Coach Road, Westbury

Bat Surveys

May/June/September 2023

Client: Mr & Mrs Osbourne
Report Ref: SEB2694_01
Author: Kate Hayward MCIEEM
www.seasonsecology.co.uk
Version 0.2
Amended: September 2023
Amended by: Annie Hatt ACIEEM

Seasons Ecology is a limited company registered in England & Wales. Registered no. 11258906
Directors: Kate Hayward MCIEEM & Hannah Maben MCIEEM
Registered Address: 69 High Street, Bideford, Devon, EX39 2AT

Non-Technical Summary

Site Name and Location	Coach Road Farm, Coach Road, Westbury (grid reference: ST 87945 52199).
Scope of Works and Survey Methods	Web-based Desk Study, Preliminary Bat Roost Assessment and Bat Surveys, consisting of three dusk emergence surveys, undertaken during May and June 2023. Additional Preliminary Bat Roost Assessment on nearby buildings in September 2023. Methods refer to BCT (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* Bat Conservation Trust. Collins. Third Edition.
Lead Personnel	Kate Hayward MCIEEM and Annie Hatt ACIEEM.
Purpose of Works	To determine any use of the buildings on site by bats, to inform a planning application for the conversion of Building 1 to one residential dwelling. The remaining buildings will not be affected by the planning application. The surveys will inform the approach to works and any licensing requirements.
Summary of Survey Results	Desk Study – The site lies within the Impact Risk Zone for Bratton Downs SSSI, and consultation may be required. Picket and Clanger Wood SSSI is located approximately 1.6km to the north. The site lies within a Medium Risk Bat Sensitivity Zone for recreational pressures on this SSSI. Preliminary Bat Roost Assessment – Building 1 is assessed as *Low* suitability to roosting bats, as a night roost, with an absence of crevices and well-lit conditions internally. The remaining four buildings on site were also assessed as providing *Low* suitability for roosting bats, as a night roost, again with the absence of crevices and well-lit conditions internally. These buildings will not be affected by the proposals and as such no further surveys are required. Bat Surveys – No bats were recorded roosting within Building 1 and low general activity was recorded mainly by common pipistrelle and noctule, with occasional passes by Natterer's bat, whiskered bat and serotine, and one pass each by greater and lesser horseshoe. Although the emergence/re-entry surveys were not focusing on the remaining buildings (Buildings 2 to 5), pipistrelle bats were recorded flying in and out of these buildings during the survey, likely using the building for foraging.

Impacts	Based on the surveys, Building 1 does not currently support roosting bats, and the works are not likely to injure or kill bats, or damage or destroy a resting place or its accesses. An increase in recreational pressures on nearby Picket and Clanger Wood SSSI is considered to be negligible as a result of a net increase of one residential dwelling.
Recommendations	A precautionary approach to works, including a toolbox talk and pre-works checks for roosting bats and nesting birds. A sensitive lighting scheme and biodiversity enhancements have also been recommended.

Contents

1. Introduction 1
2. Desk Study 2
2.1 Method 2
2.2 Results 2
3. Preliminary Bat Roost Assessment 4
3.1 Method 4
3.2 Description and Results 4
4. Emergence Surveys 7
4.3 Method 7
4.4 Constraints to Surveys 7
4.5 Results 7
4.6 Surveys Summary 9
5. Interpretation and Evaluation 10
5.1 Building 1 10
5.2 Surrounding Buildings 10
5.3 Designated Sites 10
6. Legislation 11
7. Recommendations 12
7.1 The Proposal 12
7.2 Protection Measures 12
7.3 Lighting 12
8. Enhancement Strategy 13
8.1 Roosting Opportunities 13
8.2 Additional Planting 13
Figure 1: Site Enhancements 14
Annex 1: Location Plan (2023) 15
Annex 2: Elevations Plans with Target Notes (May/June 2023) 16
Annex 3: Site Photographs 17

1. Introduction

1.1.1 In February 2023, Seasons Ecology was instructed by Mr & Mrs Osbourne, to undertake bat surveys of Building 1, Coach Road Farm, Coach Road, Westbury (grid reference: ST 87945 52199).

1.1.2 The purpose of the surveys is to determine any use of Building 1 by bats, to inform a planning application for the conversion of Building 1 to one residential dwelling. The surveys will inform the approach to works and any licensing requirements.

1.1.3 The scope of works includes a web-based desk study, Preliminary Bat Roost Assessment and bat emergence surveys.

1.1.4 The surveys were led by Principal Ecologist, Kate Hayward, who has produced this report. Kate is a licensed bat ecologist registered to use Class Licence CL18 (Bat Survey Level 2) (class licence registration number 2015-15106-CLS-CLS) and is a full member of the Chartered Institute for Ecology and Environmental Management (CIEEM).

