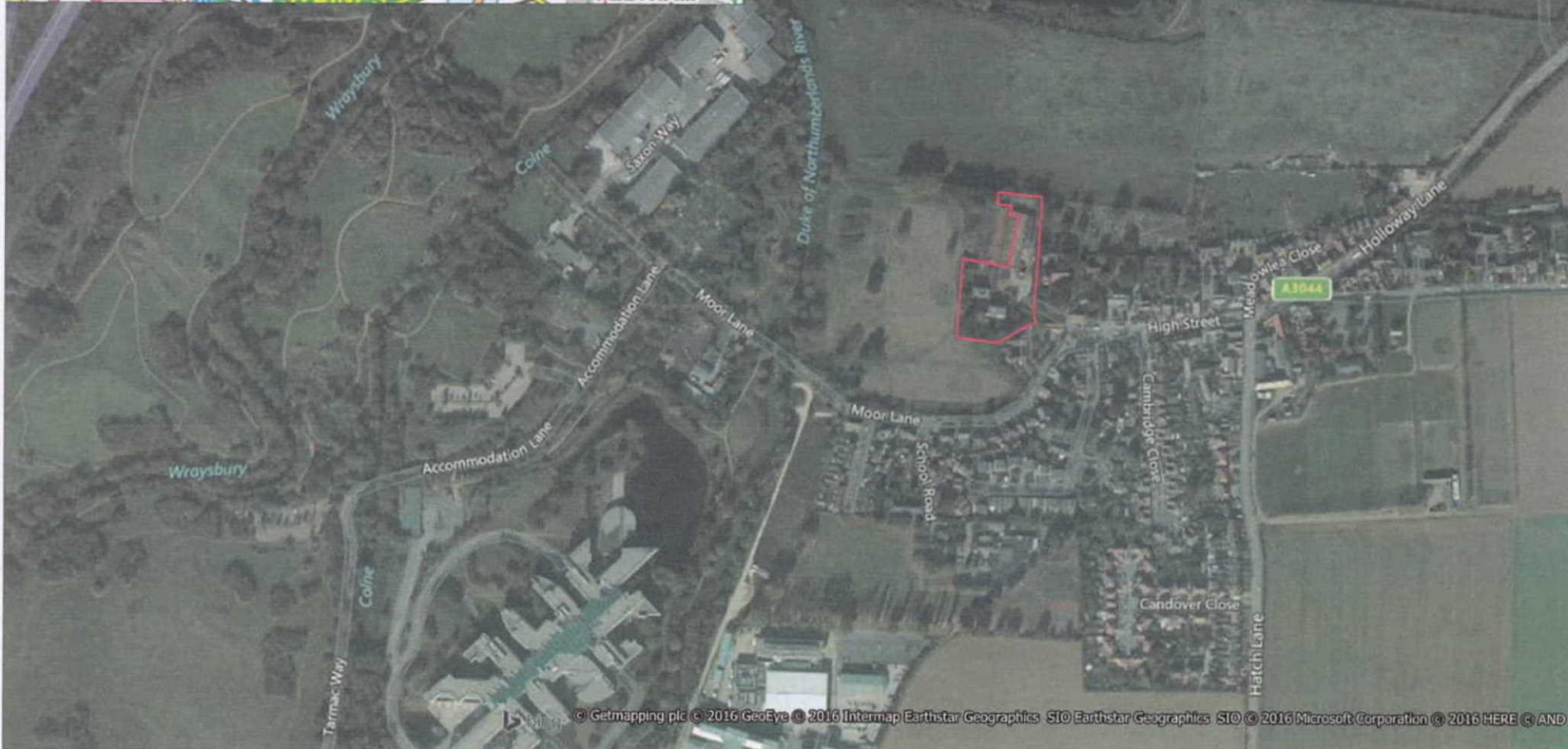
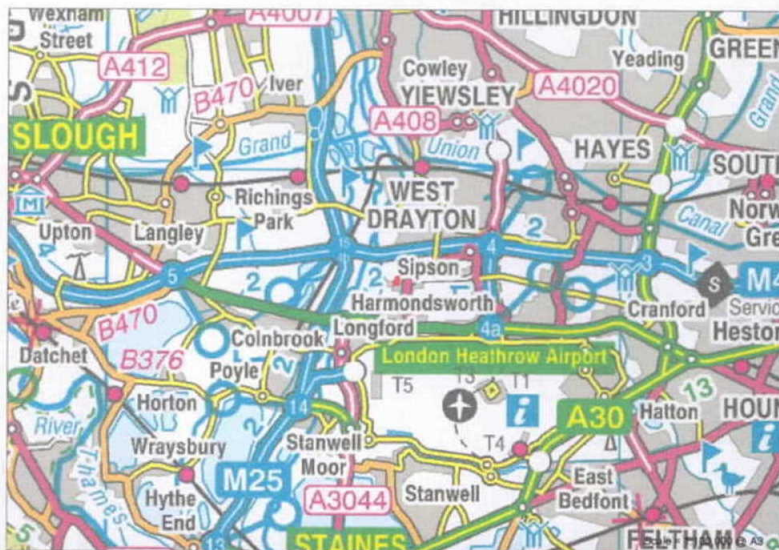


3 FIGURES AND PHOTOGRAPHIC PLATES

3.1 Figures

Figure 1 – Location Map

Figure 2 – Site Plan



Site boundary



00	21.11.16	856431	RG	SP	DC
Rev	Date	Description	Drn	Chk	App

Manor Court

RSK

Figure 1
Site Location Plan

0 150
metres
Scale = 1:5,000 @ A3

N
W E
S
REV 00



00	21.11.16	858431	RG	SP	D
Rev	Date	Description	Drn	Chk	As

RSK

Figure 2
Site Plan



3.2 Photographic Plates

Plate 1 – Grade 1 Listed Tithe Barn containing Soprano Pipistrelle and Brown Long-eared maternity roosts immediately adjacent to development site



Plate 2 – Building 1 – Manor Lodge – Building with no potential bat access



Plate 3 –
Building 2 –
Former Stable
Block west
facing elevation



Plate 4 –
Building 2 –
Former Stable
Block – North
facing Gable
end showing
condition of
pointing.



