

SN/112498/F

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Bat and nesting bird survey report

Survey Site:

Lower Court,
Putley.
Ledbury,
Herefordshire.
HR8 2QP

Grid reference:

SO645376

Survey Dates:

24th August 2011

Report Reference:

049/11

Site investigation undertaken by:
John Morgan.
Shropshire Wildlife Surveys
14, Stretton Close,
Sutton Hill,
Telford,
Shropshire TF7 4LS



Tel: 01952 416307
Mob: 07854025807
Email: john.morgan@blueyonder.co.uk

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

05 SEP 2011

To:
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1. **Ordnance Survey abstracts.**
2. **Aerial Photographs.**
3. **Site Plan.**
4. **Photographs.**
5. **Activity table.**

Executive Summary

Shropshire Wildlife Surveys were commissioned by Chris Knock on behalf of the owners:- Mr & Mrs Bradley to carry out an ecological survey for bats and nesting birds of Lower Court, Putley, Ledbury Herefordshire, HR8 2QP, grid ref: SO645376 in relation to:-

- The proposed extension to east elevation.
- Re-roofing of lower room on the north extension.
- Slurry coat to gable end of south elevations and re-pointing of stone walls of the south wing.
- New drive and parking / turning area and re-instate garden.

Species included in the survey were bats, and nesting birds.

Bats.

No Evidence of bats was found in the areas surveyed and no bats were observed exiting any part of the east side of the house.

Very little suitable access for bats is available within the section of building surveyed and in general, the areas would be described as unsuitable for use by bats.

The potential of bats using the eaves of the south wing of the house was taken into consideration, given the current overall distance from the eaves of the lean too roof and the proposed new extension roof, it is unlikely that there would be any disturbance during works and the proposed new roof line will be an overall net gain for any potential roosting bats in this area with a deeper drop zone for exiting bats if any were to roost beneath the eaves.

In the opinion of the surveyor, the small area involved and the unlikelihood of there being any impact on any bats, no more activity surveys are recommended.

Nesting Birds.

An old nest believed to be from a Robin was found in a crevice in a stone dividing wall in the lean too section of the east wing of the house and a House Martins nest was found under the eaves of the east side of the south wing.

The old Robin's nest must be taken into context; the species will take advantage of any crevices and cracks so its loss will have no impact on the species found in the area.

The proposed works will have no impact upon future nesting of House Martins.

In the opinion of the wildlife surveyor, the proposed works will have no impact on any bats or nesting birds that might be found in the area.

If any protected species are found at any stage of the development then work in that area must stop and the surveyor (01952416307) or Natural England contacted (0845 600 3078) for advice.


John Morgan
August 2011



1.0 INTRODUCTION

Shropshire Wildlife Surveys were commissioned by Chris Knock on behalf of the owners:- Mr & Mrs Bradley to carry out an ecological survey for bats and nesting birds of Lower Court, Putley, Ledbury Herefordshire, HR8 2QP, grid ref:SO645376 in relation to:-

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Species included in the survey were Bats, and nesting birds.

The survey was carried out on the 24th August 2011 by John Morgan an experienced wildlife surveyor and licensed bat worker (EN Licence No: 20112516).

He was assisted during the activity survey by Lynn Edwards a trainee bat worker.

The area and buildings investigated are highlighted in red on the appended documents:

- Ordnance Survey map abstracts (Appendix 1)
- Aerial photograph (Appendix 2)
- Site plan (Appendix 3)

In accordance with the guidance given in Planning Policy Statement No. 9. evidence was sought of the presence or absence of protected species as defined in:

- The Wildlife and Countryside Act 1981 - as listed in:
 - Schedule 1. Birds protected by special penalties at all times,
 - Schedule 5. Protected animals
- The Conservation [Natural Habitats, &c.] Regulations 1994 - as listed in:
 - Schedule 2. European protected species of animals
 - The Conservation of Habitats and Species Regulations 2010.

Species which might be associated with such a building in its given settings would be Bats and nesting birds.

2.0 Site Description

Lower Court is a former farmhouse that is surrounded by predominantly orchards to the North and East. To the west is a modern working farmyard and associated modern farm buildings. To the south is a church and small pond. Surrounding farmland is mixed orchard, arable and pasture.

The Grade II listed farmhouse is a mixture of designs joined to form a cross dating from possibly from C16 or earlier, remodelled in C17 and C18 and extended in early C19. It has a timber-framed brick-cased main range, coursed sandstone rubble projecting south wing with hipped tiled roofs. The west wing is a brick cider mill with a sunken north wing, probably used for storage of cider or fruit.

