The Shippon at The Lodge

Drury Land Ty Broughton SY13 3BE

Bat and Bird Survey Report

January 2026



Produced by Wildbanks Conservation

www.wildbanksconservation.com

REPORT VERIFICATION AND DECLARATION OF COMPLIANCE

Report Version	Date	Completed by:	Date:	Approved by:
Final	04/01/2026	Tanya Cobb	05/01/26	M. Smith

The information we have prepared is true and we confirm that the opinions expressed are our true and professional bona fide opinions.

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C O N T E N T S

1.0 Introduction

2.0 Site Description

3.0 Survey Methodology

4.0 Results

5.0 Discussion and Recommendations

6.0 References

APPENDICES

A1 Site Photographs – plates 1-8

A2 Figures

A3 Legislation and Planning Policy

1.0 INTRODUCTION

1.1 This Bat and Bird Report has been prepared on behalf of Mr and Mrs Onan-Read and provides the results of a Preliminary Roost Assessment (PRA) and emergence surveys undertaken on a disused agricultural barn at The Lodge, Drury Lane, Ty Broughton SY13 3BE (approximate OS Grid Ref: SJ 47635 42280) during the summer of 2025.

1.2 The PRA and subsequent emergence surveys were required to establish the presence or likely absence of roosting bats within the property, identify potential constraints to the proposal, and outline any mitigation measures that might be needed where relevant. If a bat or its roost/place of rest or shelter is identified and subsequently affected by the works, then a European Protected Species Development Licence, issued by Natural Resources Wales (NRW), would be required to proceed with the development without potentially breaking the law.

1.3 In addition to roosting potential, the development site and surrounding habitat may also be used by bats for foraging and commuting or birds for breeding and nesting. Any loss or fragmentation of linear features or foraging areas (e.g. woodland edges, hedgerows, or open glades) should be assessed in terms of ecological functionality, with mitigation or enhancement measures proposed where necessary to maintain habitat connectivity and minimise disturbance, particularly from lighting.

1.4 The proposed works consist of renovating an agricultural barn into a single, residential dwelling, with associated garden landscaping. The barn in question was originally used as a cattle shed and is known as the "Shippon". The proposed works area includes the Shippon building, areas of hardstanding to the north and southeast of the building and grass area to the northeast of the building. The works area is defined by the redline boundary on Figure 1 and is from this point referred to as the "Site". The wider landownership boundary is shown by the blue line. The Site is situated directly northeast of the house known as The Lodge.

1.5 A detached stable block lies to the west of the Site, and no works are proposed to take place on this building and it will remain as it currently is post development.

2.0 SITE DESCRIPTION

2.1 The Site is situated approximately 6km to the west of Whitchurch and is surrounded by farmland in all directions. The wider landscape includes mostly farmland, with scattered woodland connected by hedgerows. Farmland, arable and pasture, is not the optimum foraging habitat for many bat species, however, following the desk top study, it appears that across the farmland habitat, a large number of ponds can be found, some obviously with trees around them. The quality of these ponds is not known; however, it is presumed that they provide valuable foraging value to local bats,

particularly those that favour feeding over water and riparian habitats e.g. Whiskered/Brandt's bat and Soprano pipistrelle (Collins, 2023).

2.2 The immediate habitat and wider landscape surrounding the site is considered to be of moderate foraging value to bats due to the network of open grassland, scattered woodland, ponds and connecting hedgerows and lanes providing suitable foraging and commuting habitat for a variety of bat species.

