

## Devon Wildlife Checklist A1 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:** Yeo Vale, Four Mills Lane, Cridton, EX17 3BT **6 digit NGR:** SX839996 / SX8394799654

**Date of Survey:** 19<sup>th</sup> June 2023

**Name of surveyor:** C.N.Wills BSc (Hons) NE Survey Class License Nos: 2016-23490-CLS-CLS & CL29/00307

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? Tick or cross	Detailed survey needed to clarify impacts and mitigation requirements?	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	EPS offence committed? Three tests met?	Grid reference for specific location of species (if required for large sites)
Bats (roost)	x – walkover showed no evidence or significant potential	No						
Bats (flight line / foraging habitat)	x - occasional feeding over Site only	No			Not if recommendations are followed			
Dormice	x							
Otters	x							
Great crested newts ( <i>*check consultation zone</i> )	x							
Cirl buntings ( <i>*check consultation zone</i> )	x							
Barn owls	x							
Other Schedule 1 birds	x							
Breeding birds	✓ - low potential for opportunistic use	At time of development	No	A – multiple species	Not if recommendations are followed			
Reptiles	✓ - low potential for individual creatures of commoner species only	No		A – Common Frog, Toad, Slow Worm	Not if recommendations are followed			
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 cirl buntings and great crested newts - <http://www.devon.gov.uk/index/wildlife.htm>
- UK BAP priority species - <http://incc.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) A tick or cross must be placed in all boxes in column two and then, where there is a tick, all other boxes in that row.

Designation Terrestrial, intertidal, marine	Within site or potential impact. <u>Tick or cross</u>	Name of site / habitat	Detailed Conservation Action Statement included in report? Sufficient information included in order for the LPA to undertake an HRA?	Habitat balance sheet included (showing area of habitats lost, gained and overall net gain)	Relevant organisation consulted & response included in the application?
<b>Statutory designations</b>					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	x				
Site of Special Scientific Interest (SSSIs)	x				
Marine Conservation Zone (MCZ) ( <i>not before 2012</i> )	x				
Biosphere Reserve					
Local Nature Reserve (LNR)	x				
<b>Non statutory wildlife designations</b>					
County Wildlife Site (CWS)	x				
Ancient Woodland	x				
Ancient Trees	x				
Special Verge	x				
Strategic Nature Area (SNA)	x				
UK BAP Priority habitat	x				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	x				
<b>Non statutory geological designation</b>					
County Geological Site (CGS or RIGS)	x				

- List of UK BAP priority habitats - <http://jncc.defra.gov.uk/page-5718>  
Source: Devon County Council/ Dartmoor National Park Authority 2022

## Ecological Summary

No significant potential for impact on protected wildlife has been noted for this proposal, and relevant precautions are provided.

The following highlighted conditions should be applied to ensure a proportionate degree of ecological enhancement is provided through the scheme:

- Nest boxes x 2
- Bee bricks
- Bat roosting tube x 1
- Native species trees
- Native hedgerow on bank
- Sedum roof/living wall
- Permeable parking
- No ecological enhancement is deemed necessary in this case

Due to increasing levels of artificial lighting and associated negative impacts on nocturnal landscapes, the following highlighted recommendations have been made within the report:

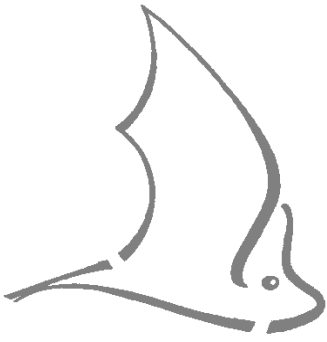
- General light spill reduction suggestions
- Planning Condition limiting use of external lighting
- Planning Condition regarding the use of low transmission glazing
- Planning Condition regarding 0.5 lux max lighting

### Dartmoor National Park Local Plan Biodiversity Net Gain Enhancement Feature Requirements

- Residential dwelling, extension, conversion, garage and outbuildings – 1 feature per 20m<sup>2</sup> increase
- 