3.0 Methodology

Weather conditions during the survey were Temp: 15°C. Wind: Still. Cloud: 5/8 Cu.

A selection of photographs describing the site is shown through out the adjoining appendices.

3.1 Bats

The survey areas were systematically searched (where accessible) for any signs of bats. The signs included droppings, urine stains, feeding signs, colouration of access points or perches by rubbing and scratch marks.

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If any protected species are found at any stage of the development then work in that area must stop and the surveyor (01952416307) or Natural England contacted (0845 600 3078) for advice.

John Morgan

John Morgan
August 2011



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3.1 Bats

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Ladders, a Medit PF9-13 fibrescope, inspection camera, digital camera with x10 optical x20 digital magnification, mirror, bright torches, and binoculars were available to examine parts which were otherwise inaccessible.

A single activity survey by two surveyors was carried out. Three Anabats were strategically positioned around the site. The surveyors kept in close contact using hand held radios; they were equipped with Anabats, bright torches and night vision equipment.

3.2 Birds

Mukes, pellets, and feathers would indicate the presence of Owls and the nests of birds would be found during the course of the bat survey.

4.0 Constraints.

There were no constraints.

5.0 Results.

5.1 Bats

5.1.1 Visual Survey

The area surveyed included a roofless sunken structure (Lower room) forming a north wing to the house and a lean too structure against the east wing of the house.

The Lower Room was quickly discounted as having no current likelihood of having roosting bats.

The exposed rafters are all that remains of the roof and as such, the timber has weathered, removing any potential signs of past usage by roosting bats. The timber joints were tight fitting giving no access for bats. Because of the unlikelihood of this structure to be used by roosting bats, no further effort was put into this structure.

The lean too extension was closely inspected externally and internally using available equipment where required. Several crevices with limited potential were closely examined.

The eaves of the main roof of the house were closely inspected using x20 zoom lens of camera.

Crevices with potential for roosting bats within the walls to be affected were closely examined using mirror and fibrescope where required.

No evidence of bats was found.

5.1.2 Activity Survey.

A single activity survey was carried out to determine any usage by bats.

Surveyors were positioned at either side of the lean too to get best overall views of likely exit points for bats. Hand held radios were used to keep in close contact, especially during a walk over of the site and immediate area by the surveyor.

No bats were observed to exit the lean too or from the eaves above.

Small numbers of Common and Soprano Pipistrelles and individual passes by Brown Long-eared bats were recorded around the site.

Full details of the activity survey are shown in Table 1 of appendix 5.

5.2 Nesting Birds.

All crevices were closely examined, the remains of an old nest, identified as most likely Robin was found in one of the crevices within the stone dividing wall within the lean too.



A single House Martin nest was observed under the east eave of the south wing of the house.

No other evidence of nesting birds was observed in the area of house where the proposed works will be carried out.

6.0 Concluding remarks

6.1 Bats.

No Evidence of bats was found in the areas surveyed and no bats were observed exiting any part of the east side of the house.

Very little suitable access for bats is available within the section of building surveyed and in general, the areas would be described as unsuitable for use by bats.

In the opinion of the surveyor, the small area involved and the unlikelihood of there being any impact on any bats, no more activity surveys are recommended.

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6.2 Nesting Birds.

The old Robin's nest must be taken into context; the species will take advantage of any crevices and cracks so its loss will have no impact on the species found in the area.

