Glaven Ecology

19 Renwick Park East West Runton

Protected Species Survey

Prepared by
Glaven Ecology

on behalf of
Sterne Design

July 2023

Reference: 175-2200-GE-SD

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Contents

Version	Status	Changes	Date	Author
1.1	Draft	Site visit and desktop results	30/02/2023	Carolyn Smith MSc, BSc (Hons), MCIEEM
1.2	PRA	Reviewed	05/03/2023	Sally McColl MCIEEM
1.3	Final	Nocturnal surveys	13/07/2023	Carolyn Smith MSc, BSc (Hons), MCIEEM

The data contained within the report are accurate to the best of our knowledge and have been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

The report conforms to the British Standard 42020:2013 Biodiversity – Code of practice for planning and development.

We confirm that any opinions expressed are our best and professional true opinions. This report has been prepared by an ecology specialist and does not purport to provide legal advice.

1 Summary

1.1 Glaven Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) on 19 Renwick park East, West Runton, NR27 9LY as part of a planning application with North Norfolk District Council – PF/22/3005.

1.2 Planning is sought to extend the existing property to the side and rear with a loft conversion.

1.3 The initial survey work was completed by Carolyn Smith MSc, BSc. (Hons) MCIEEM on 23rd February 2023. Low numbers of bat droppings were found in the loft and therefore three activity surveys were undertaken on 12th May, 9th June and 30th of June 2023.

1.4 One common pipistrelle was seen to return to a roost under a tile close to the eaves on the rear of the building at the eastern end. The roost was assessed as being a common pipistrelle day roost and it is considered that the works will have a low impact on local bat populations.

1.5 The proposed development would result in the destruction of a bat resting place (i.e. a roost) as would be considered an offence under Article 12(1) of the Habitats Directive and its UK enactment, the Conservation of Habitats and Species Regulations 2010.

1.6 The developer will need to apply for a European Protected Species (EPS) mitigation licence from Natural England to legally proceed with the works. The site may qualify to be registered under a Bat Mitigation Low Impact Licence (CL21). This can only be applied for and obtained after securing planning permission and discharging all wildlife-related planning conditions.

1.7 Full mitigation will be proposed in the EPS mitigation licence but is likely to include the provision of standalone bat box prior to work starting as well as a destructive search of known and potential roost site. Other recommendations include the use of type 1F bitumen lining for roofs, and a low level lighting scheme.

2 Introduction

2.1 Background

2.1.1 Glaven Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) on 19 Renwick park East, West Runton, NR27 9LY as part of a planning application with North Norfolk District Council – PF/22/3005.

2.1.2 The initial survey work was completed by Carolyn Smith MSc, BSc. (Hons) MCIEEM on 23rd February 2023 and followed by three activity surveys were undertaken on 12th May, 9th June and 30th of June 2023.

2.1.3 The survey and report aim to describe how the building supports birds, bats and any other protected species. It assesses potential impacts on these features as a result of the works and advises on the need for further surveys or mitigation strategies.

2.2 Site Location and Description

2.1.1 The site was located at OS Grid Reference TF 843 441 (Appendix 1) and consisted of a detached brick bungalow with a concrete pantile roof and attached garage set within a residential street in the south of West Runton.

2.1.2 The wider environment is dominated by the woodlands of Beacon Hill and Roman Camp to the south and the cliffs and coast to the north. There were several areas of lowland heath to the west, with the largest being associated with Sheringham and Beeston Regis Commons.

2.3 Project Overview

2.3.1 Planning is sought to demolish the existing buildings on site and replace with a new residential dwelling.

3 Legal Protection

2.3.1 The main piece of legislation relating to nature conservation in Great Britain is The Wildlife and Countryside Act 1981 (as amended). This Act is supplemented by provision in The Countryside and Rights of Way (CRoW) Act 2000 and The Natural Environment and Rural Communities Act 2006 (in England and Wales). This act provides varying degrees of protection for the listed species of flora and fauna, including comprehensive protection of wild birds and their nests and eggs.