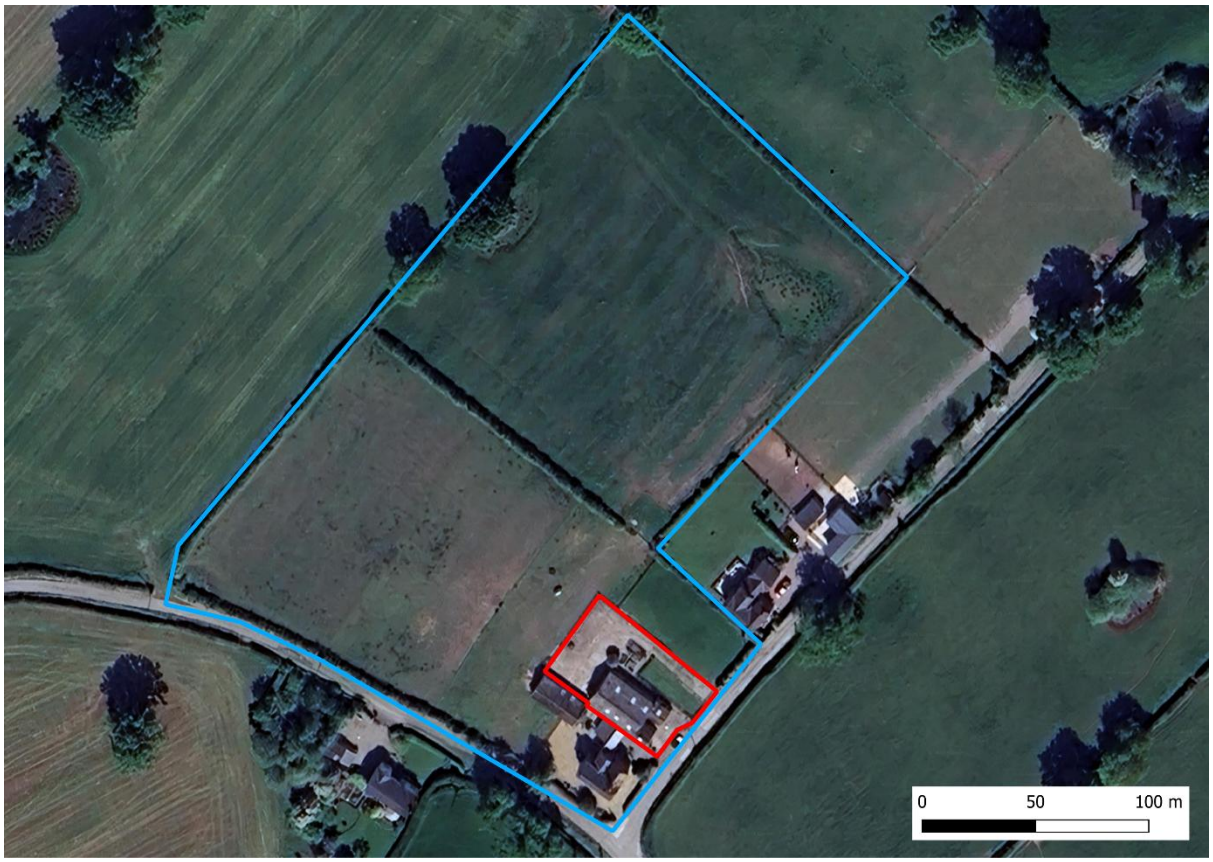


Figure 1. Aerial map showing development boundary outlined red and land ownership boundary outlined blue. (Imagery ©2025 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Maxar Technologies, Map data ©2025)

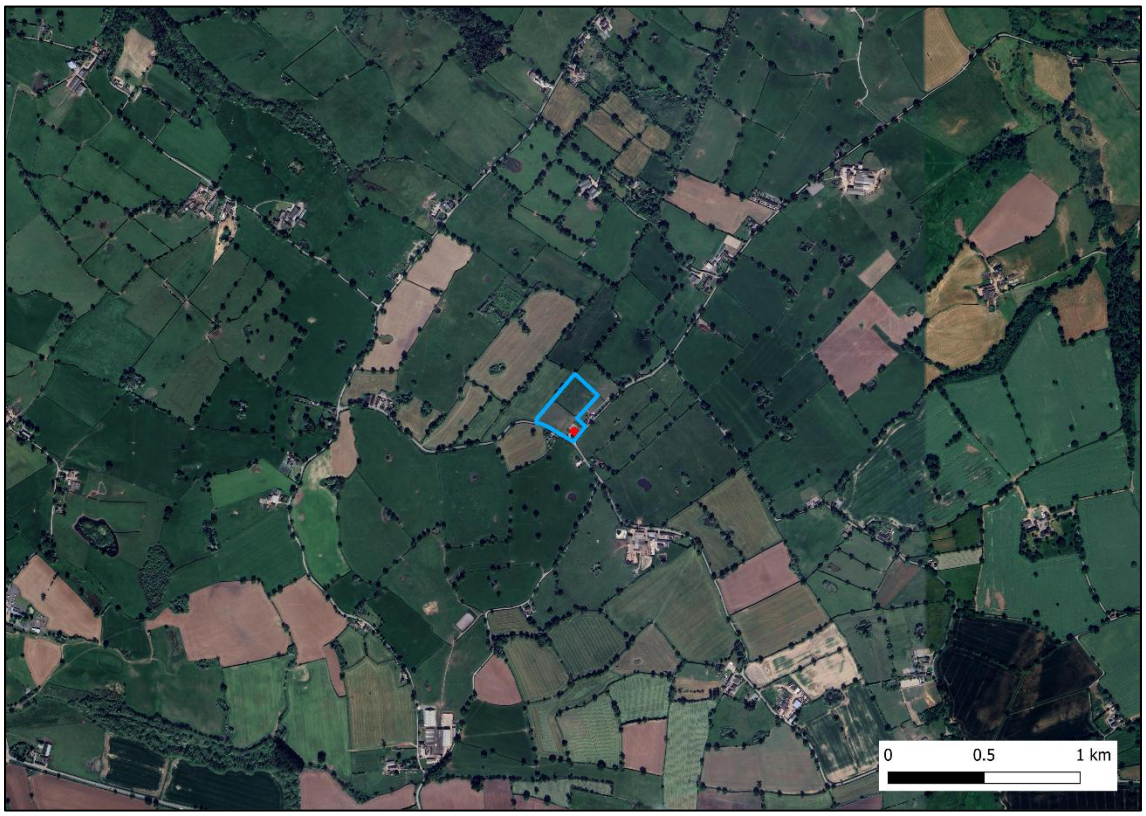


Figure 2. Aerial map showing development boundary outlined red, land ownership boundary outlined blue and wider landscape. (Imagery ©2025 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Landsat / Copernicus, Maxar Technologies, Map data ©2025 Google)

3.0 SURVEY METHODOLOGY

3.1 To inform this Bat and Bird Report a desk-top study, visual assessment and emergence surveys were undertaken in line with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023).

Desk Top Study

3.2 A desk top study was undertaken by Wildbanks Conservation Ltd using the following online resources for background information of the Site.

- MAGIC website
- Ordnance Survey maps
- Aerial photographs

3.3 **Building Visual Assessment**

Bats

3.3.1 The exterior of all aspects of the building were visually assessed for potential roost features (PRFs), potential access points and evidence of bat activity on 15th August 2025. With the aid of binoculars and endoscopes, features such as gaps in brickwork, small gaps under barge/soffit/fascia boards, raised or missing roof/ridge tiles or gaps at gable ends, which have the potential for use as roosts/access points, were sought. Evidence that bats actively used these PRFs/access points would include staining within the gaps, or bat droppings or urine staining under gaps; a note being made wherever these were present. The presence of cobwebs and/or general detritus within and around PRFs was used as an indicator that bats had not recently used the area to access the building. Following the external assessment, an internal assessment of the building was undertaken, searching for the same evidence.

Birds

3.3.2 The building was assessed for nesting birds at the same time as the bat visual assessment. All cracks, gaps and potential nesting areas were checked for the presence of nests/nesting material/live birds.

