Protected Species Survey Report for Bats and Nesting Birds and Nocturnal Bat Survey Report

Report prepared for: Mr and Mrs Pollin

Ogbourne Maizey Manor
Ogbourne Maizey
Marlborough
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September 2023

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Methods used to prepare this report, including those carried out in the field followed The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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Primary Surveyor Experience

Jason Skinner: 7 years professional ecological experience, primarily involved with bats and reptiles through consultancy and assisting on research projects. Experienced with small-scale and large-scale development projects and involvement on multiple bat mitigation licences. Co-author of peer-reviewed research papers on reptiles and amphibians. Member of BBCARG and Wiltshire Bat Group.

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1 INTRODUCTION

1.1 Cotswold Environmental Ltd was instructed to carry out a Protected Species Survey for bats and nesting birds, as well as subsequent nocturnal bat survey effort, at Ogbourne Maizey Manor, Ogbourne Maizey, Marlborough, Wiltshire SN8 1RY. The site is located at approximate National Grid Reference (NGR): SU 18675 71625.

1.2 Development proposals are described as:

- the demolition of existing single storey elements at the rear of the residential dwelling in order to make way for a new single-storey extension
- the replacement of windows and repairs to the roofs of the residential dwelling where required
- the repair of chimneys on the residential dwelling
- the installation of skylights to the residential dwelling
- the re-roofing of the detached outbuilding
- the re-roofing and removal of cladding to a section of an L-shaped outbuilding
- Reinstating slipped/missing/broken roof tiles, replace lead flashings around dormers/chimneys, removing moss build-up and vegetation from the roof slope.
- Enlarge and forming new ceiling hatches to allow for roof inspection.
- Replace existing roof insulation at ceiling level.

1.3 This report provides survey data based on field visits that were carried out in June, August, and September 2023. The purpose of the daytime survey was to assess the buildings for their suitability to support protected species and to ascertain evidence of any protected species, most notably bats and nesting birds. The field visit results provide information to determine the potential ecological impact the proposed development may have on protected species, and to inform the level of further survey effort and mitigation required to comply with relevant nature conservation policies and legislation. The evaluation and findings in this report can be used by Wiltshire Council in their view of the planning application. Survey results should be considered valid for a period of 12-18 months (subject to consultation with the Local Planning Authority and/or Natural England).

1.4 The National Planning Policy Framework (NPPF) (July 2021) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

1.5 Ogbourne Maizey Manor is located at the north-eastern edge of Ogbourne Maizey, 90 m west of the A436 and approximately 2.5 km north of Marlborough town centre. The site location is shown in Fig. 1: Site Location Map.

1.6 Three buildings located on the grounds of Ogbourne Maizey Manor were surveyed during the assessment. The survey boundary is shown in Fig. 2: Site Map.

Survey Objectives

- To determine suitability for protected species
- Ascertain evidence of protected species.
- Determine the potential ecological impact the proposed development will have on protected species
- Inform the level of further survey effort that is required.

2 METHODOLOGY

Desk Study

2.1 A records search was undertaken using desktop resources including the Multi-Agency Geographic Information for the Countryside[1] (MAGIC) resource. MAGIC was used to search for records of designated sites, habitats and granted European Protected Species Licenses (EPSLs) within a 2km radius. Google Earth[2] was also used to study the nearby landscape.

Preliminary Bat Roost Assessment

2.2 Ecological consultant Jason Skinner (NE Class 2 Bat Survey licence 2020-50774-CLS-CLS) carried out the protected species survey on Tuesday 13th June 2023.

2.3 Survey effort was completed in line with official assessment guidelines[3] and largely followed that recommended by the Chartered Institute for Ecology and Environmental Management (CIEEM)[4] and

[1] Multi-Agency Geographical Information for the Countryside (MAGIC). Crown Copyright and database rights [2015]. Ordnance Survey 100022861. Available at: http://www.magic.gov.uk/
[2] https://www.google.co.uk/intl/en_uk/earth/
[3] Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edn. Bat Conservation Trust, London.
[4] CIEEM (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.

British Standard Code of Practice[5]. The assessment followed the standard methodology. The site was searched using visual encounter survey techniques. Potential bat movement corridors and movement barriers were assessed and noted. During the site visit, where possible, all areas of the building were internally and externally examined for evidence of bats. The building survey included an internal and external assessment using a powerful torch and endoscope where required.

2.4 Internally, the buildings were assessed using a powerful torch beam to scan the walls and flat surfaces for droppings and other signs of bat activity. Feeding remains such as moth and butterfly wing concentrations were also surveyed for. All holes and crevices considered by the surveyor as likely to be used as a bat roost were examined to ascertain presence or absence of bats.

2.5 Externally, visual ground inspections of all elevations were undertaken using binoculars and a telephoto lens where required. Photographs were taken to capture likely features of ecological value to bats and birds i.e. missing tiles, damaged or missing mortar, exposed gable ends, gaps within soffit board, rotten timber and other potential entry points. Other external aspects of the buildings were surveyed, including windows, windowsills, external doors and the ground within close proximity of the structure was thoroughly inspected for bat droppings and feeding remains.

