

Lowans Ecology & Associates

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**Preliminary Roost Appraisal & Barn Owl Survey, Outbuilding 6
Lower Bridmore Farm, Berwick St John, Salisbury,
Wiltshire SP7 0HG**

Prepared for: TFH Reeve on behalf of Mr and Mrs Marris

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Contents

1	Executive summary	3
2	Introduction	4 - 5
2.1	Background	
2.2	Field survey	
2.3	Report	
2.4	Site location	
2.5	Site and building description	
2.6	Description of proposal	
3	Method	6 - 7
3.1	Desk study	
3.1.1	Protected and other notable sites	
3.1.2	Data search	
3.1.3	Zone of influence	
3.2	Date of survey	
3.3	Weather conditions	
3.4	Limitations of survey	
3.5	Survey scope	
3.5.1	Bats - Daytime building survey	
3.5.1.1	Dusk emergence surveys	
3.5.2	Barn owls	
3.5.3	Nesting birds	
3.6	Field equipment	
3.7	Details of surveyor	
4	Results and discussion	8 - 11
4.1	Protected and other notable sites	
4.1.2	Data search	
4.2	Date of survey	
4.3	Weather conditions	
4.4	Limitations of survey	
4.5	Survey scope	
4.5.1	Bats - Daytime building survey	
4.5.1.1	Dusk emergence surveys	
4.5.1.2	Interpretation of survey results	
4.5.2	Barn owls	
4.5.2.1	Interpretation of survey results	
4.5.3	Nesting birds	
5	Legislation	12
6	Recommendations and precautionary mitigation measures	13 - 14
7	References	15
8	Appendices	16 - 30
8.1	Appendix A - Plans	
8.2	Appendix B - Figures	
8.3	Appendix C - Tables	

1 Executive summary

Survey date: 21/01/2025, 12/02/2025, 12/05/2025 & 2/06/2025

Grid reference: ST 96061 21985

Protected sites:

The site lies within Cranborne Chase & West Wiltshire Downs Areas of Outstanding Natural Beauty (AONB) and the Impact Risk Zones for Pincombe Down Site of Special Scientific Interest (SSSI) and Winklebury Hill SSSI. The site lies within a 1km and 5km radius of protected and notable sites.

Data search:

Wiltshire and Swindon Biological Records Centre hold no records for the site. Records of mammals (bat, hedgehog, brown hare and harvest mice), birds, reptiles (grass snake, slow worm and adder), insects (butterfly and moth) and flowering plants are held within a 500m radius of the site.

Bats:

Outbuildings 2, 3, 4, 7, 8, 9, 10 and 11 have a negligible potential for bats.

Outbuilding 2A is being used by crevice-dwelling bats. The most likely access is via the missing mortar on the ridge tile. No work is proposed for the building. No further surveys are recommended; however, if in the future work is to be carried out on the building, further surveys may be required. Advice will be sought from an ecologist.

Outbuilding 6. No bats were observed or recorded on the infrared cameras emerging from the outbuilding. Common pipistrelle and Soprano pipistrelle bats are feeding around the outbuilding.

There will be no adverse impacts on bats due to the proposed planning application. Refer to section 6 for recommendations and precautionary mitigation measures.

Barn owls:

Outbuildings 4 & 10 are being used by at least one barn owl. The status of barn owl at the site, therefore, falls into the category of 'nest site'. Appendix C - Table 1. Conditions 1 to 4 will be adhered to. Refer to section 6 for recommendations and precautionary mitigation measures.

Nesting birds:

2 pairs of swallows are nesting within Outbuilding 6. Preventative mitigation measures and enhancements will be required to ensure no adverse effects/long-term impact on nesting birds due to the proposed work.

Mitigation/Enhancements:

The recommendations and mitigation in section 6 will be conditioned as part of the planning application and will be adhered to.

Surveyor:

Louise Lowans (Natural England Licences: Bat 2015-16733-CLS-CLS. Barn Owl CL29/00005. Dormouse 2016-21322-CLS-CLS.

2 Introduction

2.1 Background

Lowans Ecology & Associates were commissioned by Mr T Reeve, on behalf of Mr and Mrs Marris, to carry out a Preliminary Roost Appraisal and Barn Owl Survey of Outbuilding 6, prior to the proposed planning application.

2.2 Field survey

The aim of the ecology surveys (extended Phase 1 and Phase II) were to confirm the presence/absence of; any protected/notable plant or animal species, any suitable habitats for protected species, such as bats, badgers, reptiles, nesting birds, amphibians, barn owl, dormouse and/or any protected habitats on the site and provide mitigation and/or enhancement as appropriate.

The site was assessed for species and/or habitats protected by the Wildlife and Countryside Act 1981 (as amended), The Protection of Badgers Act 1996, The Hedgerow Regulations Act 2007, The CROW Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended). Species and habitats of principal importance and general biodiversity interest of the site (Natural Environment and Rural Communities Act 2006) were also considered. Surveys were carried out following all relevant guidelines (refer to Section 7 References).

Local Planning Authorities are required to take into account nature conservation issues, incl. species and habitats protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) when making planning decisions. Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework 2019 (NPPF)) and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment and Communities Act 2006 (NERC 2006).

The remit of the ecologist is to recommend a course of action that; a) protects the interest of the European Protected Species and other protected species, b) protects the owners and their agents from committing an offence under the legislation and is the best course of action for primarily the welfare of the protected species, but with some regard to the implementation of the owners' project.