Enhancement Options	Quantity required for 1 enhancement feature
<b>Habitat:</b>	
<ul style="list-style-type: none"> <li>• Native wildflower meadow</li> <li>• Native hedgerow</li> <li>• Native trees</li> <li>• Native fruit trees (orchard)</li> <li>• Integrated bird or bat boxes</li> <li>• Permanent pond</li> <li>• Stone bank (with corridors)</li> <li>• Swale or wetland</li> <li>• Fence rivers, woodland, ditches, scrapes, scrub or other habitats to prevent grazing</li> </ul>	10m <sup>2</sup> 10m length 3 trees 3 trees 2 boxes 2m <sup>3</sup> (min. 0.6m depth) 2m length (min. 1m high) 8m <sup>2</sup> 25m length of fence
<b>Habitat connectivity:</b>	
<ul style="list-style-type: none"> <li>• Permeable boundaries, including wildlife corridors under fences and walls</li> <li>• Wildlife corridors under main roads and amphibian friendly kerbing</li> </ul>	All new boundary treatments, at least 1 corridor per 2m  2 corridors and 1 kerb
<b>Sustainable drainage:</b>	
<ul style="list-style-type: none"> <li>• Simple rainwater harvesting</li> <li>• Swale or wetland</li> </ul>	1 rainwater butt 8m <sup>2</sup>

Table taken from The Dartmoor Local Plan 2018-2036  
Adopted Version 2021



# Ecological Consultant – Wills Ecology

PEA SURVEYS - SITES - BUILDINGS - REPORTS

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## Preliminary Ecological Assessment 'Bat and Bird Survey'



**Yeo Vale  
Four Mills Lane  
Crediton  
EX17 3BT**

### SURVEY OBJECTIVES

To appraise the Building for the presence of bats and other protected species, and where appropriate recommend a suitable approach to avoidance, mitigation, compensation and ecological enhancement (biodiversity *net* gain/ 'BNG') within the proposals.

### CLIENT:

Mr and Mrs Cartwright

27<sup>th</sup> June 2023

## **SUMMARY**

Planning Permission to remove the lean-to and create a new porch, and to demolish the outbuilding at Yeo Vale, Crediton, will be sought from the Local Planning Authority; however, an Ecological Survey to show the presence or absence of Protected Species is required to inform the design and planning process.

Careful examination of the internal and external features of the property found no signs of use by bats, nor significant potential for bats to be found.

The findings confirm that the building is not a current bat roost and based on the evidence and potential found it would be disproportionate to recommend further survey work regarding bats at the property at this time.

A European Protected Species Licence will therefore **not** be required for the proposed works, and providing the law regarding nesting birds and protection of reptiles and amphibians is observed, works could proceed at any time of year.

### **Impact of proposal:**

Provided that the recommendations within this report are implemented, particularly regarding external lighting, the impact on protected species will be negligible.

### **Ecological avoidance, mitigation, compensation and ecological enhancement (biodiversity *net gain*/ 'BNG') within the proposals:**

Advice on the above is given within the body of the report and the Local Planning Authority should condition the provision of two integrated bird boxes and a bat box within planning consent in order to ensure that through the scheme a proportionate contribution to biodiversity *net gain* (BNG) is achieved.

### **Legislation:**

#### **Bats:**

Due to recent dramatic declines in numbers, all bats and their roosts are fully protected under the 1981 Wildlife and Countryside Act (as amended), through inclusion in Schedule 5 and under The Conservation of Habitats and Species Regulations 2019. This legislation makes it an offence to intentionally kill, injure, possess, take, disturb or destroy their place of shelter.

In this situation, provided the development is carried out using the recommendations within this report, it is *unlikely* to result in an offence for the following reasons:

**Deliberate disturbance of bats**

No evidence was found to suggest that bats have used the property, recently or historically, deliberate disturbance will therefore not occur and no offence will be committed.

**Deliberate killing, injury or capture of bats**

No evidence of use by bats was found and recommendations regarding suitable precautions during the development of the property will be made within this report. Capture of bats is unlikely to be required and no offence will be committed.

**Damage or destruction of a breeding site or resting place (action need not be deliberate)**

No evidence of use by bats, or significant potential for bat roosting activity was found within the property and suitable avoidance precautions are given within this report. Damage or destruction of a roost will therefore not occur and no offence will be committed.

**Nesting Birds:**

Under present UK legislation birds and their nests are fully protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird. It is an offence to intentionally take, damage or destroy the eggs, or young or nest, of any bird whilst it is being built or in use.