1.1.5 Following these works and discussions with the local county ecologist an additional external assessment was completed on the surrounding buildings (Building 2 to 5). This survey took place on 29 September 2023 and was completed by Annie Hatt an experience and licenced ecologist, (licence number: 2021-51186-CLS-CLS) and associate member of the Chartered Institute for Ecology and Environmental Management (CIEEM). This report was then subsequently amended by Annie Hatt.

2. Desk Study

2.1 Method

2.1.1 A web-based desk study was undertaken in May 2023 prior to the surveys to provide local information that may be relevant to the proposal. The following online resources were consulted:

- The MAGIC website[1], to obtain information on statutory designations with bats as a primary feature within 4km of the site, whether the site lies within Sites of Special Scientific Interest (SSSI) Impact Risk Zones and Bat Consultation Zones and details of any European Protected Species licences for bats issued within 2km; and
- Google Maps[2], to view aerial photographs, maps and mapnik data, to assess the ecological context of the site.

2.2 Results

Statutory Designations

2.2.1 There is one statutory designation for bats within 4km of the site. This is Picket and Clanger Wood SSSI located approximately 1.6km to the north. This site is designated for its floristically-rich ancient woodland and supports a diversity of butterfly species. Picket and Clanger Wood SSSI also supports a core bat roost, linked with Bath & Bradford on Avon bats Species Area of Conservation (SAC).

SSSI Impact Risk Zones and Bat Consultation Zones

The site itself is not covered by any statutory designations, but it does lie within the Impact Risk Zone for nearby Bratton Downs SSSI. This requires consultation with Natural England on all planning applications (except householder applications) outside or extending outside existing settlements/urban areas affecting greenspaces, farmland, semi-natural habitats or landscape features such as trees, hedges, streams or rural outbuildings/structures. Therefore, consultation on the application may be required.

2.2.2 The site lies approximately 200m outside and to the south of a Bat Sensitivity Zone (Yellow Zone Medium Risk), which is a 1.5km buffer around a core bat roost located at Picket and Clanger Wood SSSI, located approximately 1.6km to the north. However, the site does lie within a Medium Risk Bat Sensitivity Zone (Grey Hatched Zone) for recreational pressures (Trowbridge Bat Mitigation Strategy, Johns Associates Limited, 2019).

European Protected Species Licences

2.2.3 There are three European Protected Species licence issued for locations within 2km of the site. These are 1km south-west, 1.1km north-east and 1.6km south-west for the species brown long-eared (*Plecotus auratus*), common pipistrelle (*Pipistrellus pipistrellus*) and lesser horseshoe (*Rhinolophus hipposideros*).

Ecological Context

2.2.4 The site lies on the north-eastern edge of the town of Westbury, Wiltshire. Coach Road lies immediately to the west, bordered by mature hedgerows, with a new residential housing

[1] http://www.magic.gov.uk/MagicMap.aspx
[2] http://acme.com/planimeter/

development beyond. To the north, south and east are arable and pasture fields, divided by mature hedgerows and tree lines. Westbury Country Park lies approximately 400m to the east, supporting grassland, woodland and water bodies. The main Westbury to London railway line lies approximately 270m to the north. The Westbury White Horse escarpment lies approximately 1.5km to the south-east. There are very occasional, small, scattered woodlands in the wider landscape. The nearest larger woodland is Picket and Clanger Wood located approximately 1.6km to the north.

3. Preliminary Bat Roost Assessment

3.1 Method

3.1.1 A site visit was undertaken on 15th May 2023. Building 1 was assessed for its suitability to offer roosting sites to bats. This assessment considered the style, construction, and condition of the barn (missing roof tiles, rotten beams, cracks in stonework and ivy cover, for example) and presence of any suitable access points. Based on these factors, Building 1 is assessed as having *Negligible, Low, Moderate* or *High* suitability to roosting bats.

3.1.2 A visual inspection was then undertaken of the internal areas of the barn to search for signs of bats, such as droppings, staining, scratch marks, feeding remains, and for actual bats. Any signs of nesting birds were also noted.

3.1.3 Following the county ecologist's advice an additional site visit was undertaken on 29th September 2023 to assess the remaining buildings (Building 2 to 5), for their suitability to support roosting bats. The above methodology was also applied during this visit.

3.1.4 Assessment and survey methods refer to BCT (2016).[3]

3.2 Description and Results

3.2.1 A site location plan is provided at Annex 1 and elevations plans of Building 1 are provided at Annex 2. Site photographs are provided at Annex 3. Target Notes highlight features of interest and are marked on the plan at Annex 2.