2.3 Report

The report aims to set out the results of the survey, highlighting any effects of the proposed development on any protected species or habitats suitable for protected species on or adjacent to the site and provide mitigation and/or enhancement as appropriate.

2.4 Site location

The site is situated to the southeast of Berwick St John, OS Grid Reference ST 96061 21985. Appendix A - Plan 1.

2.5 Site description

The site comprises of a Grade II Listed farmhouse and 11 outbuildings set within the farmyard of Lower Bridmore Farm. The boundaries of the farmyard are open and lie adjacent to land within the curtilage of Lower Bridmore Farm. The outbuildings are a mixture of traditional barns and Modern Agricultural Buildings. To the west of the farmyard is a pond. The restoration of the pond is covered by a separate planning application PL/2025/02448 and an ecology report by Simon Smart of Smart Land Management & Ecology.

This report refers specifically to Outbuilding 6.

All of the buildings were surveyed, and they are briefly described, to put into context their relationship to each other with regard to their potential use by bats, barn owls and nesting birds. Appendix A - Plan 2. Appendix B - Figures 1 to 18.

Farmhouse (1)

The farmhouse was built in the early 18th Century. It is constructed of limestone and has a Mansard clay tiled roof, with lower Mansard and hipped roof sections on the northeast and southwest elevations of the house. There are two flat-roofed dormer windows on both the northwest and southeast aspects of the main roof. The main roof was re-tiled in 2012, and the tiles are lined with breathable membrane. The loft space is insulated but not boarded out. Attached to the southeast elevation is a single-storey section, it has a pitched clay tiled roof and a chimney. An additional single-storey section was built in 2012, it also has a pitched clay tiled roof. There is a Velux window on the southwest aspect of the roof. The single-storey sections are open to the ridge, and there are no loft spaces. The windows on the 18th Century section of the house are stone mullions. The windows and soffits on the single-storey sections are wooden.

Outbuilding 2

Outbuilding 2 is constructed of stone; it has a pitched clay tiled roof, with Velux windows. The tiles are lined with breathable membrane. The roof is open to the ridge at the western end. There is a loft void at the eastern end. There is a small opening on the east and west gable ends. The window frames, door frames and soffits are wooden. The building was re-roofed in 2012. The building is in a good state of repair.

Outbuilding 2A

Outbuilding 2A is constructed of stone; it has a pitched clay tiled roof, lined with bitumen underfelt. It is open to the ridge. The window and door frames are wooden. The building is in a good state of repair.

Outbuilding 3

Outbuilding 3 is constructed of stone, with a later brick extension. It has a cross-pitched corrugated iron sheet roof. All of the doorways and windows are open. There is a hay loft area that is partially open. The outbuilding is in a poor state of disrepair. It forms part of an upper courtyard set of buildings adjacent to the Grade II Listed farmhouse.

Outbuilding 4

Outbuilding 4 is constructed of single-skin wooden panels set on a brick plinth. It has a pitched corrugated iron sheet roof. It is open to the ridge. All of the windows and doorways are open. The building is in a poor state of disrepair.

Outbuilding 5

Outbuilding 5 is no longer present; it was removed by the previous owners.

Outbuilding 6

Outbuilding 6 is constructed of double-skin wooden panels set on a brick plinth. It has a double-pitched corrugated iron sheet roof. The window and door frames are wooden. The doorways and windows are partially open. There is no loft space. The building is in a poor state of disrepair.

Outbuilding 7

Outbuilding 7 is constructed of a stone elevation with wooden posts. It has a pitched clay tiled roof. It is open on the north, east and south elevations. The building is in a poor state of disrepair.

Outbuildings 8 to 11

Outbuildings 8 to 11 are Modern Agricultural Buildings. The buildings are in an average state of repair.

2.6 Description of proposal

It is proposed to apply for Listed Building Consent and full planning permission to convert and restore the outbuildings as ancillary accommodation and holiday lets. Appendix A - Plan 3.

3 Method

3.1 Desk study

3.1.1 Protected and other notable sites

The location was checked for habitats protected under the Wildlife and Countryside Act 1981 (as amended), and other habitats that could be County Wildlife sites or Biodiversity Action Plan habitats using the Multi-Agency Geographic Information for the Countryside (MAGIC) DEFRA website.

3.1.2 Data search

A data search was requested from Wiltshire and Swindon Biological Records Centre.

3.1.3 Zone of Influence

The study area encompassed the Zone of Influence of the project. The Zone of Influence is defined as "...the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities" (CIEEM, 2018).

The Zone of Influence of the project encompasses different areas with respect to each important ecological feature, depending on its location and sensitivity, and the spatial extent of the relevant biophysical change (e.g. light, noise, habitat loss).

However, the majority of the activities and resultant biophysical changes are unlikely to have an effect beyond the site and the immediate surrounding area. The exceptions to this include birds and bats due to their highly mobile nature, potentially 5-7km for birds and up to 6km for bats (based on Bat Conservation Trust Core Sustenance Zones, 2020), and activities such as uncontrolled discharges of pollutants, changes to ground and surface water drainage, air pollution and the increased demand for recreational activities when the site is occupied, which might extend beyond the immediate surroundings of the site in some instances; for the majority of designated sites in the area this is up to 5km.

Therefore, the Zone of Influence and the study area are broadly considered to extend across the site or just beyond the site boundary in most cases and potentially up to or exceeding 5km with regards to designated sites.