In this case, no evidence of nesting birds were noted during the survey, with few suitable opportunities available for this activity.

All UK native **reptiles** and **amphibians** such as Common Frogs, Toads and Slow Worms are also protected under the Wildlife and Countryside Act 1981 from ‘reckless harm’.

Developers are legally obliged to ensure that all reasonable efforts are made to protect such creatures from harm in preparation for and during development works.

In this case the garden around the proposal zone does not offer suitable habitat for reptiles and amphibians except on an opportunistic basis, therefore general precautions are noted within the report.

## 1.0 Introduction and Background

I confirm that I carried out an inspection of the above property on 19<sup>th</sup> June 2023 looking for evidence of, or potential for use by bats, nesting birds or other protected wildlife.

I understand that the proposal will entail the replacement of the lean-to porch and demolition of the outbuilding.

This survey is limited in scope to the house and immediate garden area which might be affected by the proposal, although comment on wider impact may be made if deemed necessary by the surveyor.

## 2.0 Survey

**Grid Ref:** SX839996 / SX8394799654

**Survey Date:** 19<sup>th</sup> June 2023 - Daytime survey of the buildings, carried out in dry conditions with 5% cloud cover and a light breeze. Temperature: 25°C

**Equipment:** High powered torches, mirror, endoscope, binoculars, and ladders where necessary.

**Surveyor:** Colin N. Wills, Natural England Survey Class Licence Nos: 2016-23490-CLS-CLS & CL29/00307

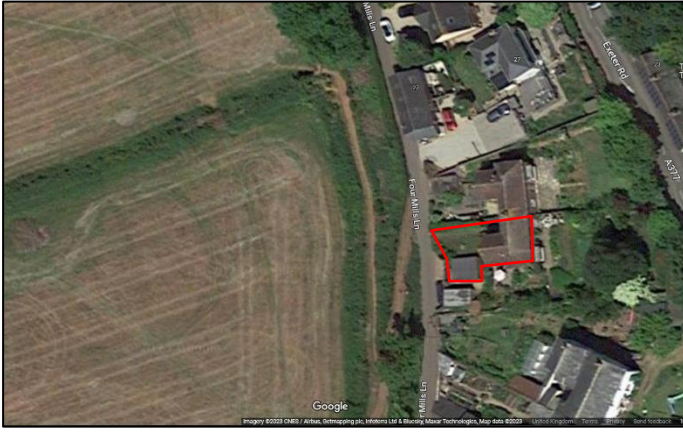
## 3.0 Methods and Constraints

The interior of buildings including floors, walls, behind lintels and timbers and all accessible areas of the underside of the roofs, and exterior soffits, gaps in roof materials, gaps between the walltops and the roof and crevices within the walls, are inspected for bats or signs of use by bats (urine staining, wear marking, droppings, insect remains). Any signs of use by other wildlife are noted. As bats can be seasonal visitors to buildings, this survey may depend upon evidence of bat use being found as bat presence may be seasonal. Crevice dwelling bats have the ability to roost in very small spaces, consequently it is possible that individuals may be missed during the survey as not every crevice or void can be fully inspected.

As the county of Devon supports most of our native bat species, an inspection will be made for all bat species which are likely to be found within buildings and the surrounding habitat of each site is assessed for the likely potential to support a range of potential uses by bat species such as breeding, commuting and foraging, and this will also inform the survey.

A data search has not been carried out as bats are highly mobile creatures and it is assumed that numerous bat species are likely to be found in the vicinity and will be taken into consideration whilst surveying the buildings. It is unlikely that a data search would provide any additional meaningful information.

#### 4.0 Site assessment – wider landscape context



The site is located within a historically developed area to the southern fringe of Crediton. The surrounding countryside features areas of grazed pasture and fields of mixed agricultural activity enclosed by a network of hedgerows and brakes of trees. These habitat features have high potential to

support a large amount of biodiversity such as small mammals including bats, breeding birds, reptiles, amphibians and invertebrates.

Natural England have granted three EPS Development Licenses within 2km: 2019-43633-EPS-MIT and 2020-48351-EPS-MIT for sites affecting the roosts of Common and Soprano Pipistrelle, Lesser Horseshoe and Brown Long-eared Bats, and EPSM2013-5472 for a site affecting habitats for Dormice.

