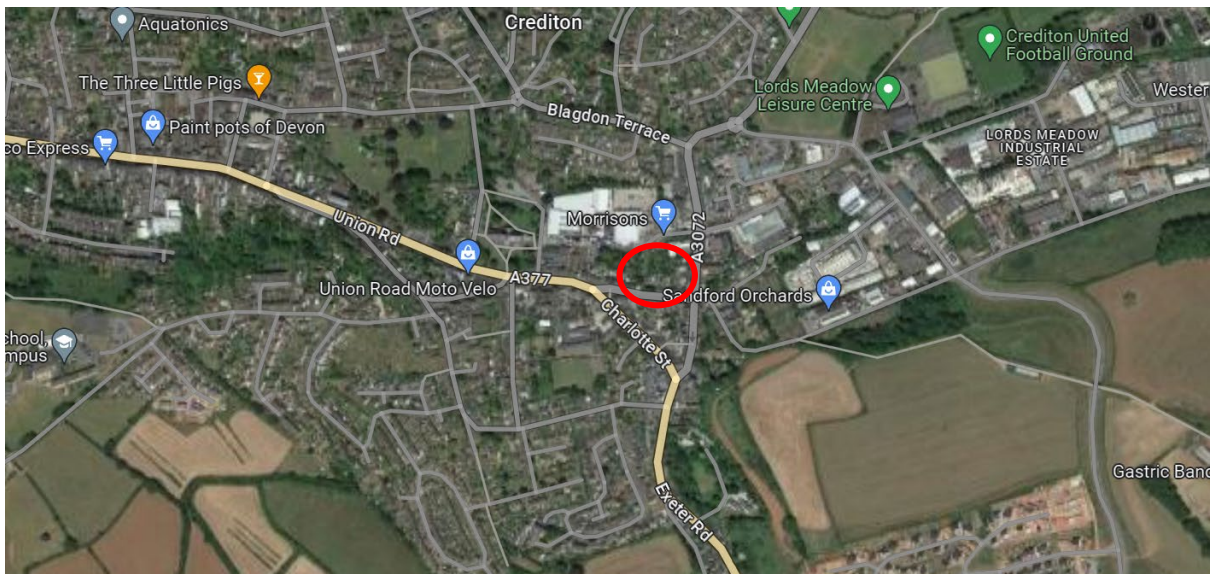
- S1. This report has been prepared by Redstone Ecology Ltd to inform a Listed Building application for 63 East Street Crediton EX17 3BA. The works include exposing and vaulting of the rear tenement (not historic).
- S2. The works solely impact on a single loft space of the property and no impacts to any other habitats. No evidence roosting bats were recorded. Signs of old disused nests were present.
- S3. The house was assessed as being of “Moderate” potential for roosting bats with all areas inspected which would be impacted on by the works and as such no further surveys were required. The structure had potential for nesting birds with signs of old nesting habitat present including nesting material. Precautionary measures have therefore been included to ensure no impacts occur to breeding birds.

# Section 1: Introduction

## Introduction

1.1. Redstone Ecology was commissioned by Tom Squance to produce an Ecological Assessment Report to support a Listed Building application for exposing and vaulting the rear tenement of 63 East Street, Crediton EX17 3BA (refer to Figure 1); approximate Grid Ref. SS 8387 0012. This report was undertaken following BS42020:2013 and Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018). As the site is primarily built-form, the scope of the report focuses on roosting bats and nesting birds and includes the following sections:

- Results of the desk study, bat and nesting bird survey for the site;
- Assessment of the impacts of the proposals on bats and nesting birds;
- Provision of mitigation and enhancement measures for adverse impacts;
- Summary of residual effects i.e., those occurring after mitigation; and
- Wildlife Checklist and Conservation Action Statement (refer to Appendix 1) as required under the Devon County Council planning guidelines.



*Figure 1: Aerial photograph showing site location*

## Wildlife legislation

1.2. Bats and their roosts are fully protected by UK legislation, and all birds, and their nests, eggs and young are protected under UK legislation. Several bat and bird species are also Species of Principal Importance for Conservation of Biodiversity in England (Priority). Full details are provided within Appendix 2.

## Methodology

Desk study

- 1.3. Records of any European Protected Species Licences for bats were obtained from the MAGIC website ([www.magic.gov.uk](http://www.magic.gov.uk)) for within 2 km of the site. This was deemed sufficient due to the scale of the proposals (loft extension).

#### Bats

- 1.4. A Preliminary Roost Assessment of the building was undertaken on 13<sup>th</sup> February 2024 in accordance with standard bat survey protocols (Collins, 2023). This involved a detailed search of the interior and exterior of the buildings for evidence of bats (e.g., bats, droppings, feeding remains, staining). Information on potential or actual bat access points and roost locations were also recorded. Ladders and high-powered torches were used as necessary and the survey was carried out under a Natural England bat survey licence (John Polley MCIEEM Licence No. 2015-11916-CLS Level 2).
- 1.5. Based on the survey results, each building was categorised in line with current Bat Conservation Trust guidelines (Collins, 2023).