3.2 Date of surveys

The date and time of the survey were recorded.

3.3 Weather conditions

The weather conditions were recorded.

3.4 Limitations of survey

Limitations that may affect the overall survey result were recorded.

3.5 Survey scope

This report includes surveys for the wildlife detailed below (as habitats were not present, or were not deemed suitable, for other species):

Survey Scope: bats, barn owls and nesting birds

3.5.1 Bats - Daytime building surveys

A daytime survey of the site was carried out, it investigated the status of bats by assessing the buildings' suitability for bat roosts and places of rest for bats.

This was achieved by:

Checking external walls, soffits, roof coverings, internal spaces, lofts, beams, ledges, window sills, floors, holes and cavities, etc. that display use by bats - regular use is demonstrated by staining, droppings, feeding remains and worn surfaces.

3.5.1.1 Dusk emergence surveys

Bats were located visually using a surveyor and three modified full-frame Sony A7s cameras with fast prime lenses and RayTEC VAR2i81 Long Range InfraRed 46W 850nm LED lamps. A batbox Baton was attached to the Sony cameras, the echolocation of bats is therefore embedded into the video footage. Each camera is fitted with two Sony batteries, which enable the camera to record for a minimum of 2 hours and 45 minutes. The batteries are recharged to 100% for each survey. The cameras are fitted with a 128GB SD card. After deploying the cameras and lights, the surveyor runs through a checklist to ensure the cameras have been set up correctly before recording is started. The cameras are checked within the first five minutes of recording and throughout the survey. Should there be an equipment failure. The survey would be carried out on another evening, at the expense of the surveyor.

Song Meter Mini Bat detectors were also placed within the site. The video was reviewed using DaVinci Resolve. The videos are reviewed at up to twice the speed and can, where necessary, be viewed frame by frame. Reviewing the footage takes approximately 1.5 hours per camera. The footage that is obtained through the combination of the camera and lights is extremely clear, allowing bats to be clearly seen on the playback; therefore, the surveyor reviewing the footage does not rely on whether bats are echolocating or not. Screenshots of the view from the camera footage, at the start of the survey and the end/darkest point of the survey, were recorded and are shown in Appendix B - Figures 19 to 28. Kaleidoscope software was used to analyse the data recorded on the bat detectors.

Location of the cameras, bat detectors and surveyor 12/05/2025. Appendix A - Plan 4

- Camera 1 with Batbox baton - to view the northeast and northwest elevations of the Outbuilding 6.
- Camera 2 with Batbox baton - to view the northwest and southwest elevations of the Outbuilding 6.
- Camera 3 with Batbox baton - to view the southeast and northeast elevations of the Outbuilding 6.
- The surveyor stood on the northeast side of the site, in view of the northeast and northwest elevations and walked around the site.
- Song Meter Mini Bat detector 1 was placed on the northeast side of the site.
- Song Meter Mini Bat detector 2 was placed on the southwest side of the site.

Location of the cameras, bat detectors and surveyor 02/06/2025. Appendix A - Plan 5

- Camera 1 with Batbox baton - to view the southeast and southwest elevations of the Outbuilding 6.
- Camera 2 with Batbox baton - to view the northeast and northwest elevations of the Outbuilding 6.
- The surveyor stood on the northeast side of the site, in view of the northeast and northwest elevations and walked around the site.
- Song Meter Mini Bat detector 1 was placed on the northeast side of the site.
- Song Meter Mini Bat detector 2 was placed on the southwest side of the site.

3.5.2 Barn owl

The following features were used to assess the buildings' suitability for nesting barn owl *Tyto alba*. Size, openings, ledges, old nest sites, white streaks from droppings and regurgitated pellets and any evidence of current use were noted. Barn owls have distinctive feathers and pellets, enabling accurate identification. Nesting can be confirmed by a build-up of pellets, droppings and feathers from nestlings.

3.5.3 Nesting birds

The site/buildings were surveyed for signs of nests of swallows, house sparrows and other birds, as building works should not conflict with bird breeding seasons.

3.6 Field equipment

Equipment available for use during the survey included a Maglite (LED bulb) torch, ladders, Snap-On endoscope, binoculars, compass, camera, notebook and pen.

3.7 Details of surveyor

Louise Lowans BSc. (Hons), MCIEEM. Director and Principal Ecologist of Lowans Ecology & Associates. Ecologist for over 20 years. Natural England Licences held Bat 2015-16733-CLS-CLS. Dormouse 2016-21322-CLS-CLS. Barn Owl CL29/00005.

4 Results and discussion

4.1 Protected and other notable sites

The site lies within Cranborne Chase & West Wiltshire Downs AONB and the Impact Risk Zones for Pincombe Down SSSI and Winklebury Hill SSSI.