3.4 **Emergence Survey**

3.4.1 Three nocturnal surveys were undertaken on the building to observe if bats are roosting in the building. All surveys were overseen by Mick Smith, 18 years' experience in bat ecology, holder of NRW bat licence (licence no: S095544/1), and 24 EPS Mitigation licenses (NRW and NE). With

onsite survey lead either being Mick Smith or Tony Medcalf (NRW bat licence S095319/1). Surveyors were positioned strategically so that good coverage of all aspects of the building was achieved (Figures 5-6). NVAs were positioned to either assist surveyors or to cover low roosting potential areas of the building.

3.4.2 The surveyors each used an Anabat Walkabout, Pixfra Arc or Flir Scion thermal video cameras and/or Nightfox Whisker infrared cameras. Any recordings were analysed using Anabat Insight, and video footage from the thermal/infrared cameras was reviewed using VLC media player.

3.4.3 The surveys were undertaken within the optimum time for bat activity (May-September) and under optimum conditions. The surveys were undertaken following methodology set out in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023).

Table 1: Emergence surveys were carried out as follows:

Survey	Date	Surveyors
Dusk	19/08/2025	T. Medcalf, Jack Halpin (Accredited Agent on NE bat licence no: 20120558, and 8 yrs experience in bat ecology), Chris Gosset (NE bat licence 2016-23935-CLS-CLS) & Joe Carroll (2 yrs)
Dusk	04/09/2025	M. Smith & T. Medcalf
Dusk	25/09/2025	T. Medcalf & Tanya Cobb (3 yrs)

3.5 Limitations

3.5.1 There were no limitations to the visual assessment. The whole exterior and interior of the building was visible during the visual assessment and weather conditions were optimum to be able to find any evidence of bat use within or adhered to the outside of the building.

3.5.2 All emergence surveys took place within peak activity season (May to September) and followed Survey Guidelines, which states that for a building of low roost suitability (see Section 4.2 of this Report), a minimum of one emergence survey is required between May and August (Collins, 2023). September emergence surveys are weather- and location- dependent, however, weather conditions for each emergence survey was optimal and bat activity was recorded. The building was categorized as low potential, only offering roosting opportunities for individual or small numbers of bats (Section 4.2), and as such one emergence survey in August and two in September, following a thorough Visual Assessment, is considered to be enough survey effort to fully understand how bats are using the building and inform an impact assessment on the proposed development.

3.5.3 It is considered that there are no significant limitations that would reduce the veracity of the conclusions or recommendations detailed within this Report.

4.0 RESULTS

4.1 Desk Top Study

4.1.1 No statutory or non-statutory designated site exists within 2km of the Site.

4.2 Building Visual Assessment

Bats

4.2.1 The building is a single storey, single-skinned, brick building with a cement fibre board/asbestos sheeted roof (Plates 1-4). The building is currently used for storage and to keep horses in but is well kept and clean. Two stables are attached to the southeast of the building and protrude out of the rectangular footprint of the main Shippon building; both will be incorporated into the residential dwelling as part of the proposed works (Plate 1 and 7).

4.2.2 Internally the building has an open roof structure with small steel roof trusses and steel purlins (Plate 5 and 6). The internal walls are rendered, and the only potential roost features (PRFs) that exist are atop the wall plates (Plate 8), suitable for crevice dwelling bats (e.g., *Pipistrelle sp., Myotis sp.*) Eight skylights are present within the roof and open barn doors at either gable end, allow a lot of natural light into the building. The construction of the building and air flow through the building will create significant temperature fluctuations during the day. No potential roost features exist that are suitable for free flight species, such as brown long eared bats, due to the open structure of the building, roof material/construction methods, light ingress and thermal instability of the building.

4.2.3 Externally, the brickwork of the building is in good condition with no gaps or cracks. There are no gaps beneath the bargeboard due to a tight seal between the bargeboard and the bricks. Access above the barge board to on top of the wall plate does not lead to a cavity and are in general wide, shallow (75mm deep) and open below the corrugated roof sheet. The roof structure does not provide any PRFs. The ridge tiles are vented and do not provide a small cavity suitable for bats. PRF's are limited to beneath barge boards on the gables of the two small stables to the southeast.

4.2.4 The structure of the building, including the cement sheeted roof and steel trusses, means that it does not provide the features necessary for hibernating bats. The building has no opportunities for hibernating bats.

4.2.5 **The Shippon was overall categorised as having low potential for roosting bats** as per Survey Guidelines (Collins, 2023). This means that the building supports one or more potential roost features that can be occasionally used by small numbers of individuals. However, the open nature of the barn and the presence of 2 stables means that there is a possibility that the building could be used by foraging bats.

Birds

4.2.6 The building does have occasional potential nesting opportunities atop partition walls. No evidence of nesting or roosting birds was found inside the building during the Visual Assessment or the nocturnal surveys.

4.3 Emergence Survey

4.3.1 Three emergence surveys were undertaken and are detailed in Table 2. Roosts identified can be found on Figure 3

Table 2: Details of emergence surveys undertaken.

Date	Survey type	Time started	Time finished	Sunset time	Temp. (°C)	Weather conditions
19/08/2025	Dusk	20.13	22.28	20:28	16	Dry, overcast, calm
04/09/2025	Dusk	19:37	21:52	19:52	13	Dry, clear, cool, calm
25/09/2025	Dusk	18:46	20:34	19:01	13	Dry, calm, cool

Survey 1 - *Dusk survey 19th August 2025*

4.3.2 During the survey, three emergences were recorded, and general bat activity was moderate. The first bat activity recorded was a Common pipistrelle (*Pipistrellus pipistrellus*) entering the barn through southeastern barn door at 20:42 (10min after sunset). This bat proceeded to forage in and around the Shippon for the duration of the survey. Regular foraging of Common pipistrelle and Brown long-eared bats (*Plecotus auritus)* was recorded within the barn and the adjacent stable block.