The granting of these licenses is indicative of local populations of European Protected Species which may be found in the vicinity of the survey site where suitable habitat exists.

The site may also be covered by a number of statutory and non-statutory designations for wildlife conservation and development offsetting – please refer to the wildlife summary sheets above.

#### 5.0 Buildings

##### The Porch and Outside Toilet

The porch, which is to be removed within the works, is an open framed lean-to structure with a roof of corrugated polycarbonate sheeting with tight flashings to the house wall and adjacent outside toilet. The outside toilet is of brick construction with a roof of flat profile clay tile with painted wooden fascias, which was well-sealed with no visible entry points. Inside, the roof was fully vaulted with no remaining roof void. No signs of or significant potential for bats was noted, no wear markings were seen and no bat droppings were found on walls or window ledges. There were no signs of, or significant potential for nesting birds within the structures.

##### The Outbuilding

The outbuilding is a well-sealed garden shed clad in tightly fitting tongue and groove on a concrete base which is currently used for storage. The flat tar-felt roof was in good condition with wide, sealed fascias and showed no signs of or significant potential for use by protected wildlife species.



## 6.0 Site

The house is located within a garden of paved patio and tightly mown lawn, with mature ornamental borders offering low potential for individual reptiles and amphibians of the commoner species to be found.

## 7.0 Comment and Recommendations

### Bats

As there were few areas which would offer opportunities for use by bats; no evidence of use by bats was noted and no significant potential for bats to be found, it is deemed unnecessary to carry out further surveys at this time for reasons of proportionality.

Assessment of bat roosting potential is informed through the roost suitability hierarchy published in the national survey guidelines from the Bat Conservation Trust 'Bat Surveys for Professional Ecologists' 3<sup>rd</sup> Edn. 2016.

Table 4.1 refers to '*Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement*':

Suitability	Description Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting 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 (i.e. unlikely to be suitable for maternity or hibernation) A tree of sufficient size and age to contain potential roost features, but with none seen from the ground, or features with only very limited roosting potential.
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.
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

Due to recent dramatic declines in numbers, all bats and their roosts are fully protected under the 1981 Wildlife and Countryside Act (as amended), through inclusion in Schedule 5 and under The Conservation of Habitats and Species Regulations 2019. This legislation makes it an offence to

intentionally kill, injure, possess, take, disturb or destroy their place of shelter.

The findings confirm that the building is not used by roosting bats.

A European Protected Species Licence will **not** be required for works to this building, and provided the precautions noted below and the law regarding nesting birds are observed, works could proceed at any time of year.

### Lighting recommendations

Although the Site is not covered by any statutory designations protecting the landscapes used by bats, external lighting in all areas of development should be avoided wherever possible and be of low-lumen intensity where absolutely necessary (this is not the same as low wattage), and in the warm white light spectrum, shielded to the ground with a cowl or baffle to ensure that only the target areas are illuminated and that light spill into other areas such as hedgerows and open areas is prevented.

This is important not only because some species of bat are light averse and will actively avoid lit areas, but an increasing body of evidence is pointing towards the extremely detrimental effects of artificial lighting on the nocturnal landscape, enjoyment of dark skies and our own wellbeing.

The use of PIR sensors set on short timers or infra-red security technology will help to reduce periods of unnecessary illumination at night, and the use of recessed cone light fittings internally will reduce the angle of transmitted light from windows, reducing light spill pollution.

Upward light spill from rooflights will also contribute to 'sky-glow' which generally increases ambient light levels at night by reflecting back from moisture in the atmosphere.

This effect from un-shielded windows may be reduced by careful choice of internal light sources and reducing the transmittance of the glazing by around 40%.

This comment should be seen as a recommendation only and not an endorsement of lighting modelling or further bat activity survey work, as this would be disproportionate in this case.

### GENERAL PRECAUTIONS DURING BUILDING WORKS

Although the structure has been assessed as currently having no significant potential to support roosting bats, bats are highly mobile creatures and roosting opportunities may become available at any time. As there is therefore always a possibility of individual bats being present at any time of the year, I recommend the following 'bat friendly' methods when the works to the building commence which may be some time after my assessment has taken place:

- Builders/contractors working on site must be made aware of the possibility of individual

bats being present in the building at any time of the year.