Table 1: Guidelines summary for assessing potential bat roost suitability

Suitability	Description of building, tree or structure
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, potential roost sites not suitable for larger numbers or regular use (i.e. maternity or hibernation).
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, 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.
Confirmed roost	Evidence of bats or use by bats found.

Nocturnal Bat Surveys

2.6 Three dusk nocturnal bat surveys were carried out during August and September 2023 following the preliminary roost assessment survey. Survey effort was carried out by ecologists Tom Charlton MSc MRSB (NE class 2 bat survey licence number 2018-34622-CLS-CLS), David Nixon MCIEEM MRSB,

[5] British Standards Institution (2013) BS 42020:2013. Biodiversity – Code of practice for planning and development. British Standards Institution, London.

Jason Skinner, Kayleigh Stewart, Samantha Stephens, and Gavin Stewart. Surveyor locations are shown in Figure 2.

2.7 Nocturnal bat survey effort was completed in line with official assessment guidelines[6] as well as interim guidance notes issued by the Bat Conservation Trust in May 2022[7].

2.8 During the surveys, surveyors took up separate static positions 15 minutes prior to and 1.5 hours after sunset (see Site Map: Fig. 2). Visual observations of bats were noted, and bat species were identified using bat detectors. The information recorded included weather, timings, whether bats emerged or re-entered the building, direction of travel, species and activity e.g. foraging, commuting. Equipment used during the nocturnal surveys included Echo Meter Touch II recorders coupled to Apple tablets and heterodyne bat detectors.

2.9 Infrared camera systems (SANNCE and Sony FDR-AX53 4K models) coupled with infrared lighting (Night Fox XB5 and XC5 models 850 – 940 nm) were used to strengthen the survey data. Camera locations are shown in Figure 2: Site Map.

2.10 Recorded bat calls were analysed using Kaleidoscope 5.1.9i where required.

2.11 Temperatures were recorded onsite using an Elitech RC-51 Temperature Logger.

Inspection for Birds

2.12 The survey also included an internal and external inspection of the surveyed buildings for evidence of common nesting birds as well as notable and protected species. Inside the building, artificial light was used to search for birds, dead birds, dead chicks, nesting material and eggs.

2.13 All accessible elements of the surveyed buildings containing nesting potential were checked to see if the development would have any adverse effects on nesting birds. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (as amended). An active nest is one that is being built, containing eggs or chicks, or on which fledged chicks are still dependent. Birds within Schedule 1, such as barn owl *Tyto alba*, are also protected from disturbance during the nesting period.

[6] Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edn. Bat Conservation Trust, London.
[7] Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys Bat Conservation Trust, May 2022 [Online] [Accessed 1st June 2022] https://cdn.bats.org.uk/uploads/pdf/Interim-guidance-note-on-NVAs-May-2022-FINAL.pdf?v=1653399882

2.14 The presence of notable and protected bird species and any signs indicative of their past and present use was taken into consideration during the inspection of the building. Likely perches and nesting locations were checked, and all ledges and cavities were examined for nesting debris where accessible.

Limitations

- Bat droppings deposited in or around the exterior degrade quickly due to weather. The presence of bats or their roost must not be disregarded in the absence of droppings.
- Many bat species in the UK are crevice-dwelling bats and as such, are difficult to find during PRAs.
- Local biological records were not obtained.
- For Health & Safety purposes the roofs of the buildings were assessed from ground level

3 RESULTS

Desk Study

Designated Sites

3.1 The site lies within The North Wessex Downs Area of Outstanding Natural Beauty (AONB) although, according to the MAGIC database, no further statutory or non-statutory designated sites exist within a 2km radius of the site boundary. Furthermore, no internationally designated sites for bat conservation exist within a 10 km radius of the site.

Local Habitats

3.2 Ogbourne Maizey Manor is located within its own grounds, comprising a residential dwelling with managed lawns and gardens that include associated outbuildings surrounded by hardstanding. Rows of mature trees are located along the banks of the River Og which lies at the western boundary of the grounds and residential development associated with the hamlet is found to the immediate west of the property. Further afield, the wider environment is dominated by farmland, comprising grazing pasture and arable fields which are bordered hedgerows. Several blocks of Deciduous Woodland (Priority Habitat) surround the site within a 2 km radius, the closest lying 160 m to the south-west of the site. Furthermore, an area comprised of both Ancient and Semi-Natural and Ancient Replanted Woodland (Ancient Woodland Inventory) is located 1.6 km to the south-east. Further notable habitats within a 2

km radius include multiple small watercourses and single parcels of Lowland Calcareous Grassland and Lowland Meadow (Priority Habitat) 690 m to the south and north-east of the site.

Granted European Protected Species Licences (EPSLs) within a 2km Radius

3.3 According to the Magic website, three EPS licences for bats have been granted within a 2km radius of the survey site. These are shown below in Table 2.