#### Birds

- 1.6. A search for evidence of nesting birds (i.e., active or disused nests) was undertaken during the building inspection.

### **Survey limitations**

- 1.7. All surveys were undertaken following best practice guidelines and no limitations were noted. All suitable roost features which are to be impacted by the proposals could be checked during the internal inspection using an endoscope and torch. The survey also included an assessment of the other habitats present.

### **Quality assurance and surveyor experience**



- 1.8. The author and lead surveyor John Polley has over 18 years' experience working in the ecological sector and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has extensive experience of protected species survey and Natural England licensing. He holds a Class 2 Natural England (NE) bat survey licence. CIEEM's Code of Conduct was followed during the survey and reporting.



# Section 2: Ecological Baseline

## Desk Study


- 2.1. There are three European Protected Species Licences within 2km of the site for bats as follows:
- 2019-43633-EPS-MIT & MIT-1– Brown long-eared, common pipistrelle and soprano pipistrelle non breeding roosts from 2020 and 2021. Located c. – 1.3 km south east.
  - 2020-48351-EPS-MIT - Brown long-eared, common pipistrelle and lesser horseshoe non breeding roost from 2020. This is located c. 1.9 km south.

## Bats and Nesting Birds

Species	Description /Likely presence	Importance	Photo
Bats	<p>63 East Street is a two-storey structure. The rear section of the building, which is subject to the listed building application, is of more recent construction to the main house. This extension had a pitched roof running from north to south which was clad with cement slate effect tiles (Photograph 1). Cement fibre ridge tiles were also present. Wooden fascia was present which had a c. 20 mm gap off from the wall face to provide ventilation to the roof space (Photograph 2). The walls were brick and rendered with cement which was painted. The windows were single glazed in wooden frames which were tight fitting to the rendered walls.</p> <p>The extension had a single loft space which could be fully inspected from a single access hatch (Photograph 3). The tiles were underlined with bitumen underlay. The loft had a ridge beam and fibre glass insulation was present on the floor of the loft space. No evidence of bat usage was present including droppings, staining, feeding remains or scratch marks. A vent was located within the northern gable end which was inspected</p>	Negligible Importance	 <p>Photograph 1: Rear extension to be vaulted. No re-roofing required.</p>  <p>Photograph 2: Gap behind fascia</p>

Species	Description /Likely presence	Importance	Photo
	<p>and no evidence of usage by bats were recorded (Photograph 4).</p> <p>The presence of a roosting bat within the area of the structure which is to be impacted on by the proposals was considered unlikely as all suitable roost features could be fully checked during the daytime inspection. As the tiles were tight fitting the presence of roosting bats within the void between the bitumen and tiles was also considered unlikely. There will be no impacts to the wall top or ridge tiles.</p> <p>This structure was assessed as being of Low to Moderate roost potential. No further surveys were deemed necessary as all areas which are to be impacted on by the proposals could be inspected using a torch and endoscope.</p> <p>The habitats immediately surrounding the house comprised formal gardens which could support foraging bats including common pipistrelle.</p>		 <p>Photograph 3: Loft space to be vaulted</p>  <p>Photograph 4: Vent in gable end</p>



Species	Description /Likely presence	Importance	Photo
Nesting Birds	<p>The extension offered features within the loft space which could be used by nesting birds and signs of old nesting was identified at the eaves (Photograph 5).</p> <p>The surrounding garden shrubs provided potential nesting and foraging habitat.</p>	Site Importance	 <p>Photograph 5: Signs of old nesting material at eaves.</p>

## **Section 3: Assessment of ecological effects**

### **The proposed development**

- 3.1. The proposed development would comprise the vaulting of an existing pitched roof extension which would include the installation of Velux windows (refer to Appendix 3). No other sections of the building are to be impacted on and the proposals do not require removal of any vegetation.

### **Unmitigated effect during construction**

- 3.2. No adverse impacts to bats are predicted as no evidence of roosting bats was recorded.
- 3.3. Impacts to nesting birds could potentially occur should the works be completed in bird nesting season.
- 3.4. Precautionary measures would however be adopted (refer to Section 4).

### **Post construction effects**

- 3.5. No post construction effects are identified.

## **Section 4: Mitigation, compensation and enhancement**

### **Bats**

- 4.1. No additional surveys for bats or other species are recommended based on the results of this ecology assessment and preliminary bat roost assessment. However, it is recommended that a suitably experienced and bat-licensed ecologist is on call during extension works should there be any unexpected discoveries of bats or other wildlife.

### **Birds**

- 4.2. The core bird nesting season typically runs from March through to the end of August. If it is necessary to start works in the bird nesting period, then a pre-works check for nesting birds should be undertaken by an ecologist. If nesting birds were found, work in that area would need to be delayed until all chicks had fledged.

### **Mechanism for mitigation delivery**

- 4.3. The ecological mitigation measures detailed in this report could be secured through a planning condition.