4.3.3 At 20:43, 15min after sunset, one Common pipistrelle bat emerged (Roost R1) from under the bargeboard on the southeastern gable end of the southernmost stable within the building.

4.3.4 At 20:44, 16min after sunset, a bat of unknown species emerged (Roost R2) from under the bargeboard on the southeastern gable end of the northernmost stable within the building. The species of bat is unknown as no echolocation was recorded during this emergence; therefore, the bat species cannot be confirmed. However, given the roost location, the relatively short time after sunset and the presence of only the same species foraging around the building prior and after the emergence, this bat is considered likely to be a Common pipistrelle.

4.3.5 At 20:55, 27min after sunset, one Whiskered/Brandt's bat (*Myotis mystacinus/brandtii)* emerged (Roost R3) internally from the wall plate of the northwestern gable end of the barn.

4.3.6 In addition, during the survey, two Brown long-eared bats were recorded perching on the internal gable end walls and roof of the adjacent stable block.

Survey 2 - *Dusk survey 4th September 2025*

4.3.7 During the survey preparation on site, Roost R1 was inspected, and a Pipistrelle *sp.* bat was found roosting under the bargeboard.

4.3.8 During the survey, one emergence was recorded, and general bat activity was similar to Survey 1. The first bat activity recorded was a Common pipistrelle entering the barn through northwestern barn door at 20:10 (15min after sunset). Regular foraging of Common pipistrelle was recorded in and around the Shippon until 20:41.

4.3.9 At 20:11, 19min after sunset, the Pipistrelle *sp.* bat emerged (Roost R1) from under the bargeboard on the southeastern gable end of the southernmost stable within the building. The species of bat is unconfirmed to species level as no echolocation was recorded during this emergence, however, it is likely a Common pipistrelle given the emergence of this species from this roost location in survey 1.

4.3.10 No other emergences were recorded from R2 or R3 during this survey

4.3.11 In addition, after the survey finished, a single Natterer's bat was recorded perching from the internal gable end wall of the adjacent stable block.

Survey 3 - *Dusk survey 25th September 2025*

4.3.12 During the survey preparation on site, Roost R1 was inspected and a Myotis *sp.* bat was found roosting under the bargeboard in a similar location to the Common pipistrelle bat seen in surveys 1 and 2. Due to the bat's position, identification features were not visible to be able to ID to species level. Although this roost is in a similar location to Roost R1, because it is a different species it is categorized as a separate roost, Roost R4.

4.3.13 During the survey, two emergences were recorded, and general bat activity was the same as that in Survey 1 and 2. The first bat activity recorded was a Common pipistrelle entering the barn through northwestern barn door at 19:16 (18min after sunset). Regular foraging of Common pipistrelle and Whiskered/Brandt's bat was recorded in and around the Shippon until 19:40.

4.3.14 At 19:25, 24min after sunset, one Whiskered/Brandt's bat emerged (Roost R4) from under the bargeboard on the southeastern gable end of the southernmost stable within the building. This is the bat that was seen during the inspection prior to the survey.

4.3.15 At 19:38, 37min after sunset, a single Whiskered/Brandt's bat emerged from under the bargeboard on the southeastern gable end of the southernmost stable within the building at Roost R4

4.4 Summary of Roosts

4.4.1 It is considered that the level of survey effort undertaken is sufficient to assess the use of the Shippon by bats. The Shippon consists of four bat roosts.

Table 3: Summary of active bat roosts found at The Shippon.

Roost Number	Species	Peak count	Survey recorded	Roost type	Description
R1	Common pipistrelle	1	1st & 2nd	Day	Bargeboard – Southeast gable end
R2	Common pipistrelle	1	1st	Day	Bargeboard – Southeast gable end
R3	Whiskered/ Brandt's bat	1	1st	Day	Internal – Northwest gable end wall plate
R4	Whiskered/ Brandt's bat	2	3rd	Day	Bargeboard – Southeast gable end



Figure 3. An aerial view of the Site showing location of roosts with yellow circles.

4.4.2 In addition, anecdotal evidence shows that the adjacent stable block is used as a feeding roost for at least two different bat species, however, this building is not included in the scope of the proposed works, and the proposed works will not impact bat access to this building. A full Preliminary Roost Assessment has not been commissioned or conducted for this building. Therefore, any evidence of bat use of the stable block is anecdotal, and this Report should not be considered as support for any future development of the stable block.

5.0 DISCUSSION AND RECOMMENDATIONS

5.1 The Site has been subject to a Preliminary Roost Assessment (PRA) on 15th August 2025, desk top study and three emergence surveys overseen by Mick Smith (NRW bat licence number: S095544/1).

5.2 The building is in good structural condition; however, its construction only allows for very few PRFs atop wall plates and under some bargeboards. After the Visual Assessment, the building was classified as having **low potential for roosting bats** with opportunities for only small numbers of crevice dwelling bats.

5.3 Following the three emergence surveys conducted during the peak activity season for bats, it was determined that the Shippon contains two Common pipistrelle day roosts (max count 1 each) and two Whiskered/Brandt's day roosts (max count 2 and 1). The Shippon is also used for foraging of Common pipistrelle, Whiskered/Brandt's bat and small number of Brown long-eared bats.

5.4 No evidence of nesting birds was recorded using the building; however, the Shippon does have limited potential nesting opportunities atop partition walls.

5.5 The full extent of the proposed works is not known at the time of this Report; however, it is assumed that renovating the Shippon into a residential dwelling will involve, replacing the roof and possibly roof structure, insulating and replacing all doors and windows, internal reconfiguration, external drainage and landscaping works. These works will destroy access points and potential roost locations for bats and nesting birds.

5.6 **Significance of roosts**

5.6.1 The building is classified as a **confirmed roost with low potential for roosting bats**.

5.6.2 Locally: Roost R1 and R2 are Common pipistrelle day roosts. Common pipistrelle bats are known to frequent a range of roosts and types, within their wider landscape, across the year. Due to the type of roost, its size and the likelihood that individuals will have multiple other roosts within the local area, the roost is considered to be of low conservation significance locally.

