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Claude Murton and Fi Wadey
6 Pinwood Lane,
Exeter,
EX4 8NQ

Date: 11 April 2023
Ref: ORB_3180_BWJ

Dear Claude and Fi,

Re: Bat and Bird Assessment – 6 Pinwood Lane, Exeter, EX4 8NQ

On the 5th of April 2023, Orbis Ecology Ltd assessed the property 6 Pinwood Lane for its suitability to support roosting bats and nesting birds. The findings are presented in this letter which can be submitted to the Local Planning Authority (LPA) as part of a planning application. The Devon Wildlife Checklist is included at the end of this letter should it be required by the LPA.

The assessment was undertaken by Bryony Wilgar-Jones MScRes of Orbis Ecology Ltd. Bryony holds a Bat Level 1 Survey Class Licence 2022-10414-CL17-BAT and is a Qualifying Member of CIEEM, experienced in conducting bat and bird surveys. The survey was completed in accordance with the *'Bat Surveys for Professional Ecologists'* Guidance (2017) and the recommendations provided in this letter are in-line with British Standard 42020:2013.

Background to the legislation

All species of bat are protected under Schedules 5 and 6 of the Wildlife and Countryside Act 1981 (and as amended) and are also protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are listed under Appendix III of the Bern Convention and Annex IV of the EC Habitats Directive. Bats and their habitats are also listed under Appendix II of the Bonn Convention and therefore the UK has an obligation to protect their habitat, including links to important feeding areas.

It is unlawful to kill, capture, injure or take a wild bat anywhere in the UK. It is unlawful to disturb bats anywhere (roost, flights or foraging areas) in particular if the level of disturbance can be shown to

impair their ability to survive, to breed or reproduce or to rear or nurture their young or hibernate. It is illegal to damage or destroy a place used by a bat for breeding or resting.

It is also an offence under the Wildlife and Countryside Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

All wild birds are protected under part 1 of the Wildlife and Countryside Act 1981. Therefore, in the UK it is an offence to:

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

To avoid committing an offence no works should be carried out on a structure/feature that is being used by nesting birds. Nesting is deemed to be over when the young have fully fledged.

Proposed Development

It is proposed to construct a new dwelling on land adjacent to 6 Pinwood Lane. The garage and utility room will be demolished, and the roof of the proposed new dwelling will tie-in to the roof of Number 6.

Survey Findings

The weather conditions were scattered cloud (11°C). The building surveyed comprises a semi-detached house, constructed in approximately the 1960's (grid reference: SX 94645 94496). The property is located in a residential area in the north of Exeter, Devon. The house is constructed from brick, with a roof of cement interlocking tiles. The roof is lined with bitumen felt and the property has wood and plastic soffits. There is a large roof void, used for storage. There is a single-storey extension to the rear elevation of the property which was constructed in 2020. The roof of the garage to the north elevation of the property has been removed. A utility room attached to the north elevation has been demolished. The adjacent Site comprises an area of cleared land, garden and a newly built, wood-clad workshop to the north. There is a bank with trees, scrub and shrubs along the north-eastern boundary.

The site was surveyed for evidence of bat use and nesting birds.

There was no evidence of bats such as bat droppings in the roof void. The soffits are in good condition with no gaps. Ridge tiles and cement interlocking roof tiles are in good condition except for one small gap under a roof tile on the front elevation. However, this area will not be affected by the proposed works. The garage has no roof and does not provide suitable conditions for roosting bats.



No evidence of bats was found and there are no features suitable for roosting bats. The building was assessed as having **negligible** suitability to support roosting bats. It is therefore considered the proposals will have a **negligible** impact on bats and/or bat roosts due to the lack of features suitable for roosting bats and the lack of evidence of their presence.

There was no evidence of nesting birds in/on the property. All vegetation on the bank along the north-eastern boundary will be retained and there will be no removal of trees or vegetation. There are no predicted impacts on nesting birds.