2.1.3 UK wildlife is also protected under The Conservation (Natural Habitats &c.) Regulations 1994 (which were issued under the European Communities Act 1972), through inclusion on Schedule 2. In 2010, these Regulations, together with subsequent amendments, were consolidated into The Conservation of Habitats and Species Regulations 2010.

3.2 Bats

2.3.1 All bat species are listed under Annex IV (and certain species also under Annex II) of the European Union's Council Directive 92/43/EEC (The Habitats Directive) and are given UK protected status by Schedule 2 of the Conservation of Habitats and Species Regulations 2010. All UK bat species are also protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

2.1.3 This legislation fully protects bats and their breeding sites or resting places, making it an offence to deliberately capture, injure or kill bats, deliberately disturb bats, damage or destroy a bat breeding or resting place.

3.3 Birds

2.3.1 All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended).

3.4 Statutory Designated Conservation Sites

2.3.1 National designations such as Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR), are afforded statutory protection. SSSIs are notified and protected under the Wildlife and Countryside Act 1981 as amended. SSSIs are notified based on specific criteria, including the general representativeness and rarity of the site and of the species or habitats supported by it.

4 Survey Methods

4.1 Desk Study

2.1.1 Records held on Magic.gov.uk on Designated Sites and granted European Protected Species Licences were reviewed in February 2023 and again in July 2023 as was the map of Norfolk County Wildlife Sites on data.gov.uk.

4.2 Protected Species Survey

2.1.1 The initial survey was undertaken by Carolyn Smith BSc (Hons) MCIEEM (Natural England Level 1 Licence for bats [reference 2018-34461-CLS]), Great Crested Newts [reference 2017-29746-CLS-CLS] and barn owl class licence [reference CL29/00568]) on 23rd February 2023.

Bats

2.1.2 A Preliminary Roost Assessment was completed in accordance with the Bat Conservation Trust's "Bat Surveys for Professional Ecologists" (Collins, 2016). A scoring system was applied to the building using the criteria shown in Table 1.

2.1.3 The property was investigated for evidence of bat use and evaluated for bat roosting potential. The visual search for signs of bats consisted of a slow methodical search both internally and externally for actual roosting bats and their signs:

Droppings on walls, windowsills and floors can be used to identify species;

Scratch marks and staining at roosts and exit holes can be used to identify the presence of bats;

Dense spider webs at a potential roost can often indicate bat absence;

The presence of butterfly wings may be an indication of bat presence.

Table 1: Assessing the potential suitability of a development site for bats (Collins, 2016)

Suitability	Description of roosting habitats	Description of commuting and foraging habitat
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features onsite likely to be used by commuting or foraging bats
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 and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed)	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens
High	A structure or tree 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 and surrounding habitat	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge

Activity surveys

2.1.2 Bat species on all surveys were detected and analysed using Echo Meter Touch2 detectors with automatic recording facilities.

4.2.5 Two infra-red cameras (1 x Nightfox Whisker and 1 x Nightfox Red) and two infra-led lamps (2 x JC Infrared Illuminators) were also deployed during the surveys.

2.1.3 An Elekon Batlogger S2 was left in the loft void between the second and third surveys.

2.1.2 Bat calls were analysed using AnalookW and Kaleidoscope (version 5.4.8) software by Carolyn Smith. Camera footage was watched back in real time by Juliette Banwell the day after each survey.