The site lies within a 1km radius of the following protected and notable sites:-

- Pincombe Down SSSI
- Winklebury Hill SSSI
- Windmill Hill Local Wildlife Site (LWS)
- East Ivers Wood LWS
- West Ivers Wood LWS
- Monk's Down LWS
- Pincombe Bank LWS
- Deciduous woodland Priority Habitat
- Ancient & Semi-Natural Woodland
- East Ivers Wood Ancient & Semi-Natural Woodland
- Goscombe Copse Ancient & Semi-Natural Woodland
- Lowland meadows Priority Habitat
- Lowland calcareous grassland Priority Habitat
- Good quality semi-improved grassland Priority Habitat

The site lies within a 5km radius of the following protected and notable sites:-

- Prescombe Down Special Area of Conservation (SAC)
- Prescombe Down SSSI
- Prescombe Down National Nature Reserve
- Gallows Hill SSSI
- Win Green Down SSSI
- Cranborne Chase SSSI
- Lower Coombe and Ferne Brook Meadows SSSI
- Rotherley Downs SSSI
- Bowerchalke Downs SSSI

4.1.2 Data search

Wiltshire and Swindon Biological Records Centre hold no records for the farmhouse or outbuildings. Records of mammals (bat, hedgehog, brown hare and harvest mice), birds, reptiles (grass snake, slow worm and adder), insects (butterfly and moth) and flowering plants are held within a 500m radius of the site.

The MAGIC Defra website holds no records of European Protected Species Licences that have been issued by Natural England for bats, within a 1km radius of the site.

4.2 Date of survey

Daytime surveys

21/01/2025 at 09:00 hours.

12/02/2025 at 09:00 hours.

12/05/2025 at 19:30 hours.

02/06/2025 at 20:00 hours.

Dusk emergence surveys

12/05/2025 commenced at 20:31 hours and ended at 22:16. Sunset was at 20:46 hours.

02/06/2025 commenced at 21:04 hours and ended at 22:56. Sunset was at 21:49 hours.

4.3 Weather conditions

21/01/2025

The weather was dry with 50% cloud cover. The air temperature was 4°C. There was no wind.

12/02/2025

The weather was dry with 100% cloud cover. The air temperature was 8°C. There was no wind.

12/05/2025

The weather conditions at the start of the survey were dry with 50% cloud cover. The air temperature was 14.5°C. The humidity was 60%. The wind measured 1 on the Beaufort scale.

The weather conditions at the end of the survey were dry with 80% cloud cover. The air temperature was 12.3°C. The humidity was 83%. There was no wind.

02/06/2025

The weather conditions at the start of the survey were dry with 10% cloud cover. The air temperature was 13°C. The humidity was 62%. The wind measured 4 on the Beaufort scale.

The weather conditions at the end of the survey were dry with no cloud cover. The air temperature was 10°C. The humidity was 88%. The wind measured 4 on the Beaufort scale.

4.4 Limitations of survey

There were no limitations to the survey.

4.5 Survey scope

4.5.1 Bats - Daytime building surveys

Outbuilding 2

The outbuilding has high levels of natural light throughout the barn. The loft void at the northeastern end of the building also has high light levels from the Velux window. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found. There are no gaps between the rafters or holes in the stone or brickwork that could be used by crevice-dwelling bats. There is no staining on the breathable membrane. Externally, there are no raised or missing roof tiles.

Outbuilding 2A

The owner of the site reported that scattered bat droppings had previously been at the eastern end of the building. The most likely access is via the missing mortar on the ridge tiles. The building will be retained.

Outbuilding 3

Outbuilding 3 has high levels of natural light and is extremely draughty from the open windows and doorways. There are no gaps between the rafters or holes in the stone or brickwork that could be used by crevice-dwelling bats. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found.

Outbuilding 4

Outbuilding 4 has high levels of natural light and is draughty from the open window and doorways. There are no gaps between the rafters that could be used by crevice-dwelling bats. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found.

Outbuilding 6

There are no gaps between the rafters that could be used by crevice-dwelling bats. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found within the building during any of the surveys. However, the gaps between the wooden boards have a low potential to be used by crevice-dwelling bats.

Outbuilding 7

Outbuilding 7 was found to have a negligible potential for use by bats.

Outbuildings 8 to 11

The MABs were found to have a negligible potential for use by bats.

4.5.1.1 Dusk emergence surveys

Outbuilding 6

12/05/2025

Surveyor observed the following:-

- No bats were observed emerging from the outbuilding. Common pipistrelle and Soprano pipistrelle bats are feeding around the outbuilding.

Infrared cameras

IR Cameras:-

- No bats were observed emerging from the outbuilding.

Song Meter Mini Bat Detectors

- Mini Bat Detector 1 (Northeast side of site). Recorded Soprano pipistrelle and common pipistrelle bats between 21:10 and 22:15 hours. A whiskered bat was recorded at 22:16 hours.
- Mini Bat Detector 2. (Southwest side of site). Recorded Soprano pipistrelle and common pipistrelle bats between 21:10 and 22:31 hours.

02/06/2025

Surveyor observed the following:-

- No bats were observed emerging from the outbuilding. Common pipistrelle and Soprano pipistrelle bats are feeding around the outbuilding.

Infrared cameras

IR Cameras:-

- No bats were observed emerging from the outbuilding.

Song Meter Mini Bat Detectors

- Mini Bat Detector 1 (Northeast side of site). Recorded Soprano pipistrelle and common pipistrelle bats between 21:49 and 22:52 hours. A serotine bat was recorded at 22:40 hours.
- Mini Bat Detector 2. (Southwest side of site). Recorded Soprano pipistrelle and common pipistrelle bats between 21:52 and 22:56 hours.