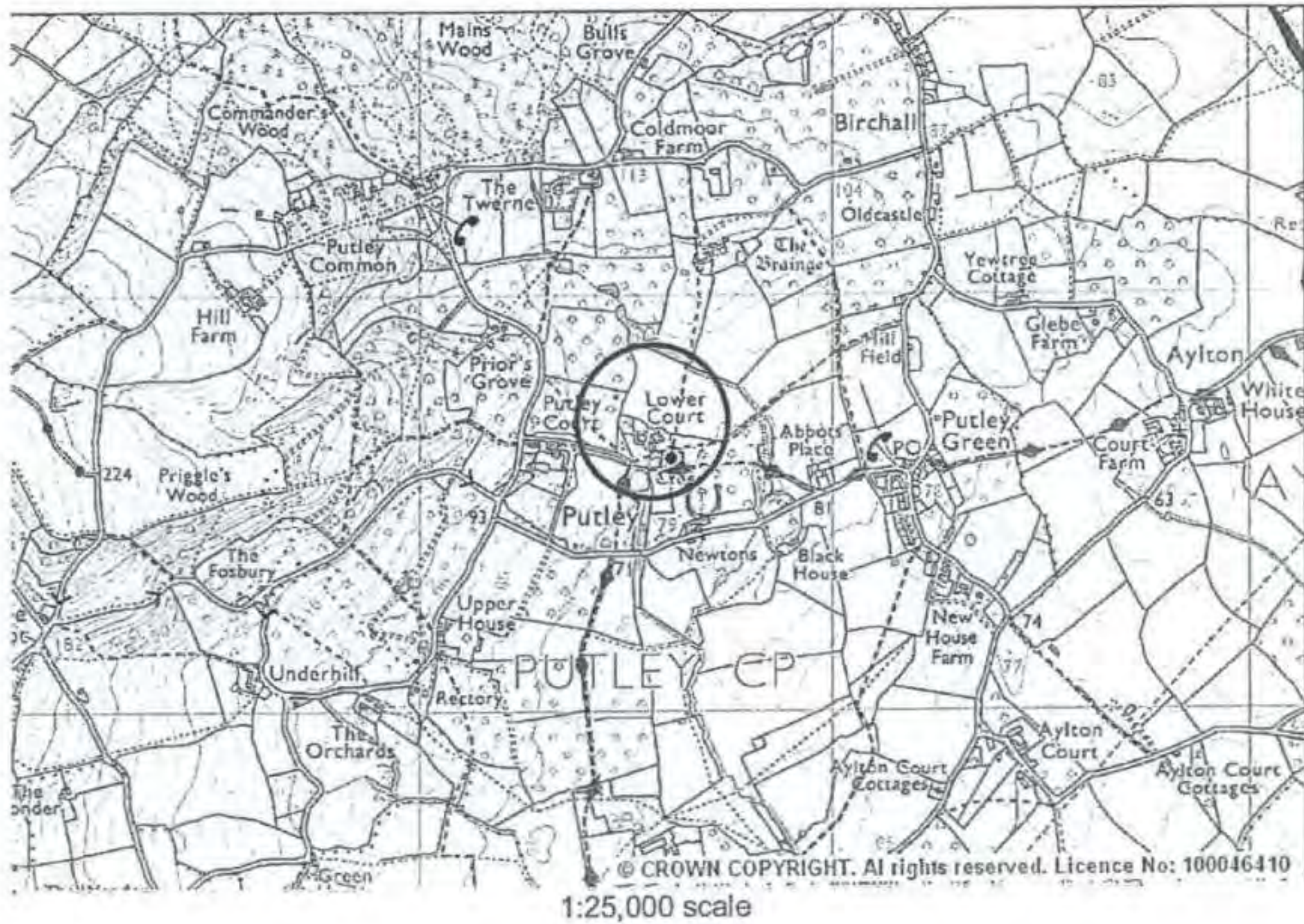
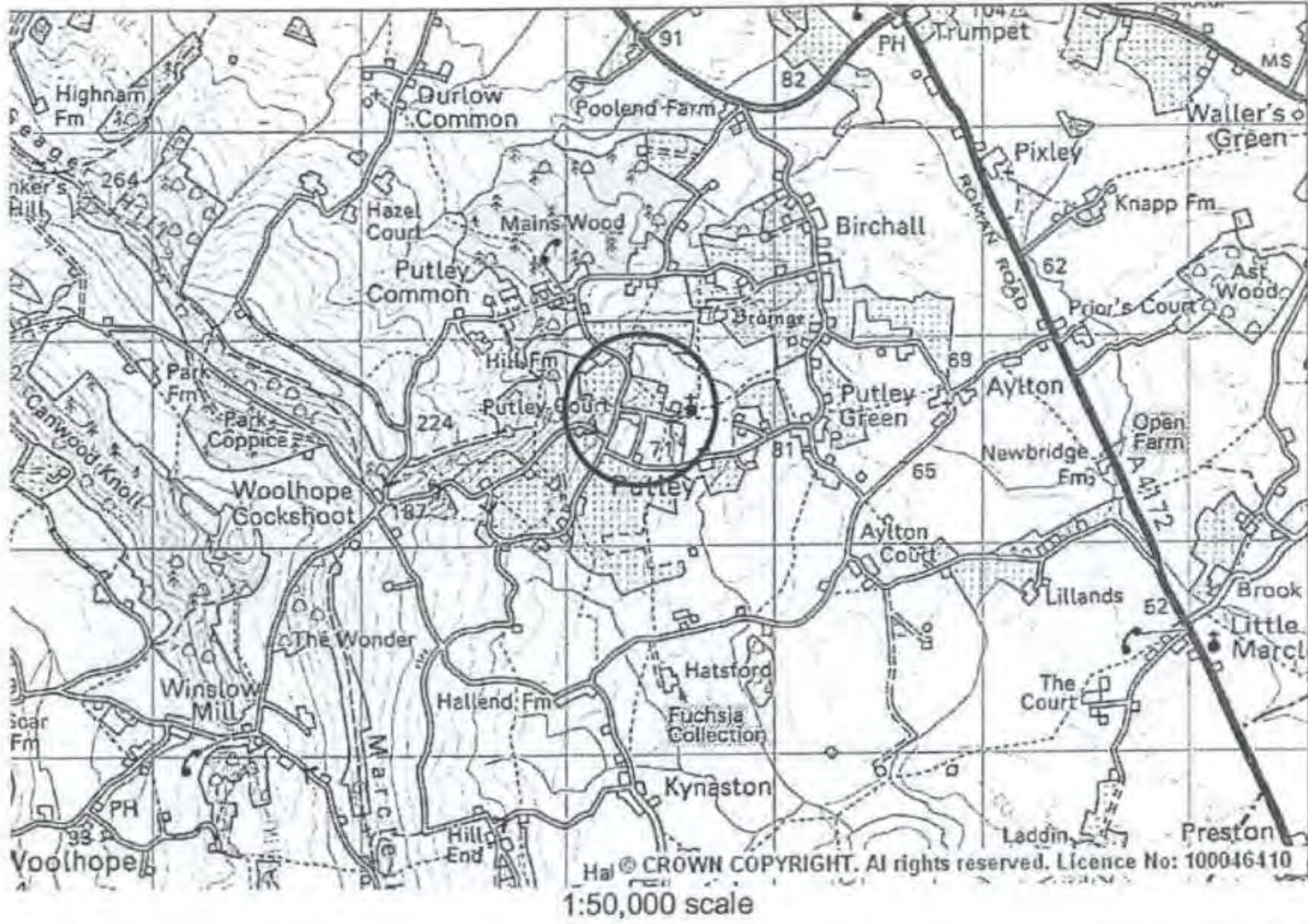
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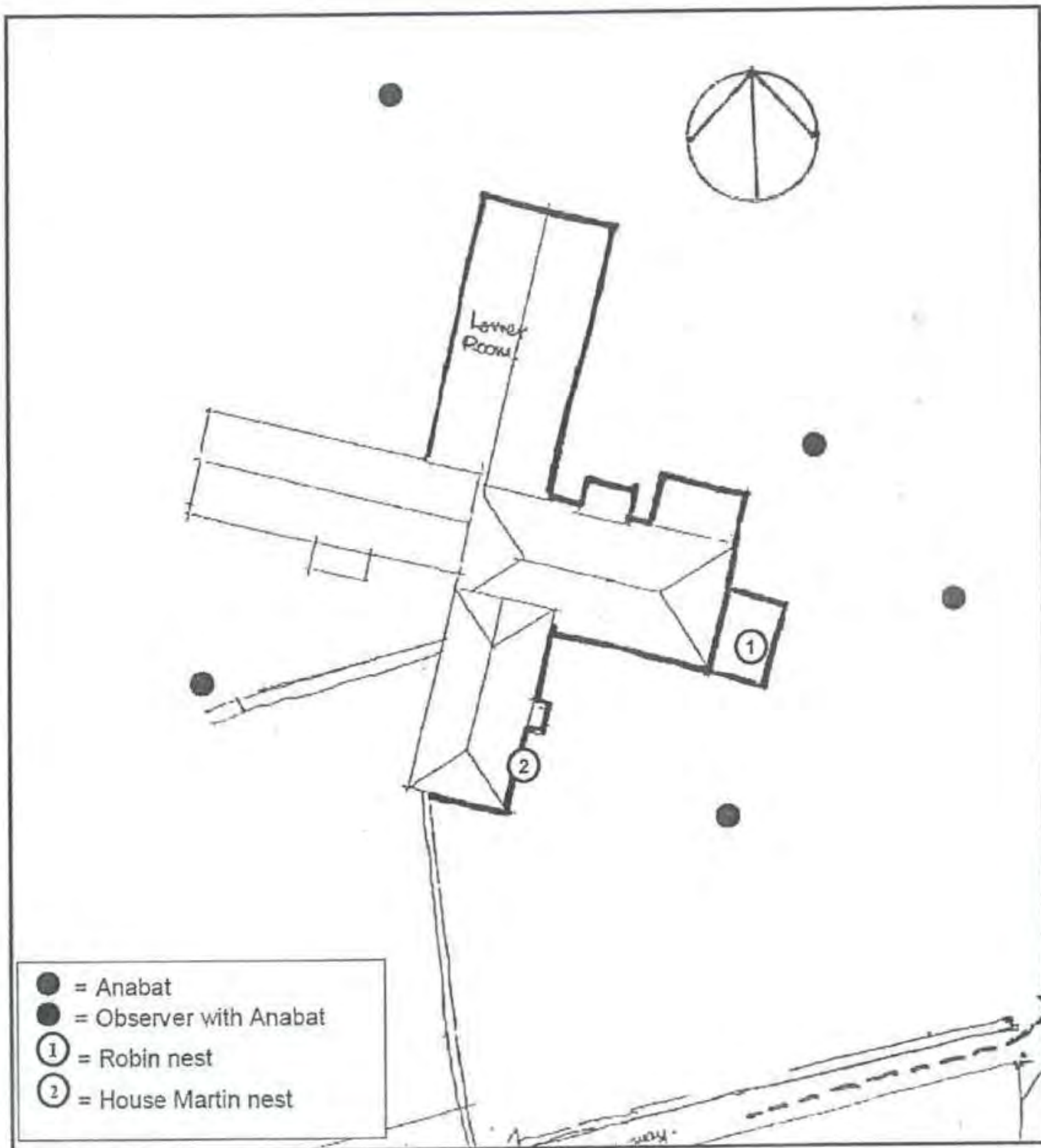
If any protected species are found at any stage of the development then work in that area must stop and the surveyor (01952416307) or Natural England contacted (0845 600 3078) for advice.