5.6.3 Locally: Roost R3 and R4 are day roosts used by single and two Whiskered/Brandt's bats, respectively. These species cannot be identified to species level through call alone but do occupy similar ecological niches and, therefore, population impacts are considered as a group. These species are recognised for their opportunistic and highly flexible roosting behaviour, regularly exploiting a range of structures including buildings, tree cavities, and bat boxes (Dietz et al. 2009; Collins, 2023). Like several other Myotis species, they maintain a network of roosts within their home range and switch frequently between them, sometimes on a nightly basis (Lewis 1995; Kerth

& König 1999). Given that Roosts R3 and R4 are occupied by only one or two individuals, and the species is known to make regular use of multiple roost types in the surrounding landscape, this site is considered to be of low conservation significance locally. It represents just one component of a wider network available to the bat.

5.6.4 Regionally: Common pipistrelles are considered to be widespread and common species of bat, with British data showing species population numbers increasing (Bat Conservation Trust, 2024). Therefore, the roosts are regarded as of negligible conservation significance regionally.

5.6.5 Regionally: Whiskered and Brandt's bats are widespread but relatively scarce across England and Wales, and their populations are difficult to assess due to the challenges of distinguishing them in the field (Altringham, 2011). To account for this, they are monitored collectively by the National Bat Monitoring Programme. NBMP data show a long-term decline in Wales of –21.4% and a short-term decline of –16.9% (NBMP, 2024). As Roost R3 and R4 supports only one or two bats and is likely a transient day roost, it is considered of negligible conservation significance regionally. However, the observed downward trends in Welsh populations underline the importance of continuing survey and monitoring efforts to clarify the true conservation status of these species.

5.7 Conclusion

5.7.1 Collectively, the Shippon has four irregularly used day roosts of individual/very small numbers of bats, of two different species. One species is common and widespread across North Wales, and one species is widespread in many geographies, but not as abundant in all (Whiskered/Brant's bat) (Reason, 2023) and under-recorded (NBMP 2024). Although individually each roost is of low roost significance, it is important to consider the assemblage of bats on a site if multiple species are present, as sites of importance often support several species. Given that the species on site are locally and regionally abundant and that the roosts are day roosts of individual bats, the Site is still considered of low importance locally and of negligible important regionally for its bat assemblage and ecological features (Reason, 2023).

5.8 Recommendations

Bats

5.8.1 The proposed works without mitigation or consideration to bats could potentially disturb, modify or destroy known bat roosts and potentially kill or injure individual bats. Without mitigation the risk to individual bats increases but can be reduced to a low level with the implementation and strict adherence to a Method Statement. All roosts (R1 – R4) will likely be destroyed through the renovation of the Shippon. **A European protected species (EPS) Development Licence from**

Natural Resources Wales (NRW) is needed to legitimise the destruction of the roosts. This will mean the risk of direct and indirect impacts on bats will be reduced to minimal levels.

5.8.2 The proposed Mitigation Strategy below (to be agreed by Local Authority and NRW) should be adhered to before and during construction works. The Mitigation Strategy may alter in consultation with Local Authority or NRW and through the building design stage.

5.8.3 *Mitigation Strategy*

- No works will take place to the property that could affect the bat roost until the European Protected Species Development License has been received.
- A suitable qualified ecologist will be appointed to oversee the works.
- Works should commence outside of the bat's peak activity season (May – September). If this is not possible, works will proceed with utmost caution with a licensed ecologist or accredited agent on site following the methodology set out in the EPS license.
- It is assumed that external lighting will be required to aid access to and from the property. In this case, consideration is to be given to the commuting and dispersal routes used by bats. Guidance on lighting schemes can be found in Guidance Note 08/23: Bats and Artificial Lighting at Night (ILP, 2023) or on the Bat Conservation Trust website at www.bats.org.uk.
- Prior to the commencement of works, a toolbox talk will be provided to onsite personnel by a NRW licensed ecologist. The talk will include information regarding the protection of species, habitats, legal implications, their responsibilities and what to do if a protected species is encountered.
- Destructive works should be avoided for the period of hibernating (when temperatures are consistently below 5°C), although the property provides negligible opportunities for hibernating bats, it does provide opportunities for overwintering bats. If destructive works do have to take place during the hibernation period, they will proceed with utmost caution with a licensed ecologist or Accredited Agent on site. If bats are found work will stop immediately and the licensed ecologist consulted, and/or NRW, before works continue.
- The initial works will be carried out under "soft works" technique, e.g. removal of roofing by hand. A licensed ecologist will provide a watching brief during the initial works and will be available throughout construction on an 'on call' basis.
- If bats or birds, or any other animal are found during works, works must stop immediately, and the site ecologist will be contacted, and advice sought: **Wildbanks Conservation; 01691 623505.**

5.8.4 Planning Policy Wales (PPW12) requires development to provide a Net Benefit to Biodiversity (NBB) i.e. a better outcome than if the site would be left undeveloped. It is also important to

acknowledge that roosting habitat loss encompasses not only currently occupied roosts, but also potential and future roost sites.

Bats

5.8.5 Four bat roosts have been identified within the building to be renovated and will be destroyed through the proposed works. The proposed works will likely include re-roofing the Shippon which allows for the addition of integrated roost features within the building. Detailed mitigation for the destruction of four bat roosts is as follows and in Figure 4:

- Two bespoke, integrated roost features under the bargeboards of both the existing stables within the building to replace 'like-for-like' roosts R1, R2 and R4.
- One Ibstock Enclosed Bat Box 'C', or similar, to be installed within brickwork on southeastern aspect of the Shippon, at the apex of the gable end wall.
- Two Habibat access slates installed on the southwest aspect of the roof.
- Two raised ridge tiles should be installed on the Shippon to provide bat access on top of the new ridge beam/under ridge tiles (this mitigation recommendation is dependent on suitable roof construction during renovation and should be agreed with the landowner and Local Authority in line with planning permission approval).