Building 1

3.2.2 Building 1 is a single-story detached barn constructed of concrete blockwork walls, part-rendered, with corrugated asbestos and metal roofs. It has a footprint of approximately 155 square meters. There is a sliding metal door on both the south and west elevations, two doors on the north elevation and two large openings and two doors on the east elevation. The barn has two windows, both on the east elevation.

3.2.3 The building is in poor condition with missing roof panels (Target Note 1, Annex 2), broken windows, missing and broken doors (Target Note 2, Annex 2), missing blockwork (Target Note 3, Annex 2) and broken guttering. Ivy covers the north-west corner of Building 1 (Target Note 4, Annex 2).

3.2.4 Internally, Building 1 is split into six compartments. One compartment is used to store wooden pallets and building materials and the other five compartments appear to be disused and empty. There are open accesses into five compartments provided by open doorways, missing panes of glass in the two windows, missing roof panels and two of the compartments are entirely open on the east elevation (Target Note 5, Annex 2), partially covered by corrugated metal panels.

Building 2

4.2.1 Building 2 is located north of Building 1 and includes a single-story storage shed, split into two via a partitioning wall. The building is constructed using breeze blocks on the northern,

[3] Bat Conservation Trust (BCT) (2016) *Bat Surveys for Professional Ecologists. Good Practice Guidelines.* Bat Conservation Trust. Collins. Third Edition.

western, and southern sides, with a breeze block partition wall in the center of the building. The western side is open-faced. The internal structure includes wooden roofing beams which support the metal corrugated roof. The building covers an area of 6x6 meters and does not adjoin onto any of the surrounding buildings.

Building 3

4.2.2 Building 3 includes a large metal barn which covers just over 18 m in length and just over 6 m in width, and stands around 8 m high. The building is located adjacent to the northern aspect of Building 2. The building is constructed from a metal frame and corrugated metal sheeting. The northern, western and southern aspects of the building support concrete blades, corrugated metal sheeting, and steel beam supports. The eastern aspect is open-faced.

Building 4

4.2.3 Building 4 includes a metal constructed barn with an approximate height of 8 m with an area of 125 m². Building 4 is open on the southern aspect and adjoined by a Building 3 on the western aspect. Corrugated sheet metal wall with concrete blades to the East and Northern aspect with steel beam supports. The roof is also finished in corrugated sheet metal and steel beam supports.

Building 5

4.2.4 Building 5 includes a large open barn which is around 8 m in height, 22 m in length and 6 m in width. The building is located just east of Building 4, with a 4 m wide hard standing strip located between them. The building is constructed from a steel beam frame with a corrugated sheet metal roof. The building is open on all sides.

Suitability for roosting bats

4.2.5 Building 1 was assessed as having no external suitable bat roosting features. Internally, one compartment is entirely open and exposed to the elements with half of the roof panels missing. There are no internal features to offer suitable roosting to crevice dwelling species of bat, and the internal areas are well-lit from the open elevations, doorways and windows. The compartments provide uncluttered spaces for flight with wooden beams for perching, and therefore, are suitable as a night roost for all species, including horseshoe bat species.

4.2.6 Therefore Building 1 is assessed as *Low* suitability to roosting bats, mainly as a night roost.

4.2.7 Building 2 was assessed as having no external suitable bat roosting features. Internally there are no opportunities for crevice dwelling species, however the wooden beams may provide opportunities for hanging species (including horseshoe bats) as a nighttime resting place or feeding perch.

4.2.8 Due to the open nature of the building and the high levels of light during the day the building is negligible as a day roost. That said, due to the presence of the wooden beams and the opportunities they provide, the building was assessed as providing *Low* suitability for bats, mainly as a night roost.

4.2.9 All of the remaining buildings (Building 3 to 5) were of very similar construction. Externally the buildings do not provide any opportunities for roosting bats and internally there are no opportunities for crevice dwelling species. However, the steel beam supports may provide opportunities for hanging species (including horseshoe bats) as a nighttime resting place or feeding perch.

4.2.10 Due to the open nature of the buildings and the high levels of light during the day the buildings are negligible as day roosts. That said, due to the presence of the steel beam supports and the

opportunities it provides, the buildings were assessed as providing *Low* suitability for bats, mainly as a night roost.

4.2.11 No evidence of bats, including feeding remains or droppings, was found during this survey in any of the buildings.

4. Emergence Surveys

4.1.1 As Building 1 will be affected by the planning proposals, three dusk emergences surveys were conducted on the building. The survey method is provided below and refers to survey guidelines in BCT (2016).

4.3 Method

4.3.1 The surveys were carried out on 15th May, 5th June and 20th June 2023. The surveys commenced 15 minutes before sunset and continued for an hour-and-a-half after sunset.