Recommendations

No further survey work is required. The works are not expected to impact bats or nesting birds. However, due to the small size of bats and their ability to roost in very small crevices, a precautionary approach to the work is advised. If a bat (or signs of bats, such as droppings) is found then works should stop and a licensed bat ecologist should be consulted. Bats should not be handled unless they are injured, in which case using gloves, the bat should be placed in a small breathable container and advice sought from:

- Orbis Ecology 01626 638042 enquiries@orbisecology.co.uk

To enhance the Site for nesting birds and to provide a Biodiversity Net Gain, provision for nesting birds should be integrated into the new property. This will comprise 1 x swift brick installed in the new building (such as <https://www.nhbs.com/woodstone-build-in-swift-nest-box-deep>). Recent evidence indicates that swift bricks are readily used by a variety of small bird species as well as swifts, often in preference to species specific models such as sparrow terraces. The swift brick should be placed on a side of the building that gets some shade during the day and if possible, under an overhang or under the eaves, to give protection from weather and heat. The swift brick should be sited at least 5 metres above ground, with clear adjacent airspace so the Swifts can access it in high-speed direct flight (they usually fly straight in to avoid the risk of predation).

Should you need any further information, please do not hesitate to contact me.

Yours sincerely,

Bryony Wilgar-Jones MScRes

Ecologist

Orbis Ecology Ltd





Front elevation



Rear elevation





Roof void



Vegetated bank along the north-eastern boundary



Proposed location of new dwelling



Devon Wildlife Checklist (to be filled in by the ecological consultant and included in the front of the Wildlife Report)

A.1 Protected and priority species (relates to question 13a in the planning application form).

A tick or cross must be placed in all boxes in column two (shaded) and then, where there is a tick, all other boxes in that row. Where species are present please email this form to Devon Biodiversity Records Centre - DBRC@dbrc.org.uk.

Location: 6 Pinwood Lane, Exeter, EX4 8NQ

Grid reference for centre of site (6 digit): SX946944

Planning Application reference:

Name of surveyor and consultancy: Bryony Wilgar-Jones, Orbis Ecology

Date that surveys carried out: 05/04/2023

Sent to DBRC: N

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? <u>Tick or cross</u>	Detailed survey needed to clarify impacts and mitigation requirements?	Detailed survey carried out and included?	Species Present or Assumed to be present on site Indicate <u>with P or A</u> and <u>name the species</u>	Impact on species?	Detailed Conservation Action Statement included? Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement	EPS offence committed? Three tests met?	Grid reference for specific location of species (if required for large sites)
Bats (roost)	X							
Bats (flight line / foraging habitat)	X							
Dormice	X							
Otters	X							
Great crested newts <i>(*check consultation zone)</i>	X							
Cirl buntings <i>(*check consultation zone)</i>	X							
Barn owls	X							
Other Schedule 1 birds	X							
Breeding birds	X							
Reptiles	x							
Native crayfish	X							
Water voles	X							
Badgers	X							
Other protected species	X							
UK BAP priority species	X							
Devon BAP key species	X							
Invasive species	X							

- Devon consultation zones for cirl buntings and great crested newts - <http://www.devon.gov.uk/index/wildlife.htm>
- UK BAP priority species - <http://jncc.defra.gov.uk/page-5717>
- Devon BAP key species - http://www.devon.gov.uk/dbap-section_e.pdf (note that this list is currently being updated)

A.2 Designations / important habitats / sites of geological importance (relates to questions 13 b & c in the planning application form)

A tick or cross must be placed in all boxes in column two and then, where there is a tick, all other boxes in that row.

Designation Terrestrial, intertidal, marine	Within site or potential impact. <small>Tick or cross</small>	Name of site / habitat	Detailed Conservation Action Statement included in report?	Habitat balance sheet included (showing area of habitats lost, gained and overall net gain)	Relevant organisation consulted & response included in the application?
Statutory designations					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	X		Sufficient information included for the LPA to undertake an HRA?		
Site of Special Scientific Interest (SSSIs)	X				
Marine Conservation Zone (MCZ)	X				
Local Nature Reserve (LNR)	X				
Non-statutory wildlife designations					
County Wildlife Site (CWS)	x				
Ancient woodland	X				
Special Verge	X				
UK BAP Priority habitat	X				
Local Biodiversity Network (mapped by Devon Wildlife Trust / through Green Infrastructure work)	X				
Non-statutory geological designation					
County Geological Site (CGS or RIGS)	X				

- List of UK BAP priority habitats - <http://jncc.defra.gov.uk/page-5718>
Table headings last updated: 22nd September 2014