4.2.5 Table 3 gives details of the surveyors, survey timings and weather conditions for each survey

Table 3: Surveyor details, timings and weather details for activity surveys

Dusk emergence survey **12th May 2023** - Sunset was at 20.40 with the survey starting at 20.15 and ending at 22.15
Juliette Banwell (NE Level 1 Licence for bats [reference 2021-54643-CLS] and over 20 year's bat survey experience). Joe Hassall (field surveyor with over 7 year's bat survey experience).
Weather conditions were suitable throughout: dry with 100% cloud cover with a moderate breeze. The temperature at sunset was 11.5ºC dropping to 10.8ºC.
Dusk emergence survey **9h June 2023** - Sunset was at 21.15, with the survey starting at 20.50 and ending at 22.45.
Juliette Banwell (as above). Keith Cotgrove (Field surveyor with three year's bat survey experience).
Weather conditions were suitable throughout: dry with 20% cloud cover with no breeze. The temperature at sunset was 12.3ºC dropping to 11.8ºC.
Dawn re-entry survey **30th June 2023 -** Sunrise was at 04.32 with the survey starting at 02.30 and ending at 04.50.
Juliette Banwell and Keith Cotgrove (as above).
Weather conditions were suitable throughout: dry with 50% cloud cover with a slight breeze. The temperature throughout was 15ºC.

Birds

4.2.5 On-site habitats were assessed for their potential to support breeding (nesting) birds. This consisted of a methodical search for actual nesting birds or their signs.

4.2.10 Table 2 shows the criteria used when assessing the likelihood of a protected species being present within the survey area:

Table 2: Criteria considered when assessing the likelihood of occurrence of protected species

Assessment Category	Criteria
Present	Species are confirmed as present from the current survey or historical confirmed records.
High	Habitat and features of high quality for species/species assemblage. Species known to be present in wider landscape. Good quality surrounding habitat and good connectivity.
Moderate	Habitat and features of moderate quality. The site in combination with surrounding land provides all habitat/ecological conditions required by the species/assemblage. Within known national distribution of species and local records in desk study area. Limiting factors to suitability, including small area of suitable habitat, some severance/poor connectivity with wider landscape, poor to moderate habitat suitability in local area.
Low	Habitats within the survey area poor quality or small in size. Few or no records from data search. Despite above, presence cannot be discounted as within national range, all required features/conditions present on site and in surrounding landscape. Limiting factors could include isolation, poor quality landscape, or disturbance.
Negligible	Very limited poor quality habitats and features. No local records from desk study; site on edge of, or outside, national range. Surrounding habitats considered unlikely to support species/species assemblage.

5 Results

5.1 Desk Study

2.3.1 The property sits within the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

2.1.3 Seven other statutory designated sites and four non-statutory sites were identified within 2km of the site on MAGIC Maps and data.gov.uk (Table 3, Appendix 2).

2.1.3 The site sits within the SSSI Impact Risk Zone for Briton's Lane Gravel Pit, West Runton Cliffs and Felbrigg Woods. However, it does not fall into the categories requiring further consultation with Natural England which is for infrastructure developments and air pollution only.

Table 3: Non-statutory designated sites within 2km of site

Site designation and name	Site description (Statutory designated sites only)	Distance from site
Roman Camp and Beeston Regis Heath CWS 1147	It consists of a variety of habitats including broad-leaved coppice with standards woodland, dry dwarf shrub heath, and unimproved acidic grassland.	50m west
West Runton Common Country Wildlife Site (CWS) 1149	a well-used site containing a variety of habitats including neutral and acidic grassland, mixed tall fen, broad-leaved semi-natural woodland	270m north
Incleborough Hill CWS 1148	Acidic grassland and associated continuous scrub on a substantial hill. Part of the site is used as a golf	500m north east
Briton's Lane Gravel Pit SSSI	This pit provides excellent exposures in the Pleistocene Briton's Lane Gravels of the Cromer Ridge.	1100m south west
Abbs Common CWS 2233	Composed largely of neutral grassland, with small areas of impeded drainage	1200m east
West Runton Cliffs SSSI	West Runton is one of the most important Pleistocene localities in the British Isles.	1300m north
Norfolk Valley Fens Special Area of Conservation (SAC)	Norfolk Valley Fens is one of two sites selected in East Anglia, in eastern England, where the main concentration of lowland Alkaline fens occurs.	1400m west
Felbrigg Woods SSSI	The Great Wood is one of only two known sites for acid Beech stands in Norfolk	1400m south east
Sheringham & Beeston Regis Commons SSSI	This site is an area of acidic heathland containing areas of species-rich calcareous spring fen on sloping ground within 1km of the coast.	1400m west
Beeston Cliffs Site of Special Scientific Interest (SSSI)	This is the type site for the Beestonian Stage of the Pleistocene. A nationally important Pleistocene reference site.	1700m north west
East Runton Cliffs SSSI	In the cliff can be seen spectacular rafts of chalk of glacitectonic origin (ie. ice transported) and highly deformed 'Contorted Drift'.	1700m north east