4.3.2 Two surveyors attended each survey. Each surveyor was equipped with an Echo Meter Touch Pro bat detector supported by an Apple iPad Mini 4 interface, on which all bat activity was recorded.

4.3.3 Two passive acoustic recording devices (*Titley AnaBat Express*) were also deployed. These were positioned in the same locations as the surveyors and were set on 'continuous' recording mode for the duration of the surveys. Recordings were later analysed using AnalookW 4.2.24. software to aid the identification of species with reference to Russ (2012).[4]

4.4 Constraints to Surveys

4.4.1 There were no constraints to the surveys; all elevations of the barn were in full view, the weather conditions were suitable, and the surveys were undertaken during the recommended survey period.

4.5 Results

4.5.1 The results of the bat surveys are provided below. The building and surveyor locations are shown at Annex 1.

15th May 2023

4.5.2 The survey commenced at 20:38 and finished at 22:23. Sunset was at 20:53. Weather conditions were suitable, with a start temperature of 14.5°C and end temperature of 9°C, wind was at Beaufort [5] 1-2 (light air-light breeze), with 0% cloud cover and no rain.

4.5.3 No bats were observed emerging from Building 1 during the survey.

4.5.4 General bat activity was by at least four species: common pipistrelle (*Pipistrellus pipistrellus*), noctule (*Nyctalus noctule*), Natterer's bat (*Myotis nattereri*) and greater horseshoe (*Rhinolophus ferrumequinum*).

4.5.5 Common pipistrelle was recorded seven times during the survey. The first two sightings were of two individual common pipistrelles foraging along Coach Road to the west of the barn, at 21:20 (33 minutes after sunset). One common pipistrelle was observed commuting over the barns to the north at 21:25 (38 minutes after sunset). There were three brief passes at 21:28, 21:38 and 21:44, east and west of the barn, and two bats were observed commuting along the

[4] Russ, J. (2012) *British Bat Calls. A Guide to Species Identification.* Pelagic Publishing.

[5] The Beaufort scale of wind velocity: 0 = Calm, 1 = Light Air, 2 = Light Breeze, 3 = Gentle Breeze, 4 = Moderate Breeze, 5 = Fresh Breeze, 6 = Strong Breeze, 7 = Near Gale, 8 = Gale, 9 = Strong Gale, 10 = Storm, 11 = Violent Storm, = 12 Hurricane (http://www.metoffice.gov.uk).

hedgerow to the south-east of the barn, at 21:49.

4.5.6 Noctule was recorded five times during the survey, the first was heard briefly at 20:47 (54 minutes after sunset) with a second brief pass at 20:49. A further three brief and unseen passes were recorded at 20:54, 21:09 and 21:40, by both surveyors.

4.5.7 Natterer's bat was recorded twice during the survey, both were brief and unseen passes, at 21:11 (18 minutes after sunset), along Coach Road to the west of the barn, and at 21:26 to the south-east of the barn.

4.5.8 One greater horseshoe bat was heard, but not seen at 21:51 (58 minutes after sunset), along Coach Road to the west of the barn.

5th June 2023

4.5.9 The survey commenced at 21:03 and finished at 22:48. Sunset was at 21:18. Weather conditions were suitable, with a start temperature of 18°C and end temperature of 16°C, wind was at Beaufort 2 (light breeze), with 0% cloud cover and no rain.

4.5.10 No bats were observed emerging from Building 1 during the survey.

4.5.11 General bat activity was by at least two species: common pipistrelle and noctule.

Common pipistrelle was recorded multiple times during the survey. This bat was first heard commuting at 21:38 (20 minutes after sunset) as a brief pass along Coach Road. Individual bats were then observed periodically between 21:46 and 22:15 foraging along Coach Road and foraging over the hard-standing to the east of the barn and over the adjacent barns to the north.

4.5.12 At 21:47, one common pipistrelle bat was seen entering the open barn to the north.

4.5.13 Noctule bat was recorded five times during the survey, all unseen and brief passes, at 21:25 (seven minutes after sunset), 21:43, 21:52 (two recordings) and 22:06.

20th June 2023

4.5.14 The survey commenced at 21:13 and finished at 22:58. Sunset was at 21:28. Weather conditions were suitable, with a start temperature of 16°C and end temperature of 15°C, wind was at Beaufort 1 (light air), with 30% cloud cover, increasing to 100% cloud cover at the end of the survey, with no rain.

4.5.15 No bats were observed emerging from Building 1 during the survey.

4.5.16 General bat activity was by at least five species: common pipistrelle, noctule, serotine (*Eptesicus serotinus*), whiskered bat (*Myotis mystacinus*) and lesser horseshoe (*Rhinolophus hipposideros*).