A handwritten signature in black ink, appearing to read 'J Morgan'.

John Morgan.
August 2011







Schematic plan of house with approximate locations of observers, Anabats, and bird nests



Fig 1. View from south



Fig 2. View from south west. House Martin nest highlighted with red ring.



Fig 3. View from east



Fig 4. View from north east



Fig 5. View of Lower Room from south



Fig 6. Describing south side of Lower Room



Fig 7. Describing north side of Lower Room



Fig 8. Inside Lower Room describing the rafters. The eaves are almost level with surrounding ground



Fig 9. View of lean to be demolished and replaced with extension from north east



Fig 10. Close up view describing the weather lap boarding.



Fig 11. Describing the stone wall of the lean too. All crevices were closely examined, the remains of an old nest, identified as most likely Robin was found in one of the crevices, highlighted with red ring above.



Fig 12. Describing the distance between ridge of lean too and eaves of house.



Fig 13. Inside of lean too looking northeast



Fig 14. Describing south west ridge of lean too



Findings (Activity survey)

Table 1

Abbreviations.

Ppip = Common Pipistrelle

Ppyg = Soprano Pipistrelle

Paur = Brown Long-eared

Date	24/08/2011
Time (start)	20:00hrs
Air Temp	15°C
Time (Fin)	21:15hrs
Air Temp	15°C
Weather	5/8 Cu: No wind
Personnel & Equipment	2 x Surveyor 5 X Anabat Yukon Ranger 5x42 digital night scope. Newton Image intensifier. Bright Torches, Binatone Trec100 Radios
Sunset / Sunrise	20:15hrs
Time & species first recorded	20:51hrs Paur to north east of house 20:54 hrs Ppip over pond next to church 20:55 hrs Ppyg over pond next to church 20:55 hrs Ppip north west of house 21:00 hrs Ppyg north east of house 21:07 hrs Paur north east of house
Species Recorded	Ppip, Ppyg, Paur
Finish Reason	Light Gone, no bats observed exiting area of house to be affected by proposed works
Remarks	<p>Three Anabats were strategically placed around the house to record bat activity. The observers were positioned for best views of lean too and area of roof above.</p> <p>At around 20:50 hrs with the light gone, the surveyor moved from his observation point to the south of the house and patrolled the immediate surroundings which included the Church yard, pond and modern farm yard / buildings to the west of the site.</p> <p>Bat activity was generally restricted to the area around the church and pond to the south of the site with small amount of activity around west side of site amongst farm buildings.</p>