# **Section 5: Residual effects and conclusions**

## **Construction effects**

- 5.1. No effects on bats are anticipated during construction.
- 5.2. Adverse effects on birds could occur should vaulting works be completed in bird breeding season.
- 5.3. Precautionary measures would be adopted to prevent any potential impact on nesting birds so no effects would occur during construction.

## **Post-construction effects**

- 5.4. Effects on the bats and birds in the post-construction phase are considered to be Negligible.

## **Conclusions**

- 5.5. With the mitigation detailed above in place, the proposals are considered unlikely to have a significant negative effect on nesting birds or roosting bats.

# References

Bat Conservation Trust (BCT) (Collins, J. ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

Eaton M., Aebischer N., Brown A., Hearn R., Lock L., Musgrove A., Noble D., Stroud D., and Gregory R. (2015) Birds of Conservation Concern 4: the population status of birds in the UK, Channel Islands and Isle of Man, *British Birds* 108 708–746.

Chartered Institute of Ecology and Environmental Management (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal. CIEEM, Winchester

# **Appendix 1: Wildlife checklist**

## 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](mailto:DBRC@dbrc.org.uk).

Location: 63 East Street Crediton EX17 3BA Grid reference for centre of site (6 digits): SS 8387 0012

Planning Application reference: NA

Name of surveyor and consultancy John Polley Redstone Ecology Date that surveys carried out: February 2024

Sent to DBRC: N/A

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 clarify impacts and mitigation requirement	Detailed survey carried out and included ?	Species Present or Assumed to be present on site <u>Indicate with P or A and name the species</u>	Impact on species?	Detailed Conservation Action Statement included?  Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement	NE Licence required	Grid reference for specific location of species (if required for large sites)
Bats (roost)	X	As required	Walkover	None	No impacts likely	N/A	No	

Bats (flight line / foraging habitat)	x							
Dormice	X							
Otters	X							
Great crested newts (*check consultation zone)	x							
Curlew buntings (*check consultation zone)	X							
Barn owls	x							
Other Schedule 1 birds	x							
Breeding birds	X	As required	Walkover	P – disused nesting material recorded	If works completed in nesting bird season	Yes - if works commence in breeding season then pre-works check by an ecologist.	No	
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 curlew 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](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)**

Designation	Within site potential impact <u>Tick or cross</u>	Name of site / habitat	Detailed Conservation Action Statement included in report?	Habitat balance sheet included (showing area of habitats gained and overall net gain)	Relevant organisation consultation response included in application?
Terrestrial, intertidal, marine					
<b>Statutory designations</b>					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Great Ouse Horseshoe consultation zone	X	No	N/A	N/A	N/A
Site of Special Scientific Interest (SSSIs)	X				
Marine Conservation Zone (MCZ)	X				
Local Nature Reserve (LNR)	X				

<b><i>Non statutory wildlife designations</i></b>					
County Wildlife Site (CWS)	X				
Ancient woodland	X				
Special Verge	X				
UK BAP Priority habitat	X				
Local Biodiversity Network (mapped by D Wildlife Trust / through Green Infrastru work)	X				
<b><i>Non statutory geological designation</i></b>	X				
County Geological Site (CGS or RIGS)	X				