4.5.1.2 Interpretation of survey results

- Outbuildings 2, 3, 4, 7, 8, 9, 10 and 11 have a negligible potential for bats.
- Outbuilding 2A is being used by crevice-dwelling bats. The most likely access is via the missing mortar on the ridge tile. No work is proposed for the building. No further surveys are recommended; however, if in the future work is to be carried out on the building, further surveys may be required. Advice will be sought from an ecologist.
- Outbuilding 6. No bats were observed or recorded on the infrared cameras emerging from the outbuilding. Common pipistrelle and Soprano pipistrelle bats are feeding around the outbuilding.

With regards to Outbuilding 6, bats are not considered to be present. No further surveys are recommended. There will be no adverse impacts on bats due to the proposed planning application.

4.5.2 Barn owls

Outbuildings 3, 6, 7, 8, 9 and 11

No evidence of barn owl was found.

Outbuilding 2

No evidence of barn owls was found within the barn. Although the loft area at the eastern end is a suitable location for a roost, at present it is unlikely to be used as it is too light due to the Velux window.

Outbuilding 4

21/01/2025

White splashes and 17 barn owl pellets, including fresh pellets and ones showing disintegration, were found scattered throughout the barn. No live or dead barn owls were observed.

12/02/2025

Despite entering the barn very quietly, a barn owl was flushed from the barn. It flew into Outbuilding 10. Fresh pellets were observed.

2/05/2025 & 02/06/2025

No fresh pellets were observed.

Outbuilding 10

The barn owl box at the internal east gable end is being used by at least one barn owl. A barn owl was observed flying into the building when it was accidentally flushed from Outbuilding 4 during the site visit on 12/02/2025 and on 2/06/2025 flying out of the barn owl box.

4.5.2.1 Interpretation of survey results

Outbuildings 4 & 10 are being used by at least one barn owl. The status of barn owl at the site, therefore, falls into the category of 'nest site'. Appendix C - Table 1. Conditions 1 to 4 will be adhered to. Refer to section 6 for recommendations and precautionary mitigation measures.

4.5.3 Nesting birds

2 pairs of swallows are nesting within Outbuilding 6. Preventative mitigation measures and enhancements will be required to ensure no adverse effects/long-term impact on nesting birds due to the proposed work.

5 Legislation

5.1 Bats

Bats and their places of rest are fully protected under UK and European Law. Within the Conservation of Habitats and Species Regulations 2017 (as amended), it is stated that it is illegal to intentionally damage, destroy or obstruct access to any place that a bat uses for shelter, including during the process of a development, unless a Natural England European Protected Species Licence (EPSL) has been granted.

Advice from Natural England is that a licence **is** needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that, on balance, the proposed activity is **reasonably likely** to result in an offence under Regulation 41; or

If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that, on balance, the proposed activity is **reasonably unlikely** to result in an offence under Regulation 41, then no licence is required. However, in these circumstances, Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If bats are found, then work should cease and an application should be made to Natural England.

Regulation 41 states that

- (1) A person commits an offence if he—
- (a) deliberately captures, injures or kills any wild animal of a European protected species,
 - (b) deliberately disturbs wild animals of any such species,
 - (c) deliberately takes or destroys the eggs of such an animal, or
 - (d) damages or destroys a breeding site or resting place of such an animal,

For the purposes of paragraph (1)(b), disturbance of animals includes, in particular, any disturbance which is likely

- (a) to impair their ability
 - (i) to survive, to breed or reproduce, or to rear or nurture their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate;
- or
- (b) to affect significantly the local distribution or abundance of the species to which they belong.

- (2) It is an offence for any person—
- (a) to be in possession of, or to control,
 - (b) to transport,
 - (c) to sell or exchange, or
 - (d) to offer for sale or exchange.

5.2 Barn owl

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing and injuring. This also includes protection from damage, destruction or taking of a nest, eggs or young whilst the nest is in use or being built. Barn owls receive additional protection through being listed on Schedule 1 of the Act, which gives them special protection. It is illegal to undertake any work which could cause disturbance to breeding barn owls at or near the nest site. Anyone who could reasonably be expected to know that something they are about to do may disturb breeding barn owls, and fails to check whether barn owls are present, may be guilty of an offence under the Countryside and Rights of Way Act 2000.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage or destroy a wild barn owl nest whilst in use or being 'built' (barn owls do not 'build' a nest, they make a scrape).
- Intentionally take or destroy a wild barn owl egg.
- Have in one's possession or control a wild barn owl (dead or alive), or egg (unless one can show that it was obtained legally).
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

5.3 Nesting birds

All birds, their nest and eggs are protected by 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, young or nest whilst it is being built or in use or prevent parent birds access to their nests.

6 Recommendations, precautionary mitigation measures and enhancements

The National Planning Policy Framework sets out national planning policies on the protection of biodiversity and geological conservation. Circular 06/05 (DEFRA 01/05): Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within the Planning System provides administrative guidance on the application of the law in England relating to planning and nature conservation.

The following recommendations will be conditioned as part of the planning application and will be adhered to.

6.1 Bats

1. There are no timing constraints as to when the work is carried out.
2. The survey was conducted in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition), The Bat Conservation Trust, London. Collins, J. (ed.) (2023). It shows the situation at the time of the survey.
3. If at any time during building work, bats are found, then work must stop by Law and the consultant ecologist, Louise Lowans (07983 664173) contacted for advice.
4. As bats are commuting within the site. The lighting within the site will adhere to the latest guidance, as detailed in Guidance Note 08/23 Bats and Artificial Lighting at Night. Bats and the built environment series, Bat Conservation Trust (London) & Institution of Lighting Professionals (Rugby) (2023).
 - a) Lighting will be directed to where it is needed through the design of the luminaire and by using accessories such as cowls or hoods,
 - b) The boundary hedges will not be lit,
 - c) Lights will not be on constantly throughout the night, creating dark periods to allow bats to continue foraging without light spill affecting them.