5.8.6 To mitigate the loss of foraging habitat within the Shippon, a new native hedgerow will be planted around the northwest, northeast and southeast boundaries of the Site (Figure 4 and 5). Specifications for the hedgerow planting are as follows:

- The hedge will consist of the planting mix shown in Table 4. Plants used will be of a minimum of 1 + 1 age (40-60cm) and will be planted at a density of 5 per metre (standard planting for a new hedge) in double, staggered row. Each tree planted will be guarded using a "**Bio-Earth Biodegradable Plastic-Free Tree Shelter Guard**" and the holly will be guarded using "**Bio-Earth Biodegradable Plastic-Free Shrub Shelter Guard**." Both will have wooden stakes and re-usable cable ties. These guards are plastic free and biodegradable, making them a more sustainable option that tradition plastic guard types.

Table 4. Native hedgerow species mix.

Species	Common name	Proportion (%)
Corylus avellana	Hazel	35
Crataegus monogyna	Hawthorn	25
Viburnum opulus	Guelder rose	20
Ilex aquifolium	Holly	10

Sambucus nigra	Elder	5
Euonymus europaeus	Spindle	5

- The bottom of the hedge will be mulched with woodchip when planted. This will suppress weed competition and retain moisture within the roots encouraging quick establishment. In severe drought conditions the hedge will be watered as required. A yearly check of the hedge will take place for 5 years. This check will include the replacement of any dead trees and replenish woodchip mulch where necessary. The guards and stakes will be checked to ensure that they still stand upright and are stable in the ground.
- The hedgerow will also be planted with 5 'standard' trees, which will be allowed to grow to the height of a mature tree without being cut back to the same height as the hedge and only overhanging branches should be pruned, where necessary. Standard trees used will be approx. 2-3m in height. The standard trees will be x2 Rowan (*Sorbuc aucuparia*), x2 Silver Birch (*Betula* pendula) and x1 Hornbeam (*Carpinus betulus*), all of which are bat friendly (BCT, 2025). Standard tree planting shall preferably be undertaken between the end of October and end of April, with optimum planting time November to March.
- When planting the standard trees, the hole must be dug with a spade, not with a digger as the bucket of the digger can 'glaze' the hole, preventing possible root penetration. The roots should fit into the hole without being bent. Before the tree is planted, knock a stake into the ground on the windward side of the tree for support. The tree must be planted to the same depth as it was grown in the nursery, as shown by a distinct change of colour of the trunk just above the roots. Apply mulch or mulch mats around each tree to retain soil moisture and slow weed growth around the establishing roosts. Tie the tree to the stake using a soft flexible tree tie that can be adjusted over time as the trunk girth expands. All standard trees shall be protected with 600mm tall, 200mm diameter, netlon mesh guards and each guard cable-tied to 800mm (25mm square) timber stake.
- When landscaping the gardens around the Shippon post-construction, further consideration to bat foraging and insect diversity can be given by following guidance on bat-friendly landscaping in Encouraging bats: A guide for bat-friendly gardening and living (BCT, 2025) or on the Bat Conservation Trust website at www.bats.org.uk.

5.8.7 Once appropriate mitigation/compensation measures are undertaken, in accordance with the Method Statement, it is unlikely that there will be any significant long-term effect on any individual bats or the conservation status of the species, and the proposed works will have a net benefit for bat roosting potential.

Birds

5.8.8 The disturbance and/or destruction of bird nests is prohibited under the Wildlife and Countryside Act 1981 (as amended). If proposed works commence during the nesting bird season (March-September inclusive), there is potential for nesting birds to be disturbed and nests to be destroyed during the process. To avoid impacts on nesting birds, a pre-works nesting bird check of the Site should be undertaken by a qualified ecologist prior to any works taking place. If nests are identified, the nests must remain intact and undisturbed until young have fledged. No work must take place within 5m of the nest. This will provide a buffer between any works and the nest.

5.8.9 No bird nesting material was identified within the building during the visual inspection. However, to provide a Net Benefit to Biodiversity in line with Planning Policy Wales (PPW12), a Vivara Pro WoodStone® House Sparrow Nest Box, or similar, will be installed on the southern aspect of the building and the hedgerow planting scheme referred to in 5.8.6 will encourage birds to nest and forage around the Site (Figure 4 and 5).