# Appendix 2: Legislation

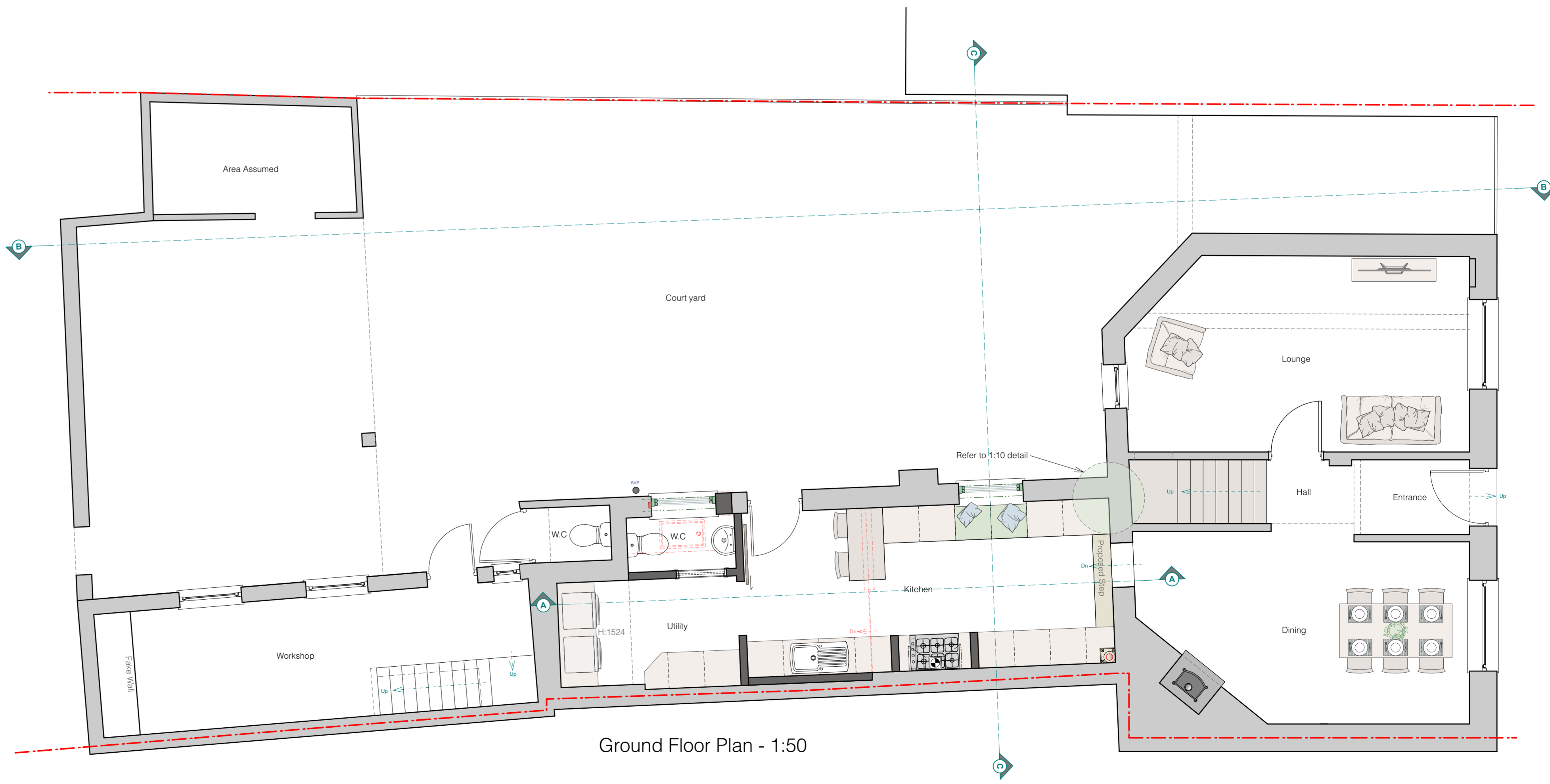