Table 2: Granted EPSLs within 2km of survey site

Species	Distance	Direction	Year Granted
BLE,CPIP	60 m	South-West	2016
SPIP	50 m	South	2012
CPIP	1.9 km	North	2011

CPIP = *Pipistrellus pipistrellus*, SPIP = *P.pygmaeus*, BLE = *Plecotus auritus*

Preliminary Bat Roost Assessment Results

Building Assessment

3.4 The PRA and all subsequent information pertain to the residential dwelling (referred to within this report as B1) the detached outbuilding, located to the immediate west of the residential dwelling (referred to within this report as B2) and the northern extent of the adjoining L-shaped outbuilding (referred to within this report as B3) see Fig. 2: Site Map.

Building 1 (B1) – Residential dwelling

3.5 The surveyed building is a period three-storey manor house comprising stone, knapped flint and brick-built elevations that support five pitched roofs connected by valleys and clad in plain clay tiles. Parapet walls feature at two of the main gable end walls and the main roof features dormer windows to the front north facing façade. There are multiple brick-built chimney stacks and cornice and wooden fascia at the eaves. The rear south facing elevation feature two single storey extensions with mono-pitched roofs clad in asbestos-type tiles and two entrance porches with flat roofs covered in polycarbonate sheets. A cellar is located beneath the main northern wing of the building and two loft voids are located within the

pitched roofs of the southern wings (Loft 1 and Loft 2). Additionally a smaller inaccessible roof void is located above the main residential element of this structure.

3.6 Externally, features that may offer value to crevice dwelling species of bat that utilise the external fabric of the building for roosting and provide potential ingress points for void dwelling species included:

- Damaged ridge tiles
- Damaged and missing field tiles
- Gaps around skylight on south facing roof aspect
- Gaps beneath cornice
- Gaps around wooden fascia to south facing gable end wall

3.7 Internally, features that offer value to void dwelling and perch feeding species of bat such as brown long-eared, serotine *Eptesicus serotinus* and Natterers *M. nattereri* bats included:

- Exposed timber rafters of the internal roof structure within loft voids
- Bitumen felt underlining to tiles

3.8 Approximately 50 bat droppings of varying age were discovered within Loft 1 (see Figure 2: Site Map). These were located below a hole in a damaged ridge tile, surrounding the entrance to the inspection hatch.

<u>Building 2 (B2) – Detached outbuilding</u>

3.9 B2 is a brick-built single storey structure located near the residential dwelling with a pyramid roof which is clad in slate tiles. The building features a chimney stack, a single entry door, two windows and a soffit box at the eaves. A loft above is located within the roof space above the wooden boarded ceiling.

3.10 Externally, features that may offer value to crevice dwelling species of bat that utilise the external fabric of the building for roosting and provide potential ingress points for void dwelling species included:

- Gaps beneath concrete hip tiles
- Gaps under slate field tiles

3.11 Internally, a straw underlay insulates the tiles, although this is largely failed in many areas and features that offer value to void dwelling and perch feeding species of bat were limited to the exposed timber roof structure.

3.12 No bats, droppings or further evidence of bat presence was discovered during the assessment of B2.

Building 3 (B3) – L-shaped outbuilding

3.13 B3 is a single storey stable block/garage which adjoins the southern wing of the residential dwelling. The structure has a pitched roof which is clad in slate tiles. The rear eastern elevation of the building is built with stone and brick, the front western elevation is timber clad with stable doors. Only the northern extent of the building (where it adjoins B1) is subject to the planning proposals.

3.14 Externally, features that may offer value to crevice dwelling species of bat that utilise the external fabric of the building for roosting, and provide potential ingress points for void dwelling species, were limited to gaps under the slate tiles. However, during the internal inspection it was noted that there was no underlining to the slate tiles and no evidence of void dwelling species, such no droppings or feeding remains were discovered within the interior of the structure.

Table 3: Weather conditions during the preliminary roost assessment

Date	Start	Finish	Temp °C	Wind	Cloud	Rain	Notes
13/06/2023	10:15	12:00	20	Calm	10 %	Dry	N/A

Nocturnal Bat Survey Results

Survey One – B1 and B2

3.15 During the first nocturnal survey, completed on the 7th of August 2023, four species of bat was recorded –common pipistrelle *Pipistrellus pipistrellus*, brown long-eared *Plecotus auritus*, serotine *Eptesicus serotinus,* and noctule *Nyctalus noctula*. Activity was dominated by commuting and foraging serotine within habitats surrounding the surveyed structure, starting at 21:00 h and continuing for the duration of the survey effort. Low numbers of common pipistrelle were observed foraging within garden habitats occurring to the south of B1, and three brief passes by brown long-eared bat were recorded adjacent to the western wing of B1 between 21:35 h and 21:48 h. In addition, over the course the survey irregular commuting noctule were observed over the site grounds, largely travelling in a westerly direction.

3.16 **A total of 34 serotine were observed emerging from a single gap caused by failed bedding mortar of a ridge located adjacent to the chimney at the eastern extent of survey building B1**. Emergence from this species began at 21:07 h, and with the final observation made at 21:28 h.