4.5.17 Common pipistrelle was recorded multiple times during the survey, the first being an unseen pass at 21:59 (31 minutes after sunset). Individual common pipistrelle bats were then recorded foraging along Coach Road and over the hard-standing to the east of the barn, and flying around the barns to the north and east, from 22:04 until the end of the survey.

4.5.18 Common pipistrelle was seen entering the barn to the north at 22:07, and then flying in an out of this barn, from 22:31 until the end of the survey.

4.5.19 Noctule was recorded 12 times during the survey, the first was at 21:47 (19 minutes after sunset) with one bat seen commuting over the barn high overhead. The other recordings were all were brief and unseen passes, from 21:57 (29 minutes after sunset).

4.5.20 Serotine was recorded once during the survey, at 22:11 (43 minutes after sunset), as a brief

unseen pass.

4.5.21 Whiskered bat was recorded once during the survey, at 22:35 (67 minutes after sunset), as a brief unseen pass.

4.5.22 Lesser horseshoe was heard and seen once during the survey, at 22:32 (64 minutes after sunset) to the south-east of the barn, commuting from Coach Road to the west, past the surveyor towards the hedgerow forming the southern boundary of the adjacent grassland field.

4.6 Surveys Summary

4.6.1 Table 1 below summarises the results of the survey.

Table 1: Survey Summary – Bat Emergence Survey, 15th May 2023

Survey	Summary
1	15th May 2023 **No bats were observed emerging from Building 1 during the survey.** General bat activity was by at least four species: common pipistrelle, noctule, Natterer's bat and greater horseshoe.
2	5th June 2023 **No bats were observed emerging from Building 1 during the survey.** General bat activity was by at least two species: common pipistrelle and noctule.
3	20th June 2023 **No bats were observed emerging from Building 1 during the survey.** General bat activity was by at least five species: common pipistrelle, noctule, serotine, whiskered bat and lesser horseshoe.

5. Interpretation and Evaluation

5.1 Building 1

5.1.1 Building 1 is assessed as *Low* suitability to roosting bats, mainly as a night roost, and the bat surveys did not record bats roosting in the barn. General bat activity was low across the site and mainly by common pipistrelle and noctule. Common pipistrelle was first recorded between 20 and 30 minutes after sunset, indicating roosts nearby, but not on site. There is no suitable roosting habitat for noctule on site, but woodland within Westbury Country Park and wider rural habitats to the east, are likely to support mature trees suitable for roosting.

5.1.2 Natterer's bat, whiskered bat and serotine were recorded in very low numbers and the immediate surroundings appear not to be used extensively by these species.

5.1.3 The surveys recorded one pass by greater horseshoe bat along Coach Road to the west and one pass by lesser horseshoe bat to the south-east of Building 1, indicating very infrequent use of habitats surrounding Building 1 by these species.

5.1.4 Building 1 is surrounded by low-quality habitats to the north and east (hard-standing and modified grassland), but the adjacent Coach Road to the west, bordered by mature hedgerows, provides foraging and a commuting route for at least seven bat species recorded during the surveys, including the rarer serotine and rare horseshoe bats.

5.2 Surrounding Buildings

5.2.1 The remaining buildings on site will not be directly affected as part of this planning application.

5.2.2 Indirectly the buildings could be at risk of being affected by additional light spill from the new development. As the planning proposals do not include an excess of windows along the northern aspect of the proposed development, any additional light spill towards Buildings 2 to 5 will be very minimal. In addition to this, the building within the closest proximity to the development, Building 2, consists of a solid wall structure along the southern side, which supports no windows. As such any additional light spill would not enter the building.

5.2.3 As a result of the factors mentioned above, it has been assessed that the proposed development on the site, is unlikely to have any impact on the surrounding buildings (Buildings 2 to 5).

5.3 Designated Sites

5.3.1 Referring to the desk study, the site lies approximately 200m outside and to the south of a Bat Sensitivity Zone (Yellow Zone Medium Risk), which is a 1.5km buffer around a core bat roost located at Picket and Clanger Wood SSSI, located approximately 1.6km to the north. The site does lie within the Medium Risk Bat Sensitivity Zone (Grey Hatched Zone) for recreational pressures.

6. Legislation

6.1.1 Bat species in England and Wales are protected under the Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:

- Deliberately capture, injure or kill bats;
- Intentionally or recklessly disturb bats;
- Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection; and,
- Deliberately damage or destruction of a breeding site or resting place.

6.1.2 With the exception of disturbance, this legislation applies throughout the year whether bats are present or not at the time of works being carried out and irrespective of planning permission being obtained or being required.