- Breaking into the existing roof coverings of the building should proceed with caution: Special care should be taken when removing ridge tiles and tiles above the wall tops which should be loosened and lifted vertically rather than being slid off; this will avoid crushing any bats which may be roosting underneath. The underside of all tiles should be checked for a roosting bat before being stacked or discarded into a skip.
- Fascia and soffit cladding/boarding should be pulled free of the wall and checked for signs of bats either on the board, or in a hidden crevice.
- Removal of any of the underfelt from within the existing roof should be undertaken with care as individual bats may be able to access the gaps between this material and the slates/tiles.
- Removing any areas of flat roofing and flashing should also be done with care, as individual bats may be able to access gaps or creases in these materials.
- Bats should not be handled, and never without gloves. If bats are encountered during any of these operations please contact me for advice before proceeding.

### **Nesting birds/other wildlife**

There was no evidence to suggest that the property was being/had been historically used by nesting birds, with few opportunities available for this activity.

Although no nest sites were identified on the property at the time of survey:

- The nesting season is between the beginning of March and the end of August, and nesting may take place at any time within this period.
- Under present UK legislation birds and their nests are fully protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird. It is an offence to intentionally take, damage or destroy the eggs, or young or nest, of any bird whilst it is being built or in use.
- A check of the building and adjacent garden for nesting birds should be made before work commences, and if nesting activity is discovered, the nesting area should be protected and all works in the area of the nest should be delayed until the young birds have fledged.

In common with most field margins, wayside edges and garden areas, potential exists for individual **reptiles** and **amphibians** such as Common Frogs, Toads and Slow Worms which are also protected under the Wildlife and Countryside Act 1981 from 'reckless harm'. Developers are legally obliged to ensure that all reasonable efforts are made to protect such creatures from harm during development works.

While the garden around the proposal zone currently offers little potential for reptiles and

amphibians, please note the following: Once it has been established that there are no nesting birds in the affected area, undergrowth should be cut back by hand during warm summer weather in a phased programme over a number of days, reducing the undergrowth and exposing the ground working back from the house into the body of the garden. This will ensure that any resident creatures will be able to escape into undisturbed garden habitats beyond the development area. Any shrubs should then be removed and logs, brash and arisings piled away from the development zone. The use of strimmers should be avoided in the earlier phases, as they will destroy large amounts of cover and reduce the undergrowth too quickly for the operative to be able to avoid fragile creatures sheltering beneath.

Any individual creatures found should be carefully captured and moved with gloved hands to a similar but safe area of the garden where they will reorientate themselves.

The development zone must then be maintained to short grass until the development work begins in order to deter any individuals from returning.

Care should be taken to ensure that any foundation trenches are not left open for long periods with regular inspection to ensure that individual creatures such as Hedgehogs have not fallen into the trenches.

Escape planks should be provided for open groundworks to provide trapped creatures with a means of reaching safety.

## **8.0 The National Planning Policy Framework February (NPPF) 2019/2021 and Biodiversity Net Gain (BNG)**

The Revised National Planning Policy Framework February 2019 (as amended in 2021) requires that sustainable development should protect and enhance the natural environment by minimising impacts and providing *net gains* for biodiversity, whilst preventing risk from pollution.

Conservation or enhancement of existing biodiversity and creation of further opportunities is thus encouraged through the policy. This framework informs Local Planning Policy and in practice, local planning authorities will require avoidance and mitigation of impacts on protected species and habitats such as roosts, and compensation for lost or disrupted habitat features within the proposal. Ecological enhancement will also be expected over and above the mitigation/compensation for species already recorded on Site.

A householder application for renovation and extension of an existing property is unlikely to currently trigger a 10% biodiversity *net gain* requirement under the 2021 Environment Act; however, proportionate enhancement will be required by the Local Planning Authority.

As no evidence of, or significant potential for use by European protected species such as bats has been established, there is no requirement to protect and mitigate beyond the precautionary measures outlined above, including lighting precautions. *Enhancement* proportionate to the proposal will be

required by the local planning authority in order to help meet biodiversity targets and to ensure that the scheme demonstrates *net gains* for biodiversity on site.