6.2 Barn owls

1. Outbuildings 4 & 10 are being used by at least one barn owl. The status of barn owl at the site, therefore, falls into the category of 'nest site'. Appendix C - Table 1. Conditions 1 to 4 will be adhered to.
2. Before work commences on site, the outbuildings will be checked at least two months before the start of the proposed construction work to ascertain whether barn owls have increased their use of the site for signs of use by barn owls.
3. Permanent provision for barn owl (a barn owl box) has been installed in Outbuilding 10. If permanent provision cannot be incorporated into the design of Outbuilding 4. Permanent provision will be created in another outbuilding on the site. It is recommended that Outbuilding 2 is used, as a loft area is already present and there is an access hole overlooking the adjacent fields. A section behind the entrance hole on the gable end will be partitioned off to create a suitable roost space.
4. The barn owl roost space will be created before the proposed work to Outbuilding 4 commences.
5. Built-in nest space in an unheated outbuilding
6. Owl hole minimum size: 100mm wide x 200mm high, optimum size 130mm x 250mm, maximum size 200mm x 300mm.
7. Floor area of nest chamber: absolute minimum 0.4m² (e.g. 500mm x 800mm or 400mm x 1m), ideal size is 1m² (1 metre x 1 metre). Depth from the bottom of the entrance hole to the floor of the nesting area must be not less than 450mm.
8. The bottom of the hole must not have any sharp edges or narrow gaps in which a toe or talon could get caught.
9. A grippable ledge (e.g. stone or slatted timber) below the owl hole provides an exercise platform for emerging owlets.
10. A removable inspection hatch or door in the back of the owl space (accessible from the building interior) is required to enable the roost to be cleaned occasionally.
11. If barn owls are found during the proposed building work. Work in the local vicinity will stop, and Lowans Ecology and Associates (07983 664173) will be contacted immediately for advice.

12. No security lighting will be placed above or below the entrance hole. Any security lighting will be low-level and will be on timers so that the level of light pollution is kept to a minimum.

6.3 Nesting birds

1. The proposed work to Outbuilding 6 will not commence until the swallows have migrated, usually in September.
2. Permanent provision for swallows will be created on site. At least 2 x permanent swallow cups will be erected within the site, location to be agreed with the ecologist. There will be permanent open access to the cups. The cups will be securely fixed adjacent to a rafter or external wall if the overhang of the roof is sufficient. The cups will be at least a metre apart.
3. Swallow cup Appendix B - Figure 29.
4. No security lighting will be placed above or below the swallow cups. Any security lighting will be low-level and will be on timers so that the level of light pollution is kept to a minimum.

6.4 Further survey work

1. If the proposed work is not carried out within two years or the proposed plans change, a follow-up ecological survey may be required. The ecologist will be contacted for advice.

