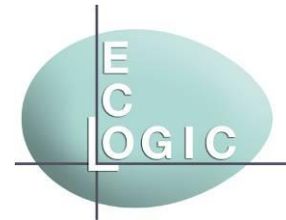


Bat and Protected Species Survey

Spring Cottage
West Street
Bampton
Devon
EX16 9NJ



Planning Reference:		Report Reference:	230920 rev01A
Client:	Mr. Collins		
Architect/Agent	XL Planning Ltd.		
Survey Date/s:	23 rd February 2024		
Report Date:	March 2024	OS Grid Ref:	SS 95468 22079
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Surveyors & Licence N°:	James Baker	Bats: 2015-12067-CLS-CLS (WML-A34 – Level 2)	

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DISCLAIMER

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1.1 Introduction

It is understood that it is proposed to create a single-storey extension to Spring Cottage, West Street, Bampton, Devon, EX16 9NJ.

1.2 Bats

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

Precautionary recommendations are provided in the unlikely event of a bat being encountered during any stages of the proposed works.

1.3 Nesting Birds

No active or 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 create a single-storey extension to Spring Cottage, West Street, Bampton, Devon EX16 9NJ.

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 surveyed property was located within the southern extent of the town of Bampton.

The property was bound by neighbouring properties and the surrounding town to the north, east and west with agricultural land and woodland to the south (see Figure 1).

The property was constructed of concrete block and was externally rendered (see Figures 2 to 5).

The multi-pitched roof had a covering of clay tiles underlined with bitumen felt and a surround of wooden fascias, barge boarding and soffits.

The western elevation included a porch with a dual pitched roof and the south elevation included a conservatory with a mono-pitched roof.



Figure 1. The location of Spring Cottage outlined in red



Figure 2. The property viewed from the northwest



Figure 3. The west elevation of the property



Figure 4. The south elevation of the property



Figure 5. The property viewed from the northeast

SECTION 4

SURVEY METHOD

4.1 The Bat & Protected Species Survey

The survey was conducted by James Baker on the 23rd 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.

SECTION 5

SURVEY RESULTS

5.1 The Bat & Protected Species Survey

Table 1. Environmental conditions on 23rd February 2024

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
11	1	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 structures

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.

6.1 Bats

It is considered that the surveyed property does not support a bat roost, and the proposed works to create a single-storey extension to the property 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, beneath 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.

6.2 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 property 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.

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 bat roosting provision inbuilt within the southern elevation external wall of the new extension or fixed to existing western gable wall (see Appendix 2);
- Enhancement – One bird nesting provision inbuilt to the east elevation extension wall (see Appendix 3); and,
- Enhancement – One bee brick/box installed upon/within the southern elevation external wall of the new extension or within a garden boundary wall in a sunny location (see Appendix 4).

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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.



Beaumaris Woodstone Bat Box (midi/maxi)

Material: Woodstone
 Width: 290/380 mm
 Height: 390/500 mm
 Depth: 60/70 mm
 Weight: 4.4/8 kg

Position: Externally in a south facing location, away from any windows and beneath eaves / minimum of 3 m above ground level.



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 minimum height of 2 m

**Vivara Pro Estelle House Sparrow Terrace**

Suitable for: House sparrows and individual blue & great tits

Material: Woodstone

Height: 210 mm

Width: 290 mm

Depth: 160 mm

Weight: 7.5 kg

Position: Within external walls, at a minimum height of 2 m

**Schwegler Brick Nest Box (Type 24)**

Suitable for: House sparrows, great tits, blue tits and nuthatches

Material: Woodcrete

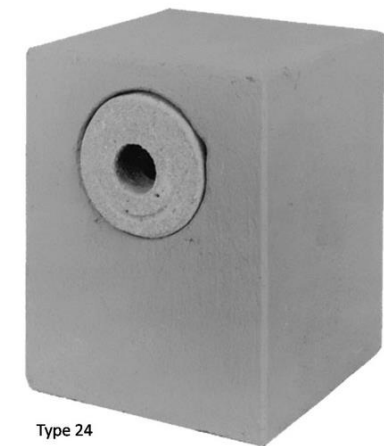
Height: 235 mm

Width: 180 mm

Depth: 180 mm

Weight: 2.8 kg

Position: Within external walls, at a minimum height of 2 m



Type 24

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.