Survey Two

3.17 During the second nocturnal survey, completed on the 21st of August 2023, four species of bat was recorded – common pipistrelle, brown long-eared bat, serotine, and noctule. Activity started at 20:36 h, comprising commuting passes and foraging by low numbers of common pipistrelle within surrounding

garden habitats. This activity was continuously recorded throughout the early survey effort, becoming infrequent after 21:10 h. Regular foraging and commutes from serotine were observed for the first hour of the survey, notably following emergence (see point 3.18). Furthermore, irregular commuting activity by low numbers of commuting noctule were observed/recorded over the site grounds, with final call from this species made at 21:26 h.

3.18 **A total of 23 serotine were observed emerging from a single gap caused by failed bedding mortar of a ridge located adjacent to the chimney at the eastern extent of survey building B1**. Emergence from this species began at 21:06 h, and with the final observation made at 21:28 h.

3.19 **Additionally, one brown long eared bat was observed emerging from beneath a gap beneath ridge-capping leading from Loft Void 1 located, at the south-facing roof pitch at 21:01 h.**

Survey Three

3.20 During the second nocturnal survey, completed on the 1st of September 2023, six species of bat were recorded - common pipistrelle, soprano pipistrelle, noctule, serotine, *Myotis* sp., and brown long-eared. Activity started at 19:46 h, comprising low numbers of commuting noctule over the site grounds; this activity continued until 20:56 h. Foraging and commuting activity by serotine dominated the survey effort within surrounding garden habitats, starting at 19:58 h and continuing until 21:10 h. Add**itionally, low numbers of commuting passes by common and soprano pipistrelle during the same period.**

3.21 **A total of 26 serotine were observed emerging from a single gap caused by failed bedding mortar of a ridge located adjacent to the chimney at the eastern extent of survey building B1**. Emergence from this species began at 21:03 h, and with the final observation made at 21:18 h.

3.22 **Additionally, an emergence by one brown long-eared bat was observed from Loft Void 1 via a gap beneath a ridge tile at 20:35 h – this was the same emergence location as identified during Survey 2.**

TABLE 4: WEATHER CONDITIONS DURING NOCTURNAL BAT ACTIVITY SURVEYS

Date	Start	Finish	Sunrise/ Sunset	Temp °C	Wind	Cloud	Rain	Notes
07/08/23	20:30	22:30	20:45	14	Light breeze	10%	Dry	n/a
21/08/23	20:00	22:00	20:18	17	Calm	10%	Dry	n/a
04/09/23	19:30	21:30	19:47	24	Light breeze	0%	Dry	n/a

Bird Inspection Results

3.23 No birds' nests were discovered during the assessment of buildings B1, B2 and B3, though nesting opportunities for a variety of species are present upon the complex roof structure of B1, and small bird species could gain entry to B2 via gaps between slipped tiles for nesting within the loft element.

4 INTERPRETATION AND RECOMMENDATIONS

4.1 A daytime assessment was commissioned with a view to assess three buildings within the grounds of Ogbourne Maizey Manor for their potential to support protected species, notably roosting bats and nesting birds. The survey boundary is shown in Figure 2: Site Map. Work proposals include the demolition of single storey elements and repairs to the roof of the residential dwelling.

4.2 As part of the desk study, online resource MAGIC was checked for granted EPS licences and statutory and non-statutory designated sites. Results from the online desk study showed that three EPSLs for bats have been granted within a 2km radius, two of which are located within close proximity to the property. Furthermore, no statutory or non-statutory designated sites occur within the same radius. The proposals are considered small-scale, and therefore, no impacts to surrounding priority habitats are expected, provided that surrounding ecological features are not subjected to the inappropriate use of nocturnal lighting.

4.3 The site is located within a semi-rural location, surrounded by further buildings and gardens with nearby linear features including rows of trees that line the banks of the nearby river. This local feature provides an excellent habitat link between the buildings and the wider environment which comprises agricultural land bordered by hedgerows, connecting to the blocks of woodland that surround the site which will likely support a diversity of wildlife, including bat populations of various species.

Building Assessment

4.4 Multiple Potential Roosting Features (PRFs) were noted on and within buildings B1 and B2 during the assessment and included three loft voids and areas which could be exploited by both crevice and void dwelling/perch feeding species which can access the exposed roof timbers of the interiors.

Building B1

4.5 Bat droppings were discovered within a loft void during the assessment of building B1. Subsequently, **B1 was deemed to be a confirmed roost following the PRA**. Therefore, it is recommended that prior to any works commencing, **three nocturnal surveys should be undertaken** to gather further information and to characterise the roost, with four surveyors used to cover the necessary survey area.

4.6 In addition to the above, the single storey extensions which are located at the rear south facing elevation of B1 and include two mono-pitched elements and two flat-roofed entrance porches were considered to hold negligible value to roosting bats as no suitable roosting features were noted during the assessment.