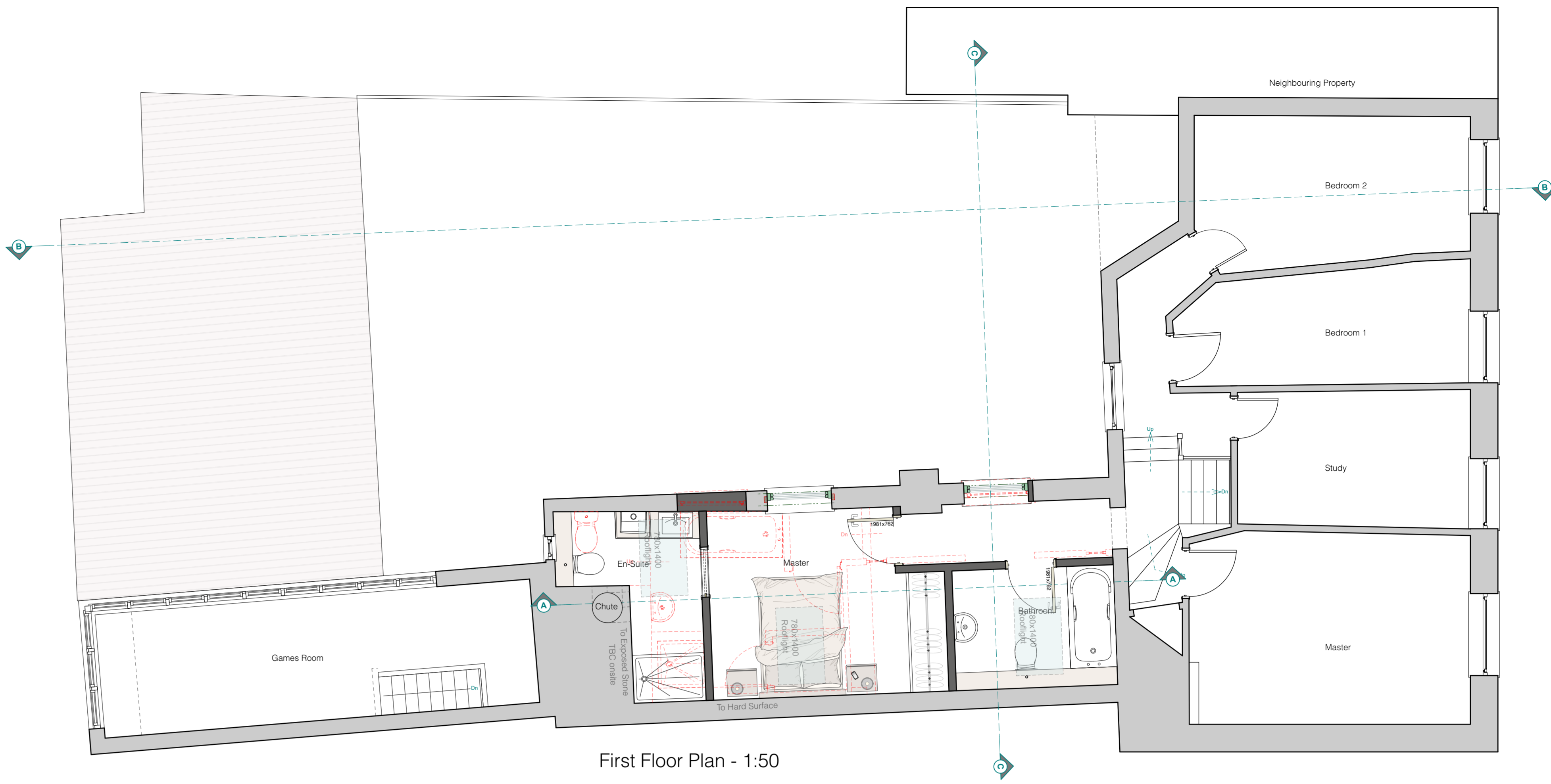
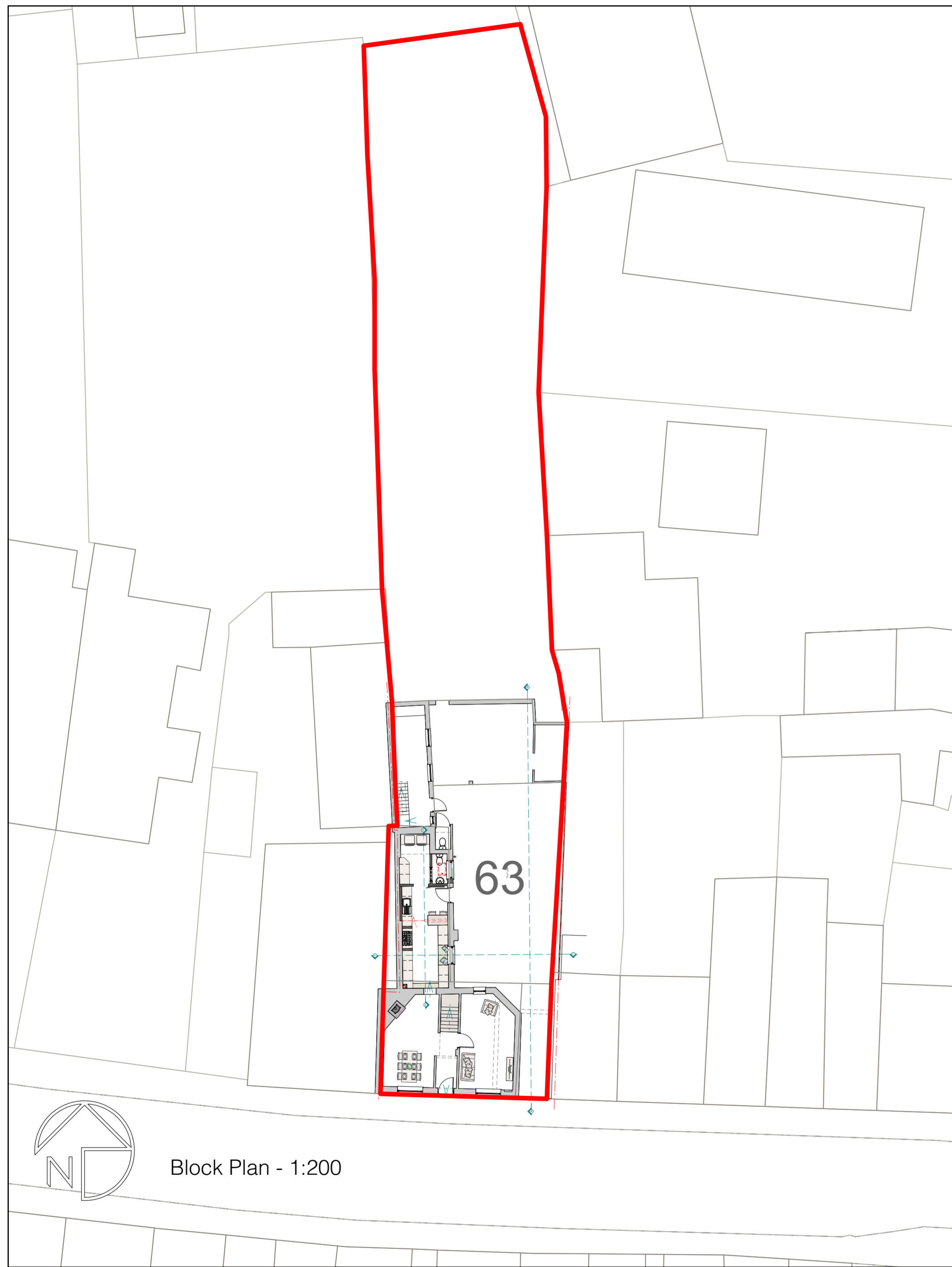
## Legislative Context

