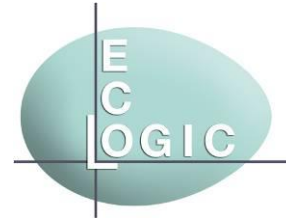


# Bat and Protected Species Survey

Moorlands Farm  
Hatway Hill  
Sidbury  
Devon  
EX10 0QW



<b>Planning Reference:</b>		<b>Report Reference:</b>	240122 rev00B
<b>Client:</b>	Mr. James Hortop		
<b>Architect/Agent</b>			
<b>Survey Date/s:</b>	16 <sup>th</sup> February 2024		
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## 1.1 Introduction

It is understood that it is proposed to extend and remodel the bungalow property at Moorlands Farm, Hatway Hill, Sidbury, Devon EX10 0QW.

## 1.2 Bats

### 1.2.1 Roosting Bats

It is considered that the surveyed property does not support a bat roost, and that the proposed extension and remodelling 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.

### 1.2.2 Beer Quarry & Caves SAC

Moorlands Farm is located within landscape connectivity zones for greater horseshoe bat (*Rhinolophus ferrumequinum*), lesser horseshoe bat (*Rhinolophus hipposideros*) and Bechstein's bat (*Myotis bechsteini*), associated with the designated site of 'Beer Quarry and Caves Special Area of Conservation (SAC)'.

Lighting recommendations are provided in Section 6.1.2 to avoid impacting upon bats feeding and/or dispersing through or surrounding the property.

## 1.3 Nesting Birds

No former bird nests were identified in association with the surveyed property. Precautionary recommendations are provided to ensure the proposed 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 Ecological Compensation & Enhancements

Provisions for bats, birds and invertebrates, detailed within Section 6.3, 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 extend and remodel the bungalow property at Moorlands Farm, Hatway Hill, Sidbury, Devon EX10 0QW.

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 site was situated approximately 3 km to the northeast of Sidbury and included a bungalow property with entrance driveway and a surrounding garden with mature trees.

The property was further bound by agricultural land and woodland linking to the wider landscape (see Figure 1).

The bungalow property was constructed of brick and concrete block with an external render finish (see Figures 2 – 5).

The cross-gabled roof was constructed of modern timbers with a covering of concrete tiles underlined with a combination of bitumen felt and plastic sheeting. The roof had a surround of wooden soffits, fascias and barges.



Figure 1. The location of Moorlands Farm outlined in red



Figure 2. The property viewed from the north



Figure 3. The property viewed from the east



Figure 4. The property viewed from the west



Figure 5. The northeast gable

#### 4.1 The Bat & Protected Species Survey

The survey was conducted by James Baker on the 16<sup>th</sup> February 2024, 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.

#### 4.2 Beer Quarry & Caves SAC

The Devon Environment Viewer was reviewed in relation to Beer Quarry and Caves SAC and associated greater horseshoe, lesser horseshoe bat and Bechstein's bat sustenance and landscape connectivity zones.

## 5.1 The Bat & Protected Species Survey

**Table 1. Environmental conditions on 16<sup>th</sup> February 2024**

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
11	2	90%	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 the property.

### 5.1.2 Nesting Birds

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

## 5.2 Beer Quarry & Caves SAC

The Devon Environment Viewer identified that Moorlands Farm is located within landscape connectivity zones for greater horseshoe bat, lesser horseshoe bat and Bechstein's bat, associated with the designated site of Beer Quarry and Caves SAC.

## 6.1 Bats

### 6.1.1 Roosting Bats

It is considered that the surveyed property does not support a bat roost, and the proposed extension and remodelling 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 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.

### 6.1.2 Beer Quarry & Caves SAC

The proposal should incorporate wildlife sensitive lighting to avoid impacts to light sensitive bat species, such as greater horseshoe bat, lesser horseshoe bat and Bechstein's bat, which are associated with the designated site of Beer Quarry and Caves SAC.

External lighting should only be installed where necessary for access and/or safety, such as adjacent to access, doorways, steps etc. and ideally:

- Be situated below 2 m in height and directed below a 70-degree plane;
- Be adapted to be based on a Passive Infrared Sensor (PIR) system (being motion-sensitive only to large objects) and on a short timer (no longer than 1 minute);
- Include a warm light spectrum (ideally <2700 Kelvin) to reduce the blue light component. Luminaires should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats; and,
- Utilise hoods, cowls, louvers and/or shields to avoid light spill beyond the required area/s.

Internal lighting should be recessed where installed in proximity to windows and blinds should be fitted to reduce glare and light spill.

Dependant of the extent of development, glazing, external land change etc. East Devon District Council may request a lighting plan incorporating wildlife sensitive measures. Providing that external lighting (including from internal light sources) is not increased, then no impact would be considered to light sensitive bat species, or to Beer Quarry and Caves SAC.

Further information is available from the Institution of Lighting Professionals (ILP) & Bat Conservation Trust (BCT): *Bats and Artificial Lighting at Night – Guidance Note 08/23* (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>).

## **6.2 Nesting Birds**

No active or former bird nests were identified in association with the surveyed property. However, it is possible that new nests could be established within or upon the building 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 works 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 Ecological Compensation & Enhancements**

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

- Enhancement – one inbuilt bat roosting provisions positioned within the southeastern elevation wall of the new extension (see Appendix 2);
- Enhancement – one nesting terrace for house sparrow positioned within the northwest elevation extension wall (see Appendix 3); and



- Enhancement – one bee brick/box installed upon/within the southeastern elevation wall of the new extension or within a garden boundary wall in a sunny location (see Appendix 4).

## REFERENCES

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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 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.



**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.