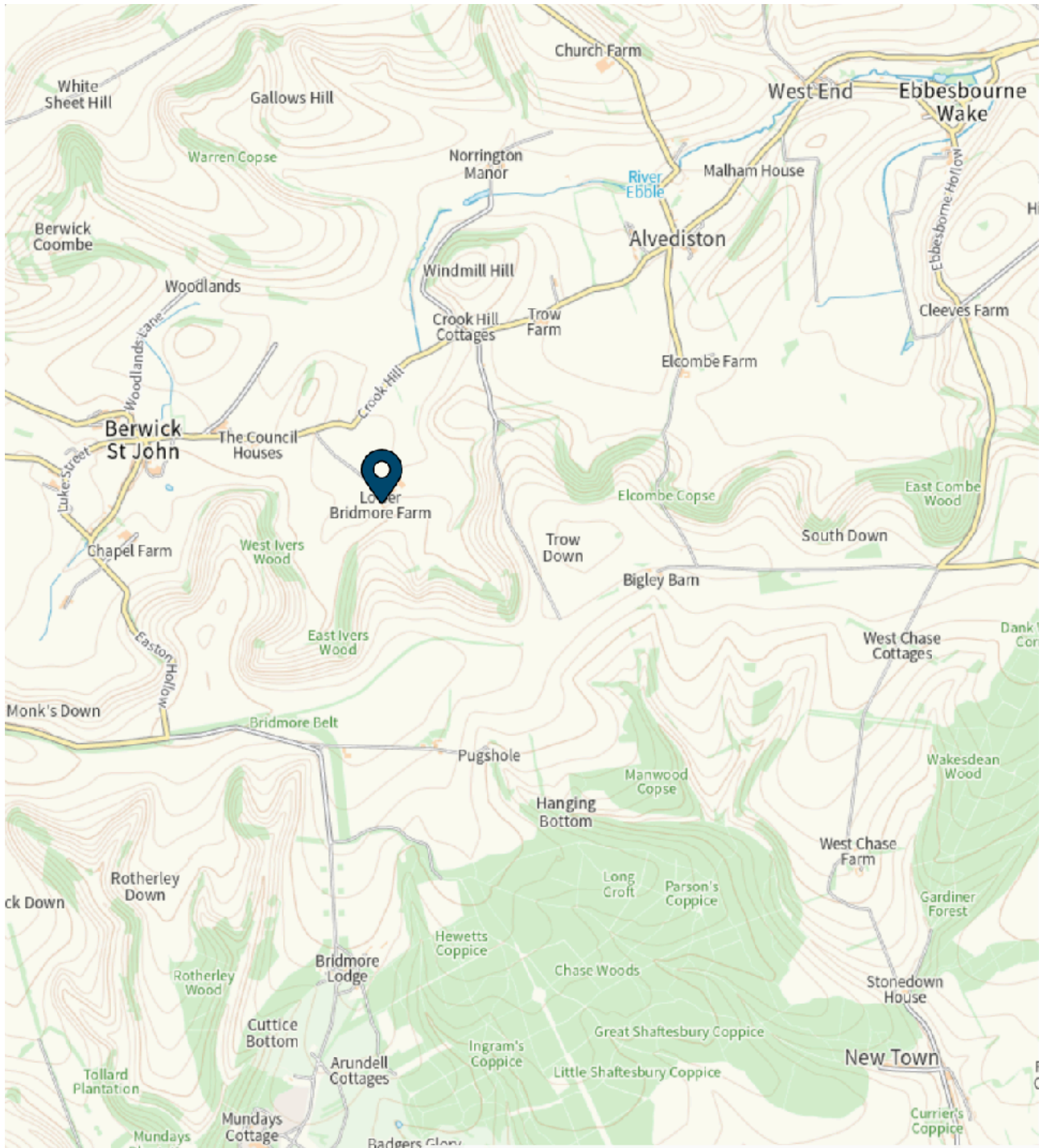
7 References

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8 Appendices

8.1 Appendix A - Plans

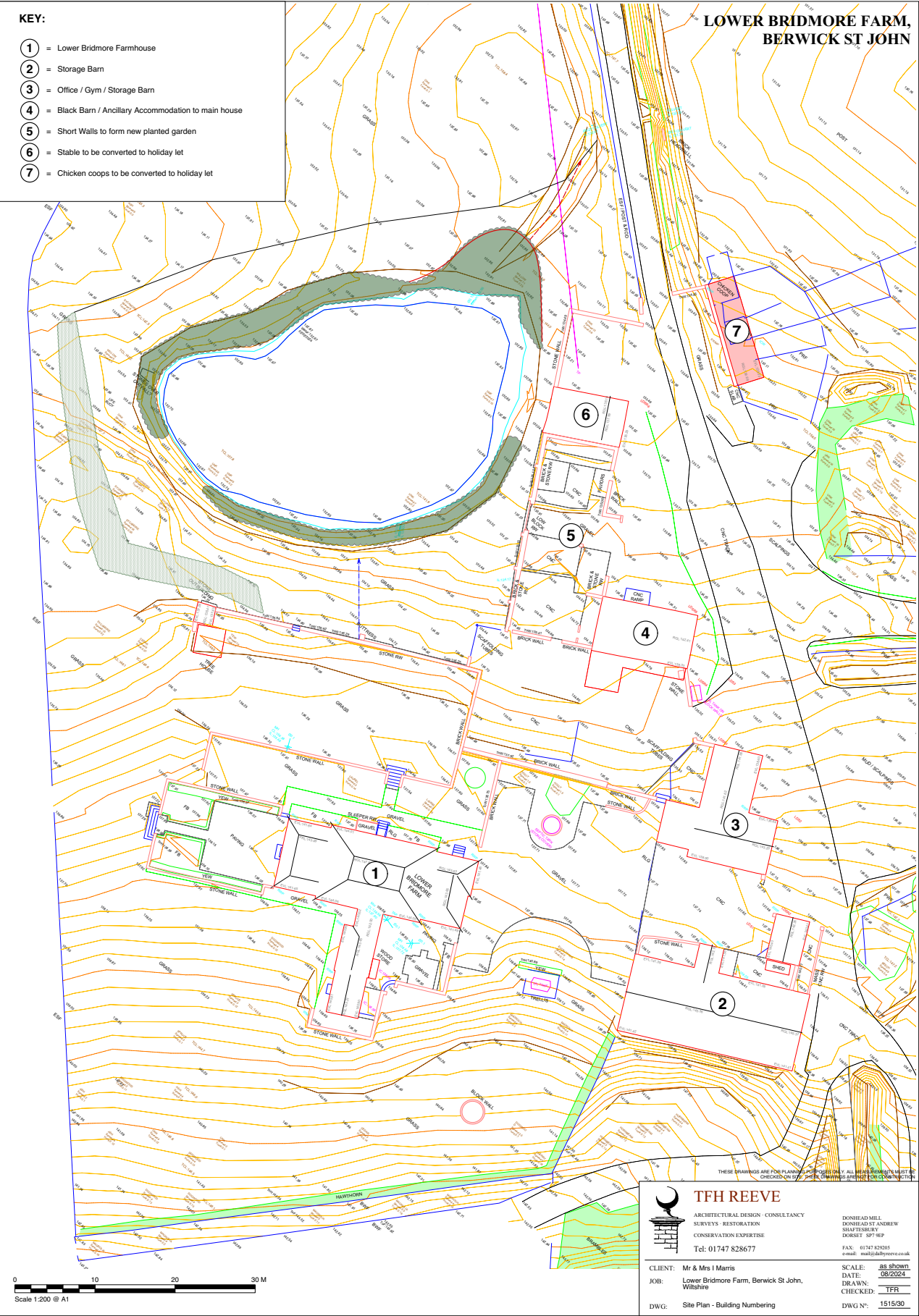
Plan 1 - Location plan



Plan 2 - Existing site plan

- 1 - Farmhouse
- 2 - Stone barn pitched clay tiled roof. No loft. Loft void eastern end. Accessed via opening east gable end
- 2A - Stone barn pitched clay tiled roof. No loft
- 3 - Stone & brick barn, cross pitched corrugated sheet roof, hay loft & open to the ridge. Open window & doors
- 4 - Barn - Single wooden panels set on brick plinth. Pitched corrugated sheet roof. No loft. Open windows & doors
- 5 - Building removed by previous owner
- 6 - Double skin wooden panels set on brick plinth. No loft. Open windows & doors
- 7 - Field shelter pitched clay tiled roof. No loft. Open on north, east and south elevations
- 8 - Modern Agricultural Building (MAB)
- 9 - MAB
- 10 - MAB
- 11 - MAB

Plan 3 - Proposed site plan



Plan 4 - Location of IR cameras, surveyor and bat detectors during dusk emergence surveys 12/05/202512/05/2025

C1 = Camera 1 with Batbox baton - to view the northeast and northwest elevations of the Outbuilding 6

C2 = Camera 2 with Batbox baton - to view the northwest and southwest elevations of the Outbuilding 6

C3 = Camera 3 with Batbox baton - to view the southeast and northeast elevations of the Outbuilding 6

S = Surveyor stood on the northeast side of the site, in view of the northeast and northwest elevations and walked around the site

D1 = Song Meter Mini Bat detector 1 was placed on the northeast side of the site

D2 = Song Meter Mini Bat detector 2 was placed on the southwest side of the site

Plan 5 - Location of IR cameras, surveyor and bat detectors during dusk emergence surveys 02/06/2025

02/06/2025

C1 = Camera 1 with Batbox baton - to view the southeast and southwest elevations of the Outbuilding 6

C2 = Camera 2 with Batbox baton - to view the northeast and northwest elevations of the Outbuilding 6

S = Surveyor stood on the northeast side of the site, in view of the northeast and northwest elevations and walked around the site

D1 = Song Meter Mini Bat detector 1 was placed on the northeast side of the site

D2 = Song Meter Mini Bat detector 2 was placed on the southwest side of the site

8 Appendices

8.2 Appendix B - Figures

Figure 1 - Outbuilding 2



Figure 2 - Outbuilding 2



Figure 3 - Outbuilding 2



Figure 4 - Outbuilding 2



Figure 5 - Outbuilding 2A



Figure 6 - Outbuilding 3