7. Recommendations

7.1 The Proposal

7.1.1 Building 1 is proposed for conversion to one residential dwelling. Based on the surveys, Building 1 does not currently support roosting bats, and the works are not likely to injure or kill bats, or damage or destroy a resting place or its accesses.

7.1.2 An increase in recreational pressures on nearby Picket and Clanger Wood SSSI is considered to be negligible as a result of a net increase of one residential dwelling.

7.2 Protection Measures

7.2.1 As Buildings 2 to 5 will not be affected by the works, no further survey work is required.

7.2.2 With regards to Building 1, which will be affected by the proposals, a precautionary approach to works is recommended, as follows:

- A toolbox talk to site contractors and a pre-works check of Building 1, undertaken by a Licensed Bat Ecologist.
- A pre-works nesting bird check of Building 1 and ivy growing up the north-west corner of the barn, by an Ecological Clerk of Works, if demolition commences during the bird nesting season, which is usually from 1st March to 31st August.
- Should any evidence of bats or nesting birds be found during the works, then works should stop immediately and advice sought from the Ecologist.

7.3 Lighting

7.3.1 The site lies on the edge of the urban area of Westbury with rural habitats to the east and south, and Coach Road to the west, a foraging and commuting route for at least seven bat species (identified during the surveys). Therefore, external lighting should be limited only to where it is needed, lighting should be low-level, directed downwards, and operated by motion sensor and timer to minimize times of illumination.

8. Enhancement Strategy

8.1 Roosting Opportunities

8.1.1 The applicants, Mr and Mrs Osbourne, have shown a great interest in ecology and have already installed two bat boxes along a hedgerow south of Building 1 (images shown in Annex 3). These boxes will provide additional roosting opportunities on the site, for crevice dwelling species, including pipistrelle species recorded foraging in the area during the emergence and re-entry surveys.

8.1.2 In addition to these bat boxes, a standalone night roost structure will be installed on site. This structure will follow the Acer Ecology guidelines for constructing a standalone night roost for greater horseshoe bats[6]. This will be located along the woodland edge to the east of the site, within the applicant's ownership. This will include a timber structure with dimensions of at least 1.2 m in width, 1.8 m in depth and 2.7 m in length. It will be constructed from a timber frame, covered with weatherboard and sealed on the inside with bitumen felt. The structure will support a steep pitched roof covered with tiles or slates with exposed timbers within the roof void. The access points for bats will be around 40 cm x 30 cm in size and located on the south-western aspect. The access point will be a minimum of 1.3 m high.