Plate 5 – Rear elevation of Building 2 showing small dormers



Plate 6 – Extension of rear elevation of Building 2 – Former Stable Block



Plate 7 – View of roof covering of Building 2 – Former Stable Block showing extensive gaps that could be used by bats



Plate 8 – Building 3 – Office Barn – South Elevation



Plate 10 –
Building 3
Office Barn
west and south
elevations



Plate 11 –
Building 3
Office Barn
View of roof
(general)
showing
extensive gaps
under tiles



Plate 10 –
Building 3
Office Barn
west and south
elevations



Plate 11 –
Building 3
Office Barn
View of roof
(general)
showing
extensive gaps
under tiles



4 FURTHER SURVEYS

4.1 Details of further survey requirements

The initial assessment of the buildings at Manor Court has found that the following buildings that are due to be impacted by the proposed development will require additional surveys:

- Building 2 – The Former Stable Block. This building has been assessed as having **HIGH** potential for roosting bats, with extensive potential access points throughout the roof covering of the building due to the shape of the existing roof tiles creating gaps that could allow bats to gain access to the void between the tiles and the internal ceilings. Any internal and external works are likely to have an impact on any bats roosting beneath the roof tiles. Therefore two dusk emerge surveys along with a single dawn re-entry survey would be required to follow the guidance in place at the time of initial assessment (Hundt, 2012).
- Building 3 – The Office Barn. This building has been assessed as having **HIGH** potential for roosting bats, with extensive potential access points throughout the roof covering of the building due to the shape of the existing roof tiles creating gaps that could allow bats to gain access to the void between the tiles and the internal ceilings. Any internal and external works are likely to have an impact on any bats roosting beneath the roof tiles. Therefore two dusk emerge surveys along with a single dawn re-entry survey would be required to follow the guidance in place at the time of initial assessment (Hundt, 2012).

4.2 Description of Survey Types

Emergence Surveys – Surveyors are positioned around the building so that all elevations of the building are clearly visible and where surveyors are able to observe any bats emerging from the building. The surveys commence 15 minutes before dusk and conclude 2 hours after dusk. Surveyors are also equipped with ultrasonic bat detectors so as to record the echolocation of any bats that may emerge. These calls are recorded to a stereo recorder or in some cases direct to an SD Card within the bat detector. If there is any doubt about the species of bat these calls can be viewed on specialist software to confirm identity.

Dawn Re-entry surveys - Surveyors are positioned around the building so that all elevations of the building are clearly visible and where surveyors are able to observe any bats re-entering the building. This type of survey can be better for identifying entry points used by bats. These surveys commence 2 hours before dawn and conclude at dawn.

4.3 Survey Requirements for Manor Court

Building	Survey Requirements	Timing	Surveyor Requirements
Building 2 – Former Stable Block	2 x Emergence Surveys	May – September	5 Surveyors
	1 x Dawn Re-entry Survey	May - September	
Building 3 – Office Barn	2 x Emergence Surveys	May – September	4 Surveyors
	1 x Dawn Re-entry Survey	May - September	

4.4 European Protected Species Licence Requirements

If bats are found during the emergence and dawn re-entry surveys and a roost(s) are confirmed within either of the buildings it is likely that a European Protected Species Licence (EPSL) will be required to allow development of the buildings to proceed.

To obtain an EPSL an Application Form, Method Statement, and Work Schedule on the approved forms will need to be completed and submitted to Natural England. These forms can be completed by the consultant on your behalf but it should be remembered that the applicant will be the licensee for the life of the licence. The application is made to Natural England who say that they will decide the application within 30 working days, but this regularly overruns to up to 60 working days.

5 REFERENCES

Hundt (2012). Bat Surveys – Good Practice Guidelines. 2nd Edition. Bat Conservation Trust, London.

APPENDIX A – RELEVANT LEGISLATION

General

This section briefly describes the legal protection afforded to the protected species referred to in this report. It is for information only and is not intended to be comprehensive or to replace specialised legal advice. It is not intended to replace the text of the legislation, but summarises the salient points.

Bats

All species of British bat are protected by *The Wildlife and Countryside Act 1981* (as amended), extended by the *Countryside and Rights of Way Act 2000*. This legislation makes it an offence to:

- intentionally kill, injure or take;
- possess or control;
- intentionally or recklessly damage, destroy or obstruct access to a breeding site or resting place; and
- intentionally or recklessly disturb whilst the animal occupies a breeding site or resting place.

Bats are also European Protected Species listed on *The Conservation of Species and Habitats Regulations 2010* (as amended). This legislation makes it an offence to:

- deliberately capture, injure or kill;
- deliberately disturb, including 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) hibernate or migrate, where relevant; or (b) to affect significantly the local distribution or abundance of the species to which they belong;
- damage or destroy a breeding site or resting place; and
- possess, control, transport, sell, exchange, or offer for sale or exchange.