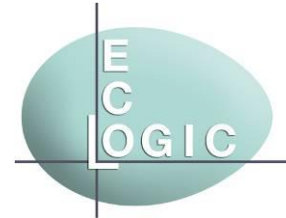


Bat and Protected Species Survey

Craddock Lodge
Cradock
Cullompton
Devon
EX15 3LL



Planning Reference:		Report Reference:	220426 rev02
Client:	Neil Bannister		
Architect/Agent	Atkinson Architects		
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1.1 Introduction

It is understood that it is proposed to demolish and rebuild an existing rear extension and convert a former coach house at Craddock Lodge, Craddock, Cullompton, Devon EX15 3LL.

1.2 Bats

It is considered that the surveyed extension and former coach house at Craddock Lodge do 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

A single former nesting site for swallow (*Hirundo rustica*) was identified within the coach house building. It is considered that the identified nesting site is historic and has not been used in recent years. However, it is possible the nesting site could be re-occupied or supplemented by new nesting sites within or upon the buildings, during the current or any future bird nesting seasons.

Care will need to be taken to ensure no active bird nests are disturbed by the proposed works until all the young have fledged naturally. Ideally, the proposed 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.

1.4 Ecological Enhancements

In order for the development of the site to result in a biodiversity gain the development will need to include;

- One bat roosting provision – positioned within external wall(s) of the new rear extension or converted coach house (see Appendix 2);
- One sparrow nesting terrace – positioned within external wall(s) of the new rear extension or coach house (see Appendix 3); and,
- One bee brick/box – installed within/upon external wall(s) of the new extension or existing garden wall (see Appendix 4).

SECTION 2

SURVEY OBJECTIVES

It is understood that it is proposed to demolish and rebuild an existing rear extension and convert a former coach house at Craddock Lodge, Craddock, Cullompton, Devon EX15 3LL.

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;
- Any other ecological issues relating to the proposal.

SECTION 3

SURVEY SITE DESCRIPTION

Craddock Lodge is a large, detached dwelling located centrally within the small village of Craddock, 8 km to the northeast of Cullompton, Devon. The two-storey property faces to the south and has two rear wings making a u-shaped footprint with a courtyard facing to the east (see Figure 1). The courtyard area includes a single-storey extension, and a former coach house attached to the southern wing of the main house (see Figures 2 & 3). The northern wing of the house includes an attached single storey garden/utility store. The property is surrounded by a large garden and entrance driveway, further bound by neighbouring properties and agricultural land.



Figure. 1 Plan view of Craddock Lodge with rear extensions and coach house highlighted in red.



Figure. 2 The single storey extension to the house and former coach house viewed from the east



Figure. 3 The rear of the former coach house viewed from the south

4.1 The Bat & Protected Species Survey

The survey was conducted by James Baker on the 5th May 2023, 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.

5.1 The Bat & Protected Species Survey

Table 1. Environmental conditions on 5th May 2022

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
16	0	10%	None	N/A

Constraints on the survey:

There were no perceived limitations to the survey. There was open access to the buildings 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 rear extensions or former coach house.

5.1.2 Nesting Birds

A single former nesting site for swallow was identified within the coach house building.

6.1 Bats

It is considered that the surveyed rear extensions and former coach house do 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. No signs of use by bats were identified at the property. It is not considered necessary to apply for a bat licence 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, potentially in association with the roofing layers and wall tops. 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

A single former nesting site for swallow was identified within the coach house building. It is considered that the identified nesting site is historic and has not been used in recent years. However, it is possible the nesting site could be re-occupied or supplemented by new nesting sites within or upon the buildings, during the current of any future bird nesting seasons.

Whilst active, bird nest sites are legally protected from damage or disturbance (see Appendix 1). Therefore, care should be taken that any future established bird nests are not disturbed by the works.

Care will need to be taken to ensure no active bird nests are disturbed by the proposed works until all the young have fledged naturally. Ideally, the proposed 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 Enhancements

The National Planning Policy Framework outlines the Government's commitment to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Therefore, in order for the development to result in a biodiversity gain the development will need to include;

- One bat roosting provision – positioned within external wall(s) of the new rear extension or converted coach house (see Appendix 2);
- One sparrow nesting terrace – positioned within external wall(s) of the new rear extension or coach house (see Appendix 3); and,
- One bee brick/box – installed within/upon external wall(s) of the new extension or existing garden wall (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 Bee 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.

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.



Sergovia Build-in Woodstone Bat Box

Material: Woodstone and Plyboard
 Width: 220mm
 Height: 500mm
 Depth: 160mm
 Weight: 7.8 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.



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

**Build in Woodstone Half Open Nest Box**

Suitable for: robin, pied wagtail and spotted flycatchers.
Material: Woodcrete
Dimensions 170 x 210 x 180 mm
Weight 4.2kg

Position: Within external walls with a northerly aspect, beneath eaves, 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.