8.2 Additional Planting

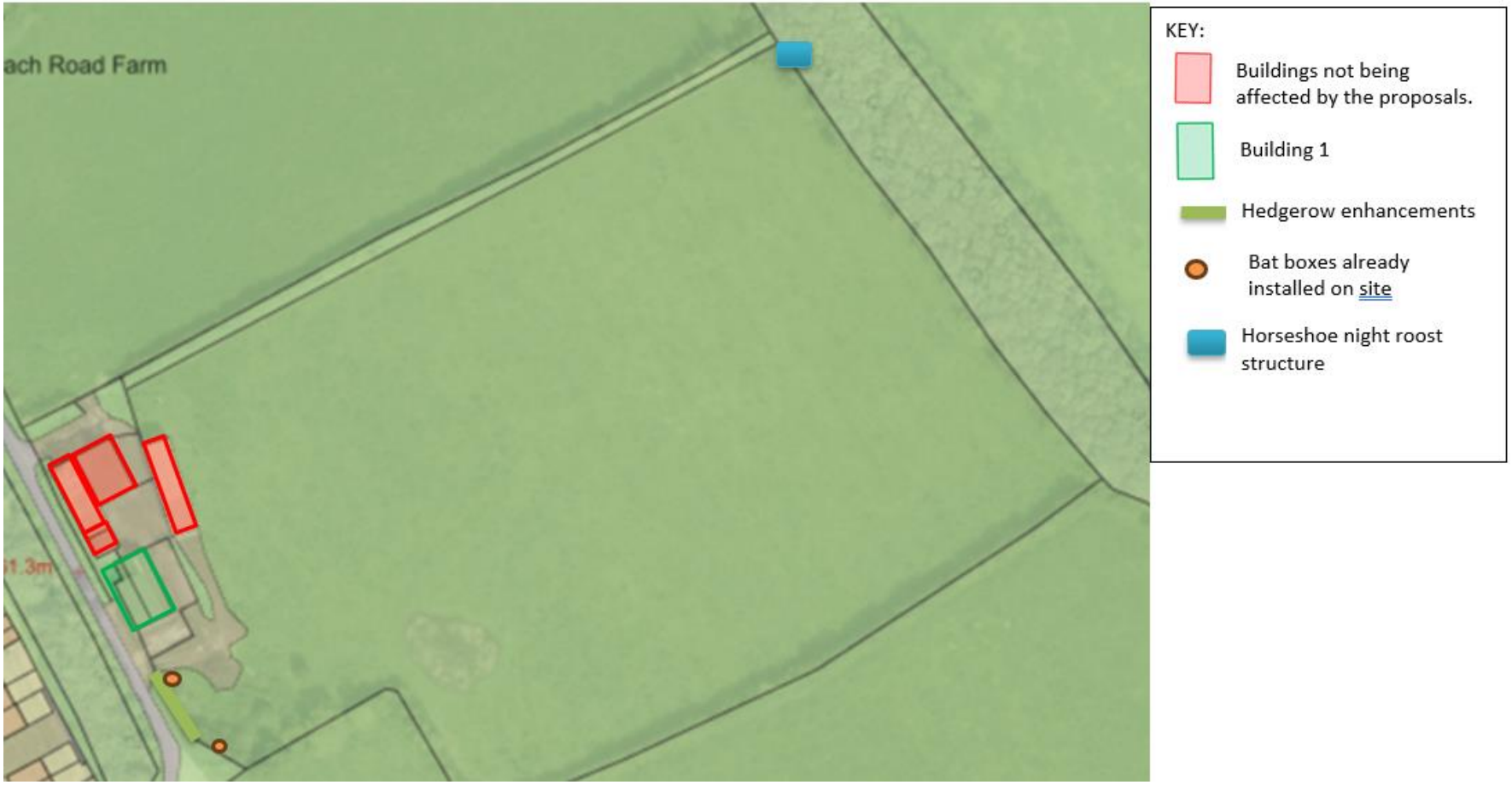
8.2.1 Suitable hedgerows for commuting bats are already present along the boundaries of Mr and Mrs Osbourne's land, with a woodland present adjacent to the eastern boundary. One area of hedgerow, south of Building 1, is currently dominated by scrub and as such will be enhanced as part of this development. This area of scrub will be cleared (within winter and outside of the nesting bird season) and native hedgerow species will be planted, such as hawthorn, hazel, bramble, honeysuckle and blackthorn. This planting will provide additional commuting routes for bats, as well as enhance the number of invertebrates on the site, therefore increasing the food source for bats.

8.2.2 In addition to this, additional native planting will be considered across the site, where possible. Including the planting of night scented species such as honeysuckle, to further enhance the site for foraging bats.

8.2.3 All of the above-mentioned enhancements are shown on Figure 1 below.

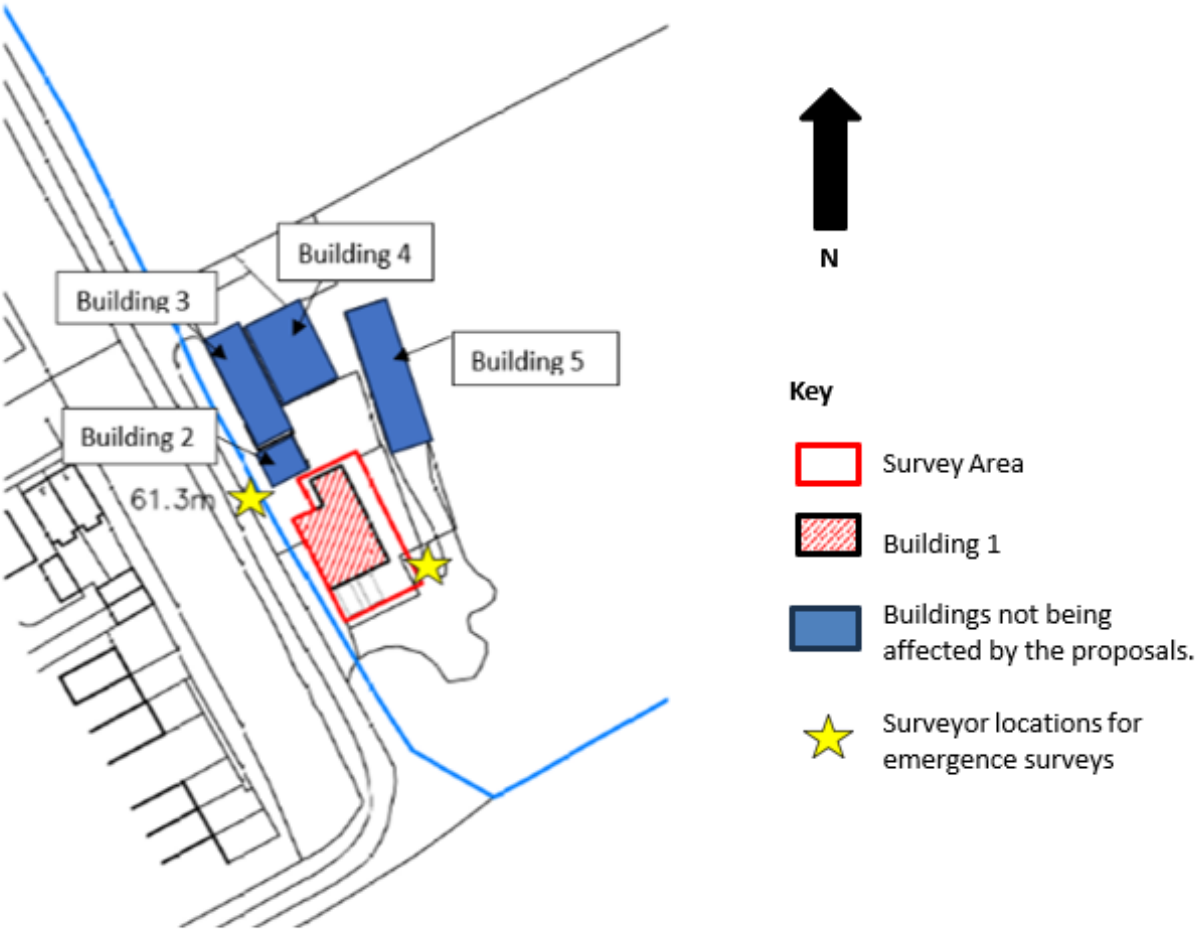
[6] Acer Ecology (2017) Guide to Horseshoe Bat Mitigation https://www.acerecology.co.uk/horseshoe-mitigation/