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
  - The Conservation of Habitats and Species Regulations 2010 (as amended);
  - The Natural Environment and Rural Communities Act (NERC) 2006.
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2010 (as amended).
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

### *Species and Habitats of Principal Importance and the UK Biodiversity Action Plan*

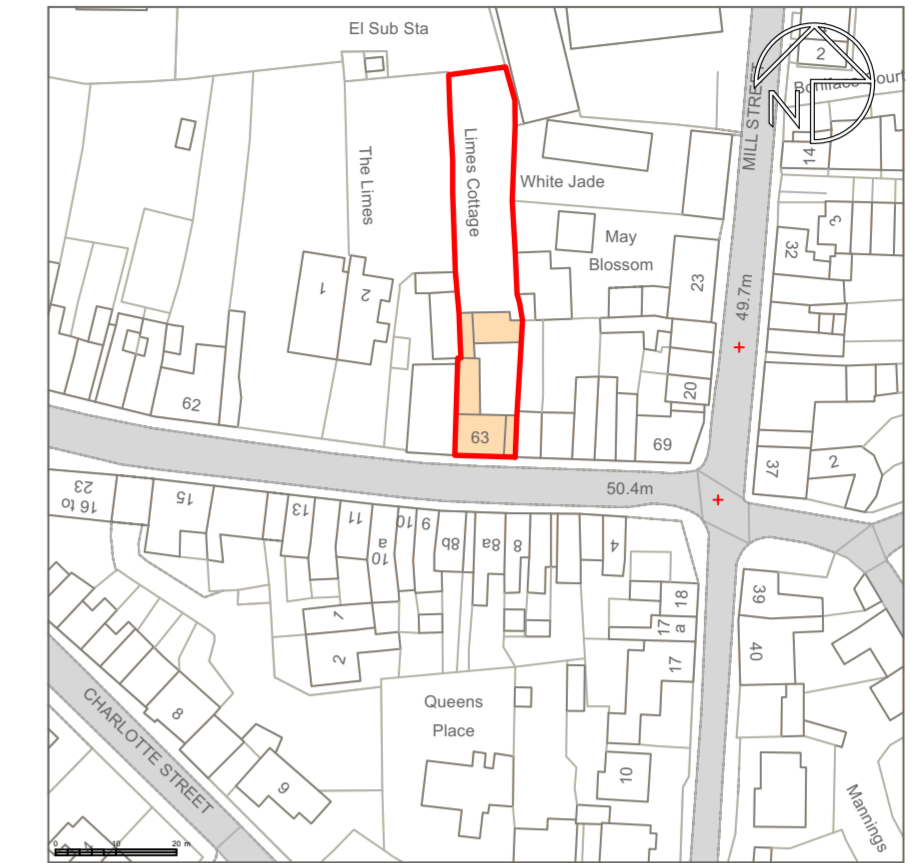
- A1.5. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A1.6. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