2.1.3 There are no records of a granted European Protected Species Mitigation Licence or Licence returns for great crested newts within 2km of the site showing on MAGIC maps

2.1.3 There were no ponds within 250m of the site and none on site.

5.2 Protected Species - Bats

Foraging and Commuting

2.3.1 The habitats immediately around the site were considered to have **moderate** potential to support foraging and commuting bats. The wider environment offered **good** foraging and commuting opportunities predominantly along woodland edges and over the heath and woodlands to the west.

2.1.3 Visual inspection

2.1.3 The bungalow was a detached brick dwelling with a concrete pantile roof and uPVC soffits, windows and doors. (Figure 1).

2.1.3 The concrete tiles were generally in a good state of repair with no gaps along the ridge. There was some lifting of the tiles down the edges of the tiles, at the gable ends, on both aspects.

2.1.3 There was flashing around both chimney stacks and the rear dormer window. The flashing was slightly raised around the dormer window.

2.1.3 The brickwork was in excellent condition with no cracks or gaps present.

2.1.3 The uPVC soffit was well sealed throughout with silicone sealant (Figure 2). The windows and doors were also well sealed.

Figure 1: Rear view – eastern aspect

Figure 2: Sealed soffit and good condition brickwork.

2.1.3 Internally the loft space was a horseshoe shape with the dormer window separating the two sections of loft space. In other words, the dormer window was not within the main roof space.

2.1.3 The roof void was felt lined with narrow beams (Figure 3). The lining was in good condition throughout, with some loose overlapping sheets in places.

4.2.10 The brickwork at both gable ends was in good condition with a gap at the top of the wall plate behind the beams.

5.2.11 There were circa 20 droppings at the base of both gable ends and some scattered under the apex (Figure 4).

Figure 3: Right hand garage open to roof structure.

Figure 4: Droppings in roof void.

4.2.10 The property was assessed as having **negligible suitability** to support hibernating bats being well insulated and heated from below during winter.

Dusk emergence survey – 12th May 2023

4.2.10 The first bat (soprano pipistrelle) was recorded at 21.03. This was not an emergence from the building but the timing suggests a roost is nearby.

4.2.10 No emergence from the property was observed.

4.2.10 Activity across the site was very low with only intermittent pipistrelle species recorded but no seen. No other species were detected or observed.

Dusk emergence survey – 9th June 2023

4.2.10 The first bat (common pipistrelle) was recorded at 21.39 and came from the east neighbours garden.

4.2.10 No emergence from the property was observed.

4.2.10 Activity across the site was again relatively low with foraging common and soprano pipistrelle bats recorded. No other species were detected or observed.

Dawn re-entry survey – 30th June 2023

4.2.10 *One common pipistrelle was seen returning to roost under a tile close to the eastern gable* at the rear of the property (Figures 5 and 6).

4.2.10 Activity across the site was again low with foraging common pipistrelle bats observed foraging over the garden. One noctule was observed passing overhead.

Static detector

5.2.11 The static detector picked up common pipistrelle on two occasions during the deployment. The first was 27th June at 04.30 and again on 29th June at 21.12.