Building B2

4.7 No bats, droppings or further evidence of bat presence was discovered during the inspection of building B2. However, due to the presence of a low number of PRFs outlined above, combined with good connectivity between the site and surrounding habitats, roosting by bats cannot be discounted at this stage. Subsequently, **B2 was considered to hold low roosting potential**. Therefore, it was recommended that prior to any works commencing, **one nocturnal survey should be undertaken on the building** to ascertain presence/absence of bats, with one surveyor required to cover the necessary survey area.

Building B3

4.8 No bats, droppings or further evidence of bat presence was discovered during the inspection of building B3 and no potential roosting features (PRFs) were noted during the survey and the ridge and field tiles of the roof did not offer any roosting opportunities for crevice-dwellers due to the lack of underlining. Further to this, no evidence that would suggest the presence of void dwelling or perch feeding species was noted. Subsequently, following the daytime assessment, the surveyed building is deemed as holding negligible potential to support roosting bats and **no further survey effort for bats on B3 was recommended.**

4.9 During the nocturnal survey effort, a total five species of bat were recorded, indicating that local bat populations of various species exploit surrounding habitats for commuting and foraging purposes, notably over trees and shrubs of the garden areas occurring to the north and south of survey building

B1. Activity was dominated by serotine during all three surveys, within the open grounds and scattered mature trees serving as important foraging habitat for this species.

4.10 Roosting observations comprised a maximum count of 34 serotine emerging from one location on survey building B1, with the emergence point identified as beneath a single ridge located at the building's eastern extent, leading to an enclosed, inaccessible loft space located above the main dwelling element. Based on the number of bats observed coupled with timings of the survey, it is concluded that the building serves as a maternity roost for this species.

4.11 Additionally, two observations of a single brown long-eared bat emergence from beneath ridge capping located at the south facing roof aspect, leading from loft B1, were made during the second and third nocturnal bat surveys.

Conclusion

4.12 Taking the above into consideration, bat roosting within survey buildings B2 and B3 can be reasonably discounted, and **no further bat survey effort is recommended.** Additionally, a European Protected Species Licence is not required for the proposed works to proceed on these structures. All workers should be vigilant and mindful of bats during works on the above buildings, taking extra care at all times during development. In the unlikely event that bats are discovered, work should cease immediately, and a suitably licenced and experienced ecologist contact for further advice. It should be noted that further works would not be able to lawfully proceed without confirmation from Natural England, and bats should not be handled at any time for legal reasons. If bats are discovered during works, Natural England will potentially restrict development until further surveys have been completed and a full mitigation and compensation strategy has been designed. It is likely that, if bats are discovered, a European Protected Species Licence (EPSL) will be required from Natural England.

Licence and Mitigation Requirements - B1

4.13 Results of the nocturnal surveys indicate that **survey building B1 is being utilised as a maternity roost by a maximum count of 34 serotine**, with roost located within a small, inaccessible enclosed roof void within the pitch of the main building element, and a single emergence point from the roost identified as a gap caused by absent bedding mortar at the ridge lines' eastern extent. In addition, **the building supports a day roost for a maximum count of one brown long-eared bat, located within Loft 1 B1,** with the single emergence location from the roost identified as from beneath a ridge tile. Roost locations and emergence points are shown within the Appendices, Figure 2.

4.14 The mitigation hierarchy should be followed in this instance - *Avoidance of any impacts should be the first consideration, the next step is then mitigation of any impacts that cannot be avoided, and lastly compensation should be used to off-set unavoidable remaining impacts.* Under current proposals, the lofts will remain in place and impacts to entry/emergence points can be avoided through targeted roof repair works under consultation with an ecologist, coupled with stringent implementation of precautionary working measures. However, due to the requirement for insulation to be installed within loft elements of B1, including those where bat roosts have been identified, a European Protected Species Licence will be required from Natural England for works to proceed lawfully due to modification. As roosts and access points will be retained, no compensation measures will be required, though a key element of the licence method statement will be a stipulation for a minimum of two post-monitoring nocturnal surveys to be undertaken to ensure the success of mitigation and no residual impacts to bats roosts onsite.

4.1 Using data collected from nocturnal bats surveys, the recommended RAMs and Mitigation Strategy within the PWMS would include the following:

- In accordance with Bat Mitigation Guidelines (2023) and to avoid disturbance to female bats with young, **work to the main roof pitch of B1 must commence outside of the maternity season, which occurs between May and August**.

- Prior to the commencement of the proposed works, a bat-licensed ecologist will carry out a final inspection of the building to check for the presence of any bats and to determine if the building has changed in such a way that roost status may have changed.

- All contractors working on the proposed development must be briefed on the legal protection afforded to bats and their places of shelter and on how to proceed if a bat is discovered during the course of the work via a toolbox talk undertaken by a suitably experienced and qualified ecologist.

- Contracting teams will be notified of roost locations and entry points, and any additional information pertaining to sensitive locations of works adjacent to these. Roofing works must be undertaken slowly, by hand and with care. A licenced bat worker should carry out a watching brief when critical works are carried out, notably when working in areas in proximity to roost access points. The client will provide secure scaffolding or a cherry picker in order for the ecologist to safely inspect the roof.