Figure 1: Site Enhancements

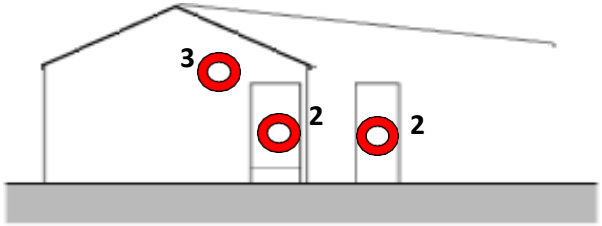


9. Annexes

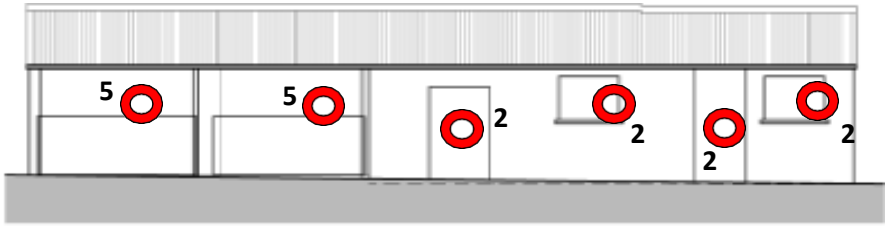
Annex 1: Location Plan (2023)



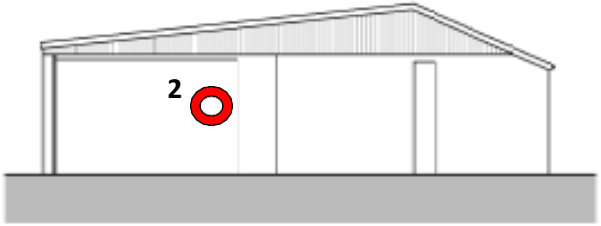
Annex 2: Elevations Plans with Target Notes (May/June 2023)



EX STING
NORTH ELEVATION
SCALE 1:100



EXISTING
EAST ELEVATION
SCALE 1:100



EX STING
SOUTH ELEVATION
SCALE 1:100



EXISTING
WEST ELEVATION
SCALE 1:100

Key

Target Notes 1-5
1 - Missing roof panels
2 - Broken windows and missing/broken doors
3 - Missing blockwork
4 - Ivy on north-west corner
5 – Open elevations

Annex 3: Site Photographs (2023)

1. East elevation of Building 1 showing open compartments and open doorways.



2. West and north elevations showing ivy growing up the north-west corner of Building 1.



3. North elevation of Building 1.



4. Northern-most compartment.



5. Southern-most compartment.



6. Building 2 eastern aspect.



7. Building 3 and 4 southern aspects.



8. Building 3 internal



9. Building 4 internal



10. Building 5 western aspect



11. Installed bat box



12. Scrub hedgerow to be enhanced.