Figure 5: Location of common pipistrelle day roost

Figure 6: Location of common pipistrelle day roost

5.3 Protected species - Birds

2.3.1 There was limited potential for nesting birds on site and no nests, old or active, were observed.

5.4 Survey Limitations

2.3.1 There were no other significant constraints to the surveys.

6 Impact Assessment and mitigation

6.1 Designated sites and habitats

2.3.1 The site sits within an SSSI Impact Risk Zone but does not require further consultation with Natural England.

2.1.3 No impacts to Designated Sites are envisaged given the scale of the development and distance to the Designated Sites.

2.1.3 No habitats of ecological significance will be impacted by the proposed works.

6.2 Bats

2.3.1 The proposed development will result in the destruction of a bat resting place (i.e. a roost) as would be considered an offence under Article 12(1) of the Habitats Directive and its UK enactment, the Conservation of Habitats and Species Regulations 2010.

2.1.3 The roost was assessed as being a common pipistrelle day roost.

2.1.3 Low numbers of a common species were observed and it is considered that the works will have a low impact on local bat populations.

2.1.3 It is assessed that the project will have no impact on bat commuting routes.

Mitigation

2.1.3 Mitigation and compensation under an EPS mitigation licence will be required for the proposed works. This can only be applied for and obtained after securing planning permission and discharging all wildlife-related planning conditions. The site may qualify to be registered under a Bat Mitigation Low Impact Licence (CL21).

2.1.3 Suitable mitigation for roosting bats at this site will be outlined in the EPS licence application process but are expected to be include:

An Ecological Clerk of Works (ECoW, to be a level 2 licensed bat worker) to be present on the first day contractors arrive on site, to give a briefing on the ecological issues on site and requirements of the EPS licence.

The ECoW will be present to monitor specified high-risk works (and otherwise on call) to safely translocate any bats encountered during the works.

Erecting an artificial roost box close to the site to act as translocation box for any bats found during the course of the works.

Installing one integral bat tube in suitable locations on the extension.

2.1.3 With adequate ventilation British Standard 5250:2011+A1:2016 states that both type 1F bitumen and low resistance non-bitumen coated roof membranes (NBCRM) are acceptable. As bats are known to be in the area it is recommended that a traditional type 1F bitumen be used to line the roofs.

2.1.3 However, if a NBCRM is planned to be used instead then the Natural England licence application will require a certificate that proves the roofing membrane has passed a 'snagging propensity test' which checks that the membrane can stand the repeated snagging actions of roosting bats.

2.1.3 Any external lights associated with the finished project should be of a low light level to minimise impacts on bats that might forage and commute in the vicinity.

4.2.10 Warm white lights should be used at <2700k. This reduces the ultraviolet component or that has high attraction effects on insects which can lead to a reduction in prey availability for some light sensitive bat species.

6.3 Birds

2.3.1 There were limited nesting opportunities on site and there were no nests associated with the house structure.

2.1.3 It is considered that the works will have a negligible impact on local bird populations.

7 Enhancements

7.1 Bats

7.1.1 One integral bat box to be installed within the southern of the new extension. The Green and Blue Bat Block or Vivara Pro Build in Bat box are suitable examples. (This will be in addition to any mitigation required for the licence application).

7.2 Birds

7.1.1 Install one integrated swift box style bird nest box into the northern aspect of the new extension. Boxes intended for swifts are well used by other species of conservation concern and can be considered a 'universal' nest chamber (Newall, 2021). Swift nest boxes are commercially available and will be provided with instructions for appropriate installation.

7.2.2 In general, bird boxes should be sited in or on gable ends, or under overhanging eaves, overlooking gardens or other green spaces, and with a clear/unobstructed flight line for easier access and egress. The northern aspect is preferrable out of direct sunlight.

7.2.3 Install two bird boxes around the garden boundaries. Suitable boxes include the Schwegler 1B nest box and the robin and wren FSC nest box. The open fronted robin box would suit the spotted flycatchers which are red-listed and have undergone a prolonged decline, but they are present in North Norfolk as a sparsely distributed summer visitor.