- Appropriate use of scaffolding will be implemented to avoid direct/indirect impacts to the roost entry/emergence locations (where required). This will be undertaken under consultation with the appointed ecologist.

Nocturnal Lighting Scheme

4.2 The insensitive use of external lighting within the proposed development scheme could have a negative impact upon bats using the site for roosting, foraging and commuting activity. Therefore, a low-level lighting scheme must be implemented during and after construction to avoid indirect disturbance to bats and other nocturnal animal species that may exploit local habitats. Measures must be taken to ensure nocturnal animals are safeguarded from inappropriate use of light and noise throughout the hours of night during the construction period, as well as to protect important commuting corridors for bats. Any external lighting installed as part of the development must be used in accordance with Guidance Note 08/23: Bats and Artificial Lighting[8].

4.3 Sensitive lighting strategy measures during the construction period are as follows:

- Works must not be carried out after dusk and must not commence until after dawn.
- Generators and machinery that emit significant noise levels must not be left to run after dusk.
- LED lighting sources must be used, which generally have a narrower and more directional beam.
- Light spill must be controlled and if lighting is required at night, hooded shields must be fitted to prevent spill onto nearby habitats that are likely to support wildlife, including nearby trees and hedgerows.
- Lighting must not be directed towards any bat or bird compensation features.

4.4 In addition to the above, when selecting appropriate external lighting, the following specifications should be taken into consideration:

- Any external lighting incorporated into the proposed development should be LED luminaires due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats[9].

[8] https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

[9] Stone, E.L. (2013) *Bats and lighting: Overview of current evidence and mitigation*

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used[10]

Birds

4.5 No birds' nests were discovered within B1, B2 or B3. If at any point nesting birds are discovered within the buildings, without appropriate mitigation, these may be impacted by the development proposals. Impacts to nesting birds can be avoided by timing works outside the bird nesting season which generally runs between February-August, or by ensuring a site visit is carried out by a suitably qualified ecologist ahead of works commencing.

Biodiversity Enhancement

4.6 The NPPF (2021) outlines obligations of Local Planning Authorities to promote Biodiversity Net Gain where possible. There are various options available with regards to biodiversity enhancement on site:

Bats

4.7 An option to increase biodiversity relating to bats on site would be to affix two or more bat boxes to nearby mature trees within the site boundary, ideally using either Schwegler 1FF boxes (or similar) or Schwegler 2F boxes (or similar). Alternatively, bat boxes can be installed at the apex of a gable wall, but they can also be placed along other elevations at eaves level or below the fascia and / or soffits. They may also be pole-mounted in a garden. Bat boxes should be positioned no lower than 4m above ground level and they should not face in a northerly direction.

Nesting Birds

4.8 An option to further increase biodiversity relating to nesting birds would be to install two or more external bird nest boxes (Schwegler 1B or similar) onsite. For maximum success, our recommendations are as follows:

- Bird boxes must be positioned away from the building's main access doors where disturbance would be likely.
- Following British Ornithology Trust guidelines, bird boxes must be positioned no lower than 2m from ground level and preferably above 3 m to prevent possible predation.
- The proposed placement of the bird nest boxes must allow for a clear flight path, without obstruction to the nest box entrance. It is recommended that they are installed in a south-

[10] Bat Conservation Trust & Institute of Lighting Professionals (ILP) 2023. *Guidance Note 8: Bats and artificial lighting in the UK*. Bats and the Built Environment Series.

westerly facing direction to offer protection from prevailing winds and rain and should ideally be slightly tilted in a downwards position to offer further weather protection.

APPENDIX A: LEGISLATION SUMMARY

National Planning Policy Framework July 2021

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2021) states: Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green

infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife. Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. Signal Crayfish and American Mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and *Rhododendron ponticum*) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity. There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonable avoided, or actions within the living areas of a dwelling house.

Licensing

Certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence – e.g. bat surveys.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994. These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function – i.e. when determining a planning application. There is no defence that an act was the incidental and unavoidable result of a lawful activity.

It is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has been identified and the development risks deliberately affecting an EPS, then a ‘development licence’ may be required.

Bats

In England and Wales, bats and their roosts are protected under the Conservation of Species and Habitats Regulations 2017 (as amended), and the Wildlife & Countryside Act 1981 (as amended). Taken together, this legislation makes it an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not
- Damage or destroy the breeding or resting place of a bat
- Possess a bat (alive or dead) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost
- Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats

A roost is defined as being 'any structure or place that is used for shelter or protection', and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