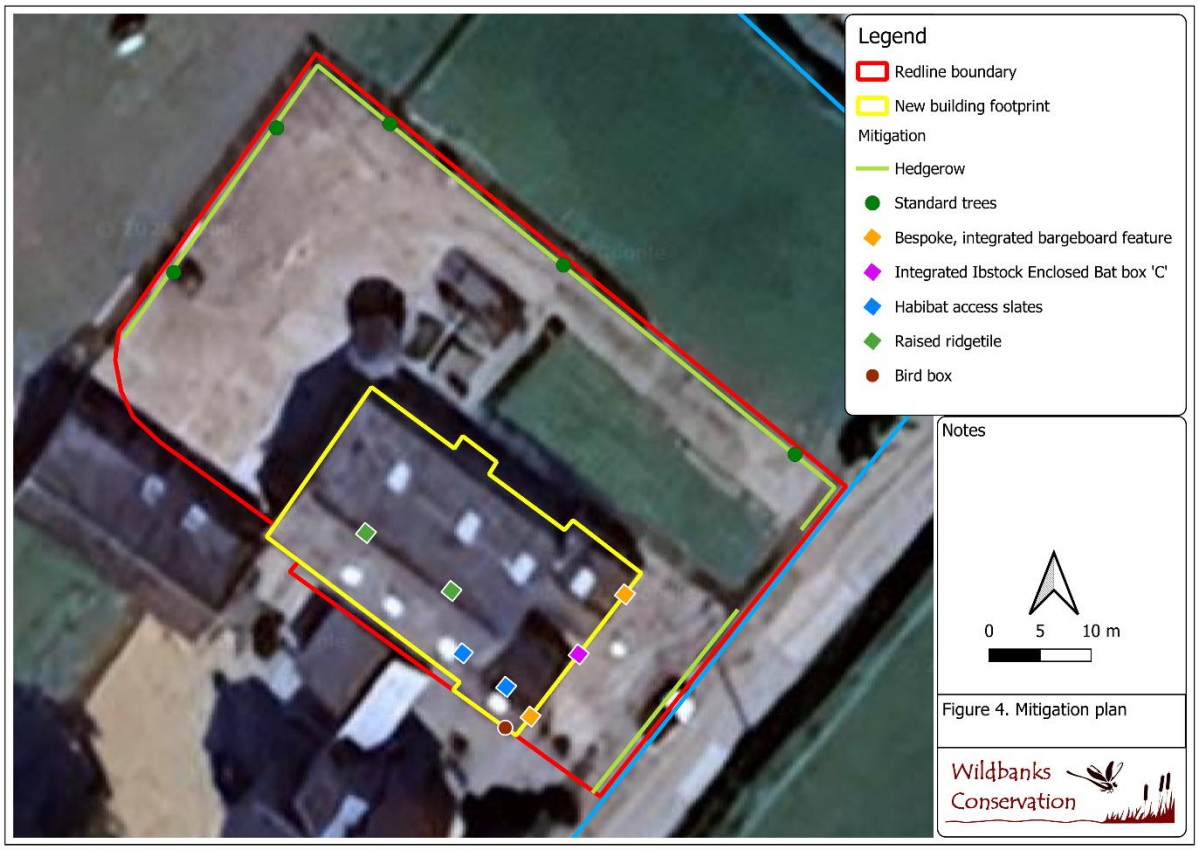


Figure 4. An aerial view of the Site showing recommended mitigation.

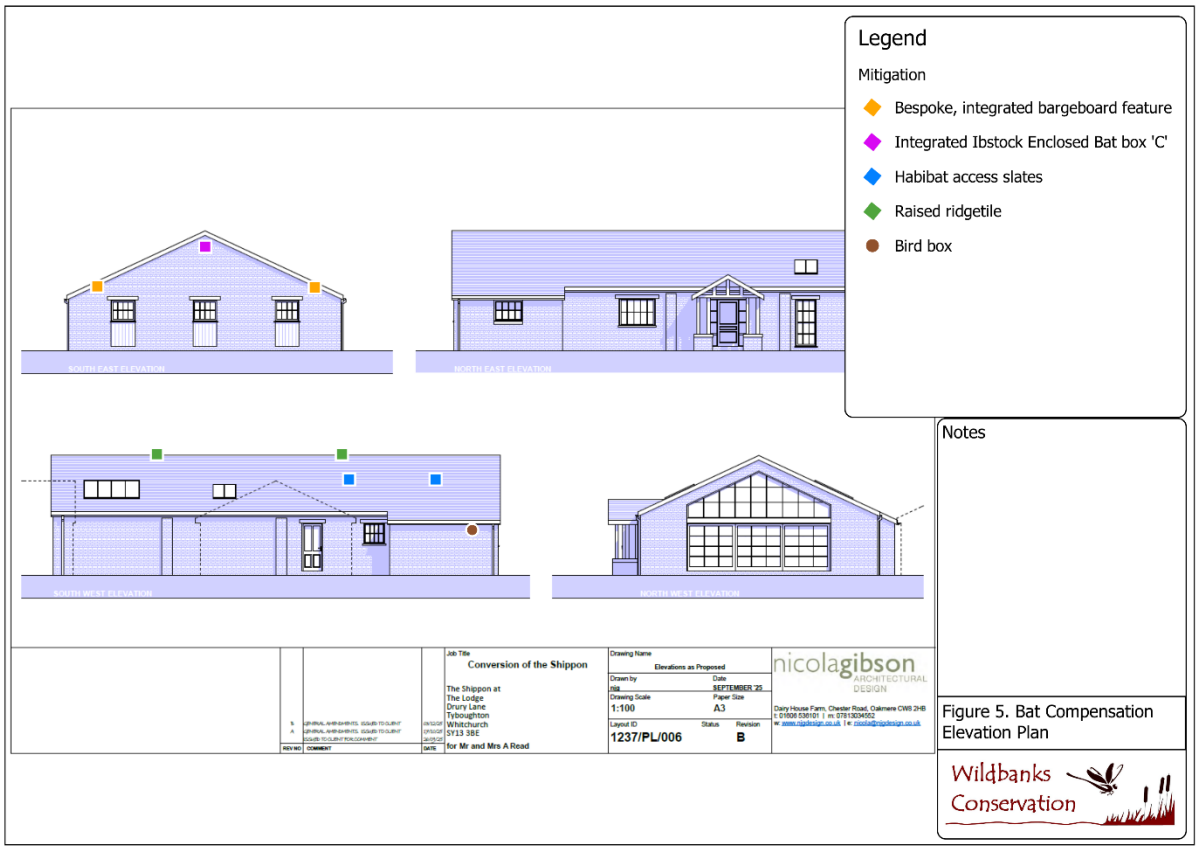


Figure 5. Development plan showing location of bat roost and bird nesting features.

6.0 REFERENCES

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A1 APPENDIX – SITE PHOTOGRAPHS



Plate 1: The southeastern aspect of the building with two stables to be incorporated in the proposed renovation, and location of roosts R1, R2 and R4.



Plate 2: The northwestern aspect of the building.



Plate 3: The southwestern aspect of the building.