Figure 7 - Outbuilding 3



Figure 8 - Outbuilding 3



Figure 9 - Outbuilding 3



Figure 10 - Outbuilding 4



Figure 11 - Outbuilding 4



Figure 12 - Outbuilding 6



Figure 13 - Outbuilding 6



Figure 14 - Outbuilding 6



Figure 15 - Outbuilding 6



Figure 16 - Outbuilding 6



Figure 17 - Outbuilding 7



Figure 18 - Outbuilding 7



Figure 19 - Camera 1 Northeast and northwest elevations of Outbuilding 6. Start of survey 12/05/2025



Figure 20 - Camera 1 Northeast and northwest elevations of Outbuilding 6. End of survey 12/05/2025



Figure 21 - Camera 2 Northwest and southwest elevations of Outbuilding 6. Start of survey 12/05/2025



Figure 22 - Camera 2 Northwest and southwest elevations of Outbuilding 6. End of survey 12/05/2025



Figure 23 - Camera 3 Southeast and southwest elevations of Outbuilding 6. Start of survey 12/05/2025



Figure 24 - Camera 3 Southeast and southwest elevations of Outbuilding 6. End of survey 12/05/2025



Figure 25 - Camera 1 Northeast and northwest elevations of Outbuilding 6. Start of survey 02/06/2025



Figure 26 - Camera 1 Northeast and northwest elevations of Outbuilding 6. End of survey 02/06/2025



Figure 27 - Camera 2 Southwest and southeast elevations of Outbuilding 6. Start of survey 02/06/2025



Figure 28 - Camera 2 Southwest and southeast elevations of Outbuilding 6. End of survey 02/06/2025



Figure 29 - Example of permanent swallow cup



8 Appendices

8.3 Appendix C - Tables

Table 1 - Conditions to be attached to planning consent with regards to barn owls

Barn Owl occupation status	Conditions to be attached to the planning consent			
	Condition 1 Maintain (or allow for) continuity of occupation	Condition 2 An immediately pre-development survey will be needed	Condition 3 Restrict the timing of when works can commence	Condition 4 Ensure site is permanently available to Barn Owls in the future
No evidence of Barn Owls found but the site is or was a potential roost or nest site	No	Yes	No	Yes
Old roost site : evidence of roosting found but no sign within the last 2 years. No evidence of nesting, past or present	No	Yes	No	Yes
Recent roost site : evidence of roosting within the past 2 years but no evidence of nesting past or present	Yes	Yes	No	Yes
Current pair roosting : evidence of two Barn Owls roosting within the past month but no evidence of nesting, past or present	Yes	Yes	Yes	Yes
Nest site : evidence that Barn Owls are currently nesting or have nested at some time in the past OR inadequate survey	Yes	Yes	Yes	Yes