## **9.0 Ecological Enhancement suggestions**

### **Bats**

British bats are small, harmless mammals that feed exclusively on insects. Bats do not damage property, they only use existing or purpose made holes for access. Unlike mice they do not nibble cables, wires or the fabric of the building.

The successful conservation of these endangered mammals depends on the availability of a range of roost sites which provide suitable conditions to meet their needs throughout the year. In summer females carefully select warm secure sites where they gather to raise their single young. During the winter period bats require a safe secure environment with a stable temperature regime in which to hibernate.

Making provision for bats within the proposed development will create a ‘wildlife gain’ and help to offset the planning application. Bat boxes can be fitted within or onto the walls and should be placed on sunny southerly or westerly facing aspects as high as possible in an apex or under the eaves, away from light spill and preferably close to a hedge line or tree cover; however, those placed on northerly or easterly elevations may be highly beneficial to bats at transitional times of year when they require opportunities with more stable, cooler temperatures. Please see information sheets and links below.

### **Nesting Birds**

The creation of dedicated opportunities for nesting birds will also make a positive contribution to wildlife conservation – a Sparrow terrace for example, similar nest boxes for garden birds would create opportunities where none currently exist and help to offset the impact of the development work on the environment, in an area of relatively good habitat. Nest boxes are best erected on northerly or easterly-facing elevations, under the soffits, in order to be sheltered from our prevailing weather and the heat of the sun.

Please see attached information and links for details of both attached and integrated solutions.

Note: In areas where Squirrel predation of fledglings is likely, small protective metal plates should be affixed over the entrance holes of the nest boxes. When positioning nest boxes lower down walls or at eaves height of a lower building, please ensure that attending birds and fledglings will not be predated by cats accessing the nest box via the roof, an adjacent fence, water butt, wheelie bin or garden shed.

It is also important to ensure that nest boxes are fit for purpose. Many products available in shops and garden centres are poorly designed with holes which are too large and internal spaces which are too small. If you would like to provide effective opportunities for nesting birds, research specific species' needs and choose boxes endorsed by a reputable wildlife supplies merchant or the RSPB.

**In order to help meet biodiversity policies it would be appropriate to condition the provision of one bat box and two integrated nesting opportunities within planning consent.**



Suggested locations for two integrated bird boxes (green) and one bat box (red).

Base drawings courtesy of Ben Hancock, Carpenter Oak.

### **Invertebrates – ‘Bug and Bee Hotels/Bricks’**

A large variety of free-standing, affixed and integrated products exist which provide a range of small crevices of value to spiders, hibernating ladybirds, solitary bees and other invertebrates. Bug and bee hotels/bricks should be erected on south-facing elevations, preferably within or adjacent to garden or patio areas where their inhabitants will have easy access to flowering plants providing both nectar and leaf material or soil for cell creation within the bricks.

### **Water run-off**

Increases in development with non-permeable surfaces such as tarmac, roofing and concrete, cause an increase in water run-off, which in turn can cause flooding and erosion. The installation of a water butt or tank will not only help reduce the effects of the water run-off, but will provide water for use in dry spells, reducing the demand on the stretched mains water supply in general.

Changes in our weather systems are leading to longer periods without rain in the summer months and a tendency to heavier rainfall when rain does come.

By storing rainwater for use in the garden or for domestic purposes, excessive run-off can be partially mitigated, reducing the threat of both water shortages in summer and downstream flooding in rainy periods.

**Generally:**

Hedgehogs are now believed to be critically endangered in the UK due to a combination of habitat loss and habitat fragmentation which means that there are too many physical barriers for these creatures such as fences and roads which make it harder or much more dangerous for Hedgehogs to forage, meet and breed.

Please help to ensure that Hedgehogs are able to access your garden by providing small holes in boundary fences and walls which will provide safe, car-free habitats for Hedgehogs; encourage all of your neighbours to do the same and become a Hedgehog champion! See 'Hedgehog Street' link below.

Increasing connectivity between gardens and the open countryside helps to promote the passage of wildlife into and through developed areas. Planting trees and shrubs strategically to link up with others in neighbouring gardens or hedge or woodland features in the vicinity will encourage birds and bats especially to access the gardens to the benefit of all. Light landscaping trees such as Birch and Pittosporum will provide cover for wildlife and dappled shade without blocking out too much light. Plants which produce nectar for pollinators, bug and bee houses on southern elevations and leaving some areas a bit untidy with a few piled logs and garden clippings will help to create a range of habitats suitable for a wide variety of wildlife, leading to an increase in biodiversity (the number of different forms of wildlife) within your garden.

