

Figure E3 Mitigation/Compensation Plan

Mitigation to ensure no bats are harmed during works will be planned alongside appropriate timings of works to ensure they take place outside of the maternity period and when the fewest number of bats are expected to be present within the existing roosts.

All contractors will receive a 'toolbox talk' by the licenced ecologist which will make them aware of the potential presence of bats and what to do should they be encountered, their roles and safe working methods.

Main House

Roost Summary

- **Common Pipistrelle:** presumed maternity colony – up to 48 adults in summer 2018. Colony present above wall top at south end of void. Up to 13 individuals also recorded roosting in wall cracks on southeast aspect of house in September 2019.
- **Brown Long-eared Bat:** presumed maternity colony – up to 30 adults present in roof void in summer 2018. 25 present in void in September 2019.
- **Soprano Pipistrelle:** a single recorded day roosting on two occasions (once below soffit and once in wall crack).

Mitigation

Work Timing

Works are to be scheduled at a time that would cause least disturbance to the bats that roost in the house. Given that there are maternity colonies present, and that Brown Long-eared Bat and pipistrelle species can remain in the same roost year-round (including during hibernation), the optimum periods for completing works are during autumn (October/November) or in the period between hibernation and the forming of maternity colonies (i.e. March to early May). Given current timings, it is proposed to conduct works (see below) in the period early March to early May 2020.

Supervised Works

Demolition works to roosts will be conducted by hand, in the period March to early May 2020, under the supervision of the licenced ecologist. Any bats encountered within the house during these works will be captured by hand and moved to the replacement roost sites (see below). In the unlikely event that any bats are injured during this process, they will be taken to a local bat carer (whose details are known).

Compensation

Brown Long-eared Bat

Compensation roost to be created within the roof void of existing Wedding Venue (ca. 20m to the north of the existing roost) – ca. 13m x 18m x 2.2m (height).

Existing central vertical support timbers to be removed (see picture below) to allow uncluttered central flight space. Bat access will be created on the southern roof slope (nearest the existing colony in the main house) to enable the colony to enter dense vegetation immediately upon roost exit. Access will be created by raising a single ridge tile and also by installing a 'habitat bat access slate' on the southern roof slope. A small number of roost features will also be incorporated into the void to further enhance the likelihood that the void will be adopted by the maternity colony. These will include a number of purpose-built roost crevices constructed of parallel rough-sawn timbers that will be placed within the existing steel support girders.



Location of proposed compensation roost void for the maternity colony of Brown Long-eared Bats above the existing wedding venue



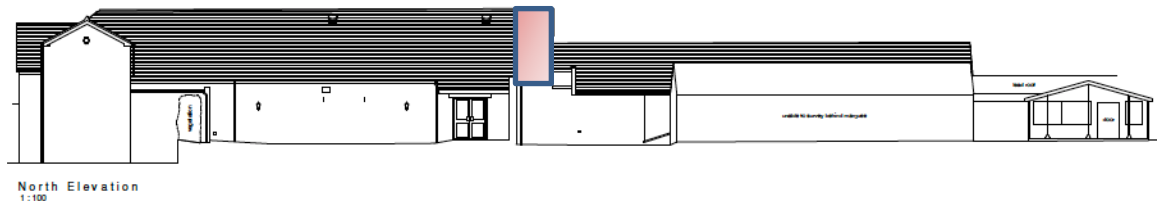
Proposed compensation roost void for Brown Long-eared Bats (above current Wedding Venue)



Roof void of Wedding Venue – central vertical support timbers to be removed to enable uncluttered environment for flying

Common Pipistrelle

The existing colony is present in the gable wall at the south end of the roof void of the Main House. A small void above the existing Wedding Venue will be modified to replicate as similar conditions as possible to the existing roost site.



False wall cavities will be created in the void above the entrance door at the gable end and also on the south side of this room. The gable end cavity will be created by installing a breezeblock wall and rough-sawn, untreated timber 'lining' whilst the south side cavity will be created using rough-sawn, untreated timber.

Two maternity bat boxes suitable for common pipistrelle will also be installed within this roost compensation area with a further two maternity boxes placed on the gable end external wall.

Access will be created by raising a roof slope tile on the south roof slope and raising a ridge tile one-in from the gable end.



Roof void room to be modified for use by Common Pipistrelle maternity colony

Soprano Pipistrelle

Two bat boxes, suitable to the species, will be erected on mature trees within the site, just east of the main house.

Workshops and Wedding Venue/Cottage

Roost Summary

Workshops

- **Common Pipistrelle:** single day-roosting individual at roof ridge.
- **Brown Long-eared Bat:** moderate pile of droppings indicative of day-roost of single Brown Long-eared Bat present in roof void
- **Soprano Pipistrelle:** single day-roosting individual at roof ridge.

Wedding Venue/Cottage

- **Common Pipistrelle:** up to three non-breeding individuals day-roosted behind a fascia board on northern side of cottage.
- **Brown Long-eared Bat:** small pile of droppings considered to have originated from a single individual present in the roof void of the cottage.

Mitigation

Work Timing

Given the low conservation significance of the roost sites, no restrictions on timings are considered necessary. However, works are proposed to be completed during the period March-May 2020.

Supervised Works

Demolition works to roosts will be conducted by hand, in the period March to early May, under the supervision of the licenced ecologist. Any bats encountered within the house during these works will be captured by hand and moved to the replacement roost sites (see below). In the unlikely event that any bats are injured during this process, they will be taken to a local bat carer (whose details are known).

Compensation

Brown Long-eared Bat

The modification of the existing roof void above the Wedding Venue as compensation for the loss of the existing maternity roost site in the main house is considered as sufficient compensation for the loss of all Brown Long-eared Bat roosts across the site, given the very limited use of other buildings by what is considered to be only individual bats.

Pipistrelles

A total of six bat boxes, suitable to pipistrelle bats, will be erected on retained trees around the site.