8 References

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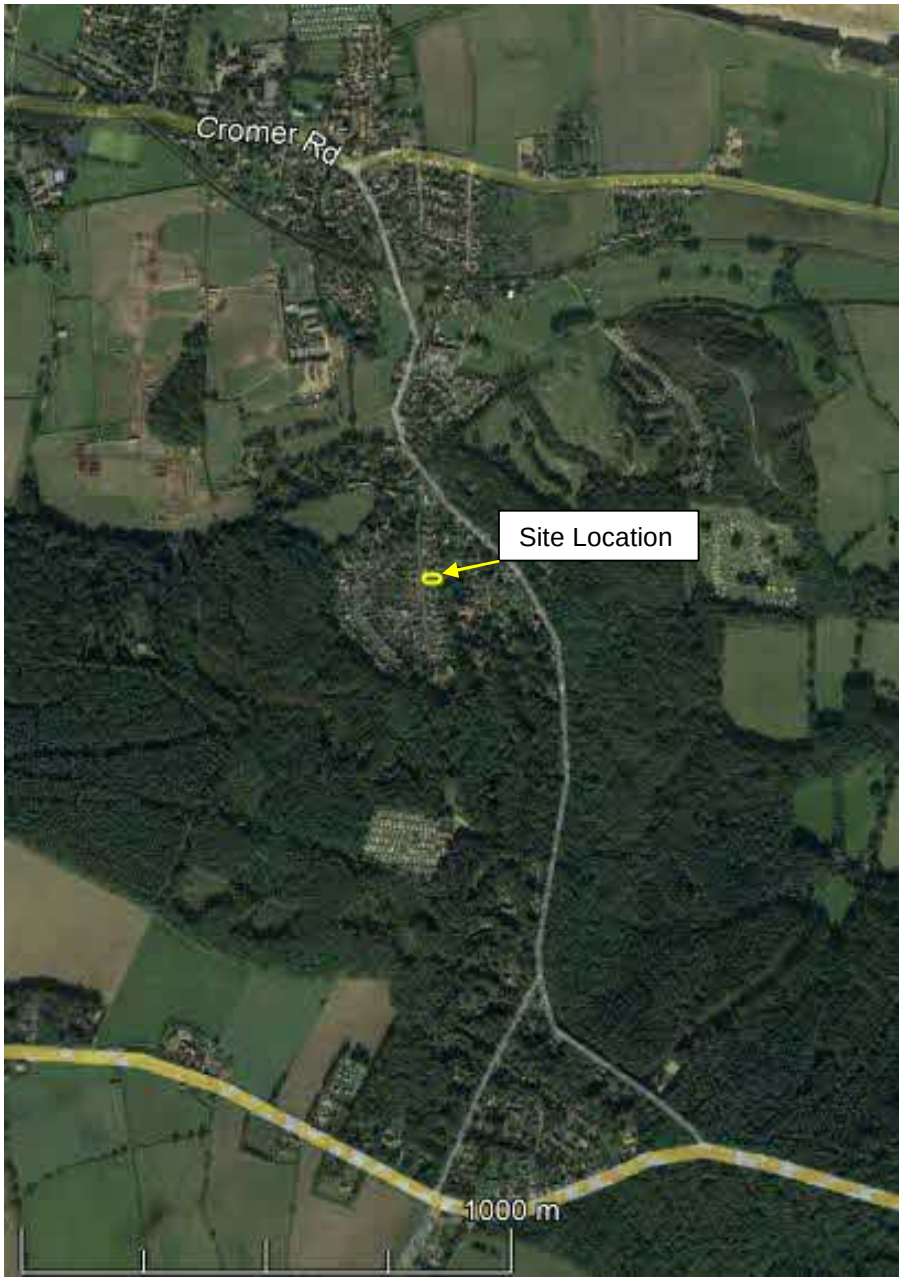
Appendix 1 – Site Location



(Source Google Earth Pro: 2023)