There were no signs of use by any other protected wildlife at the time of the survey.

If you require further assistance or clarification of this report, please do not hesitate to contact me.

**Colin N Wills** BSc [Hons]

Natural England Survey Class Licence Nos: 2016-23490-CLS-CLS & CL29/00307

Enc:

Providing Access for Bats  
Bird Boxes

## References:

Google Maps

Street Map

DEFRA MAGIC <https://magic.defra.gov.uk/MagicMap.aspx>

*Bat Surveys for Professional Ecologists, Good Practice Guidelines*, Bat Conservation Trust, 3<sup>rd</sup> Edition, 2016.

*Bat Mitigation Guidelines*, A.J.Mitchell-Jones, English Nature, 2004

*Bats and Artificial Lighting in the UK*, 2018, Bat Conservation Trust and Institute of Lighting professionals (available for free download online)

Dartmoor Local Plan 2018-2036 – Adopted Version 2021

## Useful Contacts:

Bat Conservation Trust

[www.bats.org.uk](http://www.bats.org.uk)

Devon Bat Group

[www.devonbatgroup.org](http://www.devonbatgroup.org)

Devon Hedge Group - [www.devonhedges.org](http://www.devonhedges.org) – advice on appropriate planting and management

[www.rspb.org.uk](http://www.rspb.org.uk)

[www.swift-conservation.org](http://www.swift-conservation.org)

[www.froglife.org](http://www.froglife.org)

<https://www.hedgehogstreet.org/>

[www.britishhedgehogs.org.uk](http://www.britishhedgehogs.org.uk)

Integrated nest boxes: <http://www.birdbrickhouses.co.uk/brick-nesting-boxes/nesting-boxes/>

[www.nhbs.com/equipment/integrated-bird-boxes](http://www.nhbs.com/equipment/integrated-bird-boxes)

<https://www.nhbs.com/4/bat-boxes>

<https://www.nhbs.com/4/bird-boxes>

South Hams SAC HRA Guidance, October 2019, Devon County Council

*Bats and Artificial Lighting in the UK*, 2018, Bat Conservation Trust and Institute of Lighting professionals (available for free download online)

Of potential interest regarding Greater Horseshoe Bats is the recent ‘Devon Greater Horseshoe Bat Project’ with a fantastic legacy website: <https://devonbatproject.org/>

## Please note:

The results of an ecological assessment intended to inform a planning application are generally valid for 12 months from the date of survey; however, please bear in mind that wildlife has its own priorities and rhythms dictated by many factors. This survey can only serve as a snapshot of the site on the date of survey. No liability may therefore be inferred upon the surveyor for protected species not recorded during the survey, or subsequently found to be present on site. Links provided within the report are for information only and Wills Ecology will not be held liable for the content of third party sites or potential presence of viruses or malware.

Bats have the ability to roost in very small spaces, consequently it is possible that individuals may be missed during the survey as not every crevice or void can be fully inspected.

As the county of Devon supports most of our 17 species of bats, an inspection is made for all bat species which are likely to be found within buildings, and the surrounding habitat of each site is assessed for the likely potential to support breeding, commuting and foraging bats, and this also informs the survey.

A data search has not been carried out as bats are highly mobile creatures and it is assumed that numerous bat species are likely to be present in the vicinity, and this was taken into consideration whilst surveying the site. It is therefore unlikely that a data search would provide any additional meaningful information.

Proportionality in survey effort and professional judgement in the assessment of potential for protected species on a site-specific basis are in line with BS:42020:2013; guidelines for ecological survey from CIEEM and Bat Survey Good Practice Guidelines, BCT 2012 & 2016.



## Bat Boxes Suitable for House Walls



Beaumaris  
Woodstone Bat Box



IFQ Schwegler Bat Box



## 1FR Schwegler Bat Tube



## Bat Tube 1FR



[Pic. 1]: 1FR installed

This Tube system meets the characteristic behavioural requirements of the types of bats that inhabit buildings. The design maintains excellent climatic conditions inside the Tube allowing the animals to either hang onto the wooden rear or onto the wood-concrete front. It requires no maintenance because droppings fall out of the entrance ramp.