Plate 4: The northeastern aspect of the building.

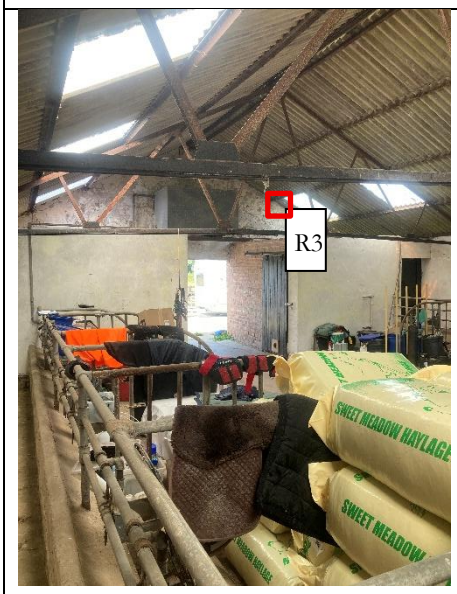


Plate 5: Internal view of the Shippon facing west showing location of roost R3.

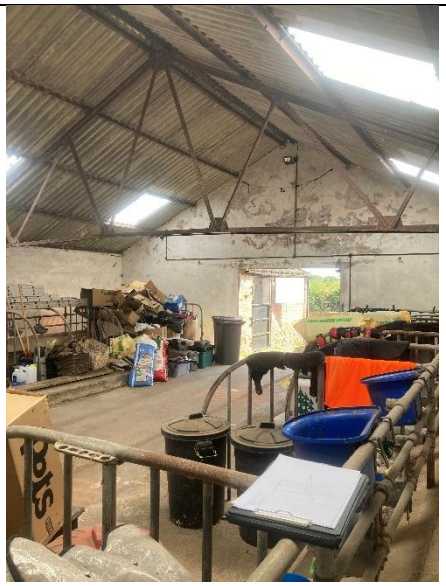


Plate 6: Internal view of the Shippon facing east.



Plate 7: Internal view of one of the stables attached to the southeastern aspect of the Shippon.



Plate 8: Internal view the gable end wall of the Shippon demostrating PRFs atop the wall plate.

A2 APPENDIX – FIGURES



Figure 5. Surveyor and night vision aid locations, and field of view of each, during the emergence survey carried out on 19/08/2025.



Figure 6. Surveyor and night vision aid locations, and field of view of each, during the emergence survey carried out on 04/09/2025 and 25/09/2025.

A3 APPENDIX – LEGISLATION AND PLANNING POLICY

Bats

A2.1 All bat species are protected by European and/or UK legislation because of their decline across Europe and the UK. When undertaking an appraisal of a proposed development, such legislation is taken into account as follows.

- European: Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive'); and Directive 2009/147/EC of the European Parliament and of the Council on the conservation of wild birds (codified version of Directive 79/409/EEC as amended) (the 'Birds Directive').

- UK (England & Wales): The Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitat Regulations') which transposes the Habitats Directive in UK law; The Wildlife and Countryside Act 1981 (as amended); the Countryside and Rights of Way Act (CRoW) 2000; the Protection of Badgers Act 1992; the Natural Environment and Rural Communities Act (NERC) (2006) and the Environmental Protection Act (EPA) 1990.

A2.2 Species such as bats (all UK species) are also protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

A2.3 It is an offence to damage or destroy a breeding site or resting place; intentionally or recklessly damage, destroy, or obstruct access to a place used for shelter or protection and to possess, advertise control, transport, sell, exchange or offer for sale/exchange any live or dead animal, or any part of one, listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

A2.4 All UK bat species are referred to as European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017.

A2.5 If work is proposed that would affect a European Protected Species, then a licence from Natural Resources Wales (NRW) will be required. Natural Resources Wales (NRW), in exercise of the powers conferred under regulation 53(1) and 56(3) (a) of the Conservation of Habitats and Species Regulations 2010, may issue licences for the following purposes:

- Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;

- Preventing the spread of disease; or

- Preventing serious damage to livestock, foodstuffs for livestock, crops, vegetables, fruit, growing timber or any other form of property or to fisheries; to allow people to carry out activities which would otherwise be illegal.

A2.6 Before issuing a licence under the Habitats Regulations, the licensing authority must be satisfied that "there is no satisfactory alternative" to the work as proposed and, that the proposed actions "will not be detrimental to the maintenance of the population of the species at a favourable conservation status (FCS)".

A2.7 To ensure these requirements are met, the licensing authority must have enough information to complete an assessment of the application. This includes sufficient survey data so that the roost and how it is used by bats is understood and impacts upon the roost are appropriately assessed so that mitigation and/or compensation can be designed into the proposed development that will ensure the bat population can be incorporated and maintained in the long term.

A2.8 Seven bat species are UK BAP Priority Species. These are as follows:

- Barbastelle *Barbastella barbastellus*
- Bechstein's *Myotis bechsteinii*
- Brown long-eared *Plecotus auritus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *Rhinolophus hipposideros*
- Common noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*

Birds

A2.9 All wild bird species, their eggs and nests are protected under Wildlife and Countryside Act 1981 (as amended). You must always try to avoid harming birds or to use measures which do not kill or injure them before considering taking harmful action.

A2.10 It is an offence to intentionally kill, injure or take wild birds, intentionally take, damage or destroy a wild bird's nest while it's being used or built, intentionally take or destroy a wild bird's egg, possess, control or transport live or dead wild birds, or parts of them, or their eggs, sell wild birds or put them on display for sale, use prohibited methods to kill or take wild birds.

A2.11 Some birds, have additional legal protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For these bird species it is also an offence to disturb them while they're nesting, building a nest, in or near a nest that contains their young or disturb their dependent young.

A2.12 The Birds of Conservation Concern (BoCC5) (Stanbury et al., 2021) is also taken into consideration when undertaking this appraisal.