Birds

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

APPENDIX B: MAPS

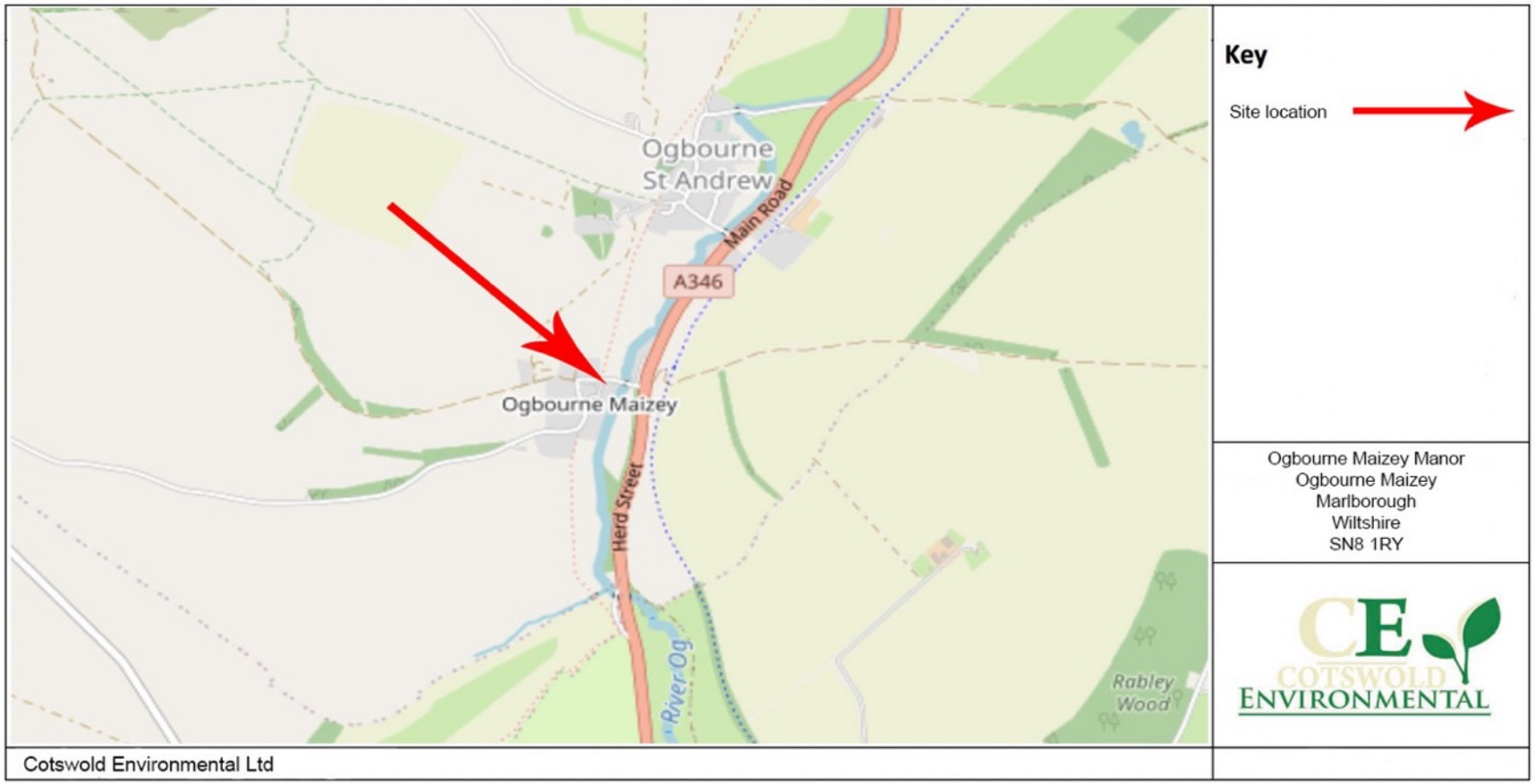


Figure 1: Site location map

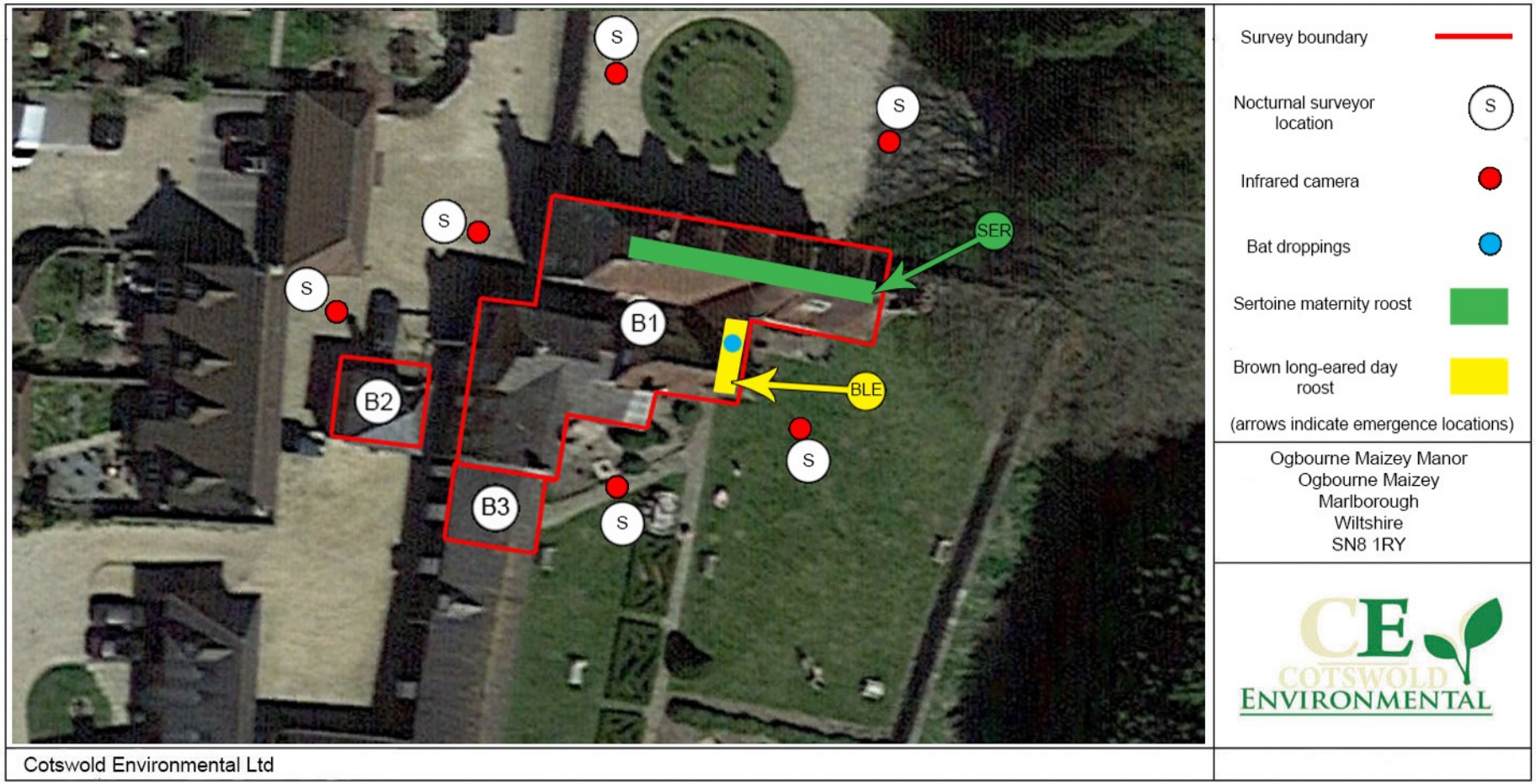


Figure 2: Site Map

APPENDIX C: SITE IMAGES



Photo 1: B1 - Front north facing façade.



Photo 2: B1 - West facing elevations.



Photo 3: B1 - Single storey elements that adjoin south facing elevation.



Photo 4: B1 - External door to cellar.



Photo 5: B1 - Missing field tiles and gaps around skylight.



Photo 6: B1 - Gaps under cornice.



Photo 7: B1 - Missing and damaged field tiles.



Photo 8: B1 - Loft 1 (where droppings were found)



Photo 9: B1 - Bat droppings found within loft void around loft hatch.



Photo 10: B1 - Bat droppings found within loft void around loft hatch.



Photo 11: B1 - Internal view of top floor showing enclosed apex of roof (loft 1)



Photo 12: B1 - Internal view of cellar.



Photo 73: B2 - North facing elevation



Photo 14: B2 - South facing elevation