# **Appendix 3: Proposed Development Plan**

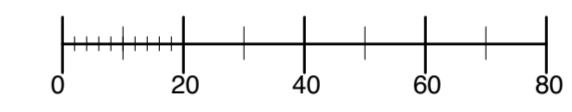




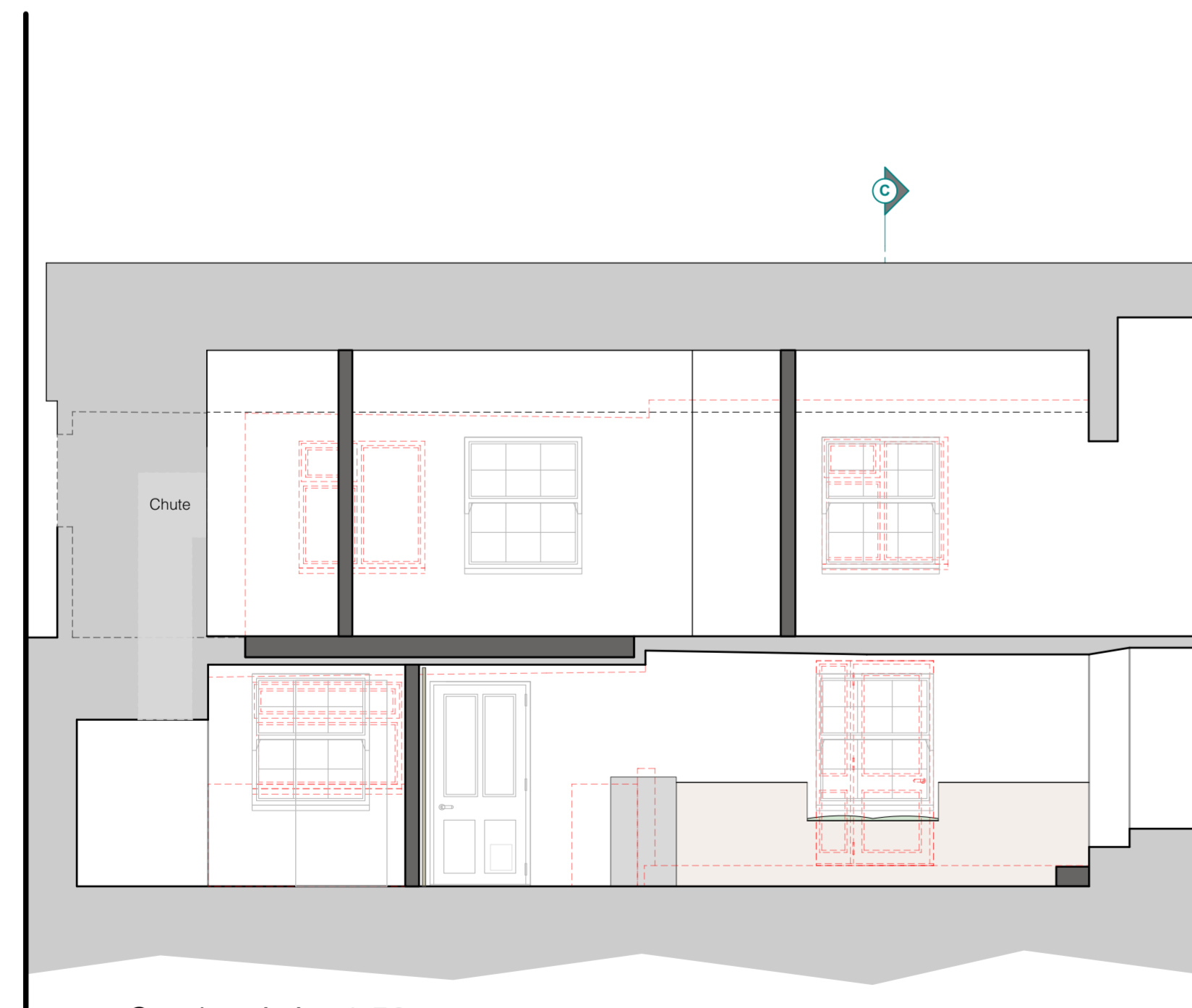
Section B:B - 1:50



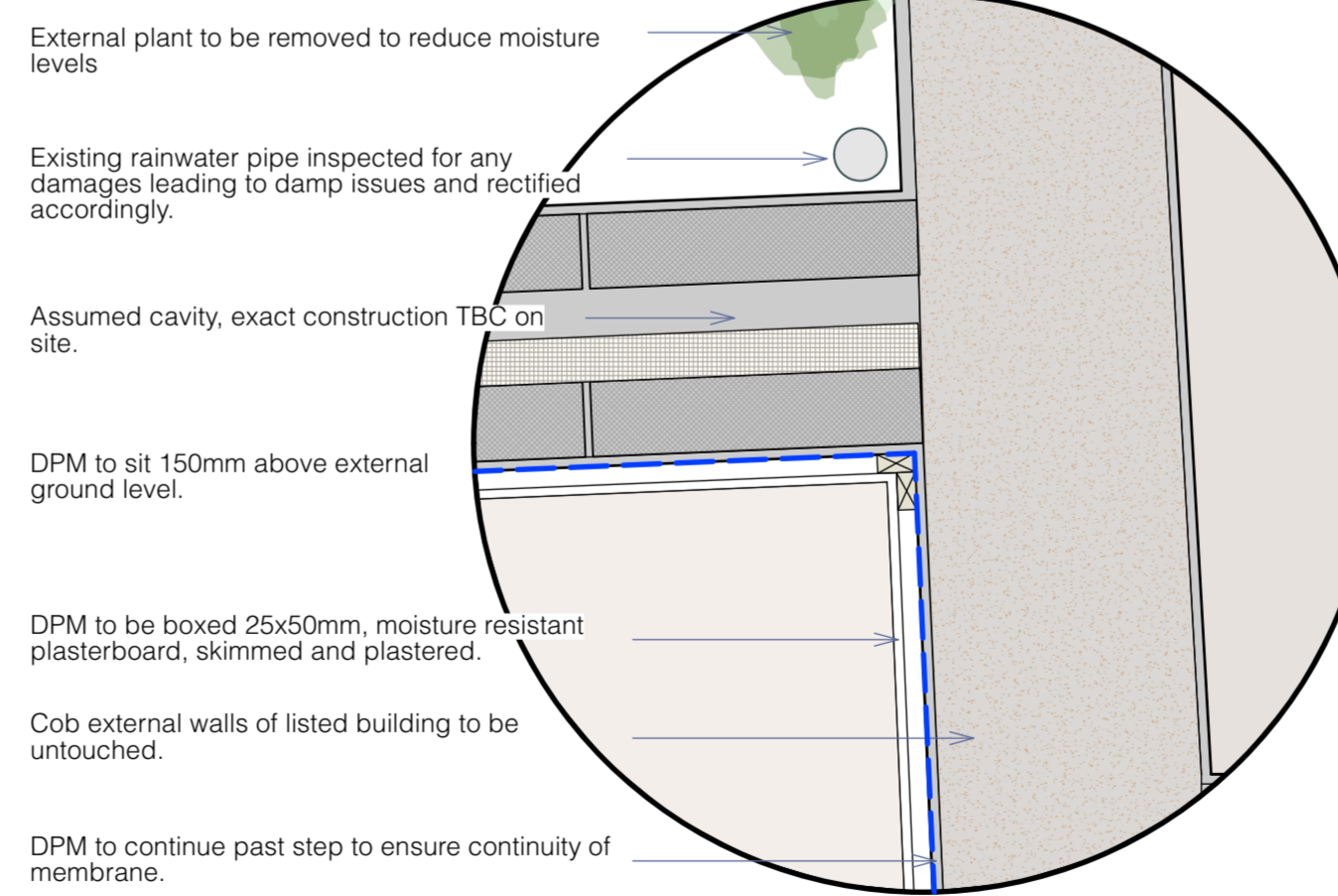
Location Plan 1:1250



Scale in metres 1:1250  
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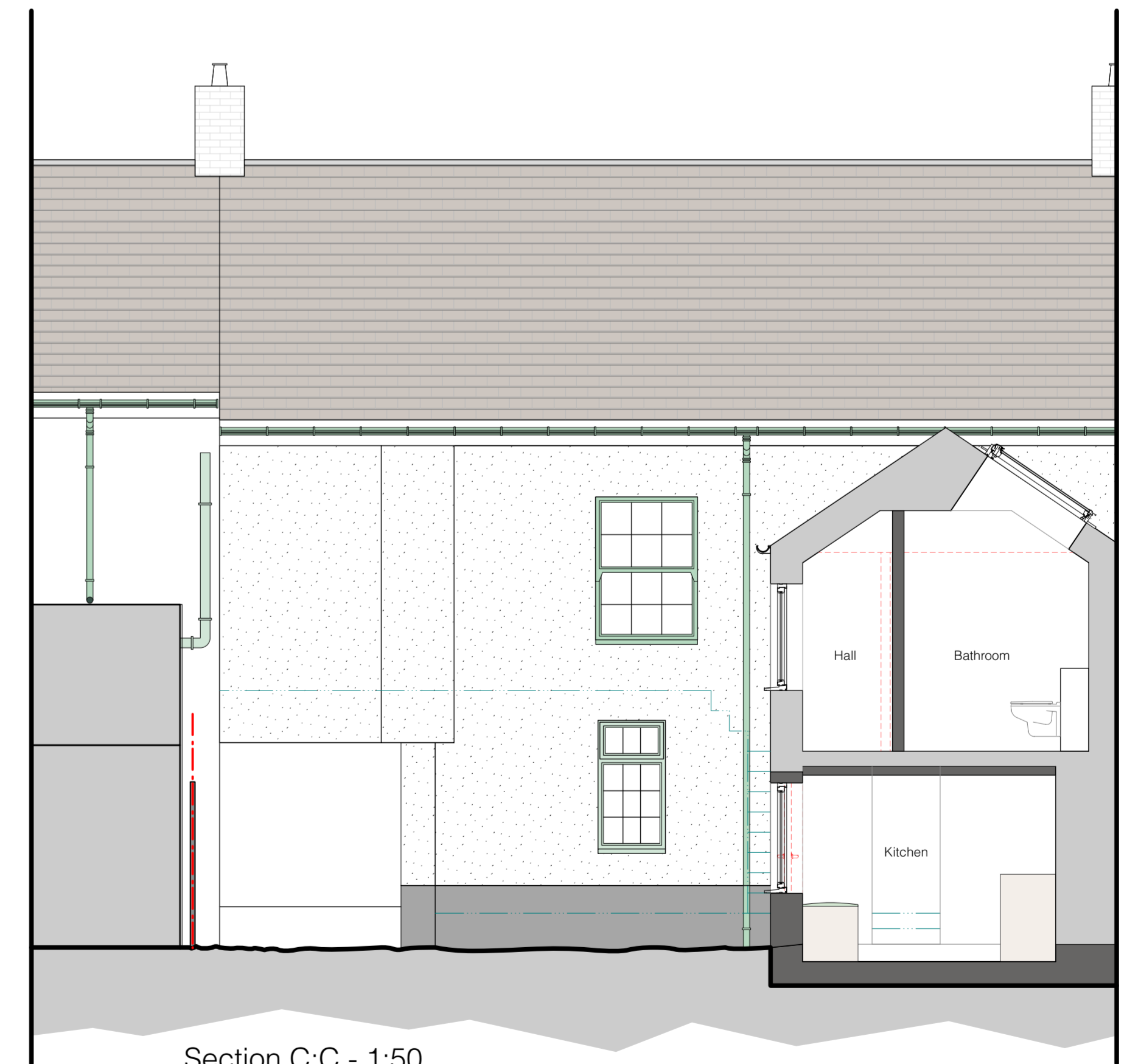


Section A:A - 1:50



Detail in plan 1:10 @ A1

- External plant to be removed to reduce moisture levels
- Existing rainwater pipe inspected for any damages leading to damp issues and rectified accordingly.
- Assumed cavity, exact construction TBC on site.
- DPM to sit 150mm above external ground level.
- DPM to be boxed 25x50mm, moisture resistant plasterboard, skimmed and plastered.
- Cob external walls of listed building to be untouched.
- DPM to continue past step to ensure continuity of membrane.



Section C:C - 1:50