**Installation:** Can be installed on external walls – either flush or beneath a rendered surface in concrete and, during renovation work, under wooden paneling or in building cavities (e.g., slab-type building structures, bridges, etc). If required, it can be painted using standard air-permeable exterior paint. Birds will not occupy this box. To allow access into existing cavities in buildings, use the 2FR model below.

**Suitable for:** Bat species that inhabit buildings

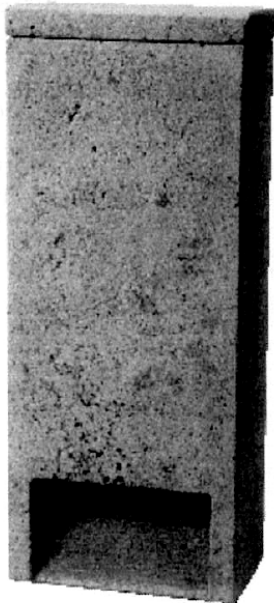
**Material:** SCHWEGLER wood-concrete with integrated wooden panel onto which the bats can cling.

**Colour:** grey material, paintable with standard air-permeable wall-paint

**Dimensions:** height 47.5 x width 20 x depth 12.5 cm

**Entrance:** width 15 x height 2 cm

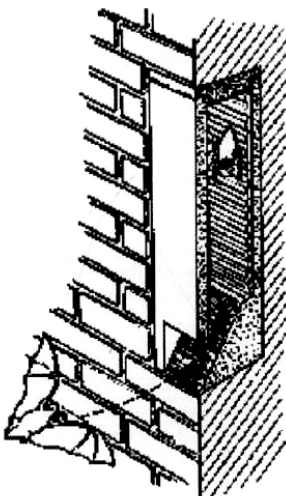
**Weight:** ca. 9,8 kg



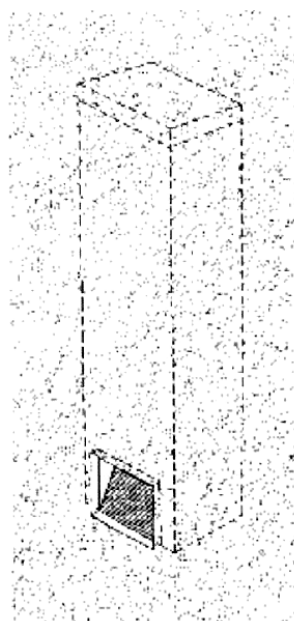
[Pic. 2]: 1FR Bat Tube

*Bat Tube 1FR*

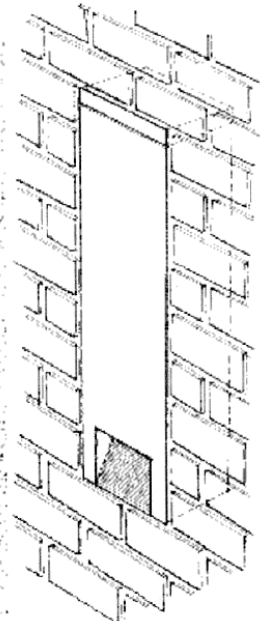
*order no. 00 750 / 6*



[Pic. 3]: 1FR - cut to show function of the device



[Pic. 4]: 1FR in rendered surface



[Pic. 5]: 1FR built in brickwork

# Nest Boxes for Garden Birds

## 1SP Schwegler Sparrow Terrace



The Sparrow Terrace has been designed to help redress the balance of falling house sparrow numbers. The current UK population of 6 million pairs is half what it was in 1980 and this is thought to be due to habitat destruction and lack of suitable nesting spaces. Sparrows are social birds and like to nest in company. This terrace provides ideal nesting opportunities for three families. Made of Schwegler's revolutionary wood-concrete mix, this terrace is durable, breathable and will last many

decades. It may also occasionally attract tits, redstarts and spotted flycatchers.

The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds and factories. Ideally place the terrace two meters or more above the ground. Either install on the surface of the wall using the plugs and screws provided, or install directly into the wall. Cleaning is advisable but not necessary. The front panel can be removed by turning the screw hook.



Great Tit



House Martins



Swallow Platform



Blue Tit