Photo 15: B2 - Well fitted soffit box to eaves



Photo 16: B2 - Gaps under tiles



Photo 17: B2 - Interior



Photo 18: B2 - Loft void



Photo 19: B3 - West facing elevation.



Photo 20: B3 - Slate tiles.



Photo 21: B3 - Section of building to be developed.



Photo 22: B3 - Lack of underlining to slate tiles.



Photo 23: B3 - Interior of northern extent to be developed.



Photo 24: B1, B2 and B3 viewed from south-west.



Photo 25: Serotine emergence location from beneath ridge capping at western extent of B1.



Photo 26: Brown long-eared emergence location B1.



Photo 27: Infrared camera view, front north-facing elevation, B1.



Photo 28: Infrared camera view, rear south-facing elevation, B1.



Photo 29: Infrared camera view, rear south-facing elevation, B1.



Photo 30: Infrared camera view, western extent B1.

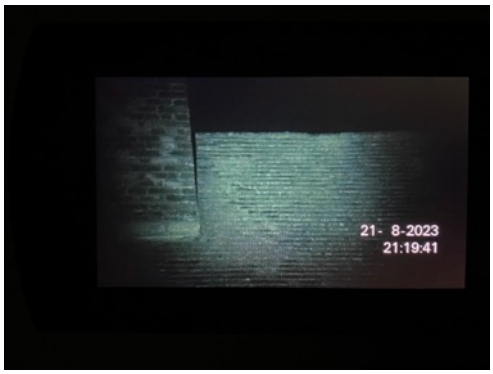


Photo 30: Infrared camera view, serotine emergence location B1.



Photo 31: Infrared camera view, B2.