

(formerly) The North Arms, Mills Lane, Wroxton – restoration of existing barn and part conversion to ancillary guest accommodation

In support of the application, the following **Ecology Statement**, is submitted



Extant Consent was granted in 2020, for conversion of the outbuilding (“barn”) and adjacent sheds to commercial use. A Bat Survey was submitted in support of that Application.

The application now is for the conversion of the outbuilding, to ancillary residential accommodation. No works are proposed for the sheds and they do not form part of this application.



WEST ELEVATION

At the time of the writing of the Report, the following results were recorded:

Survey Results

During the bat scoping survey a single brown long-eared bat was seen roosting between the roof joist and roof panel in the shed closest to the barn along with 30 plus fresh bat droppings. Feeding remains consistent with those produced by brown long-eared bats were found in the barn along with approximately 40 fresh bat droppings. A single pipistrelle bat dropping was found in a shed. No evidence of bats was located in or on the former pub house; however the building contains many potential bat roosting features.

During the first bat dusk emergence surveys a brown long eared bat was seen to emerge from its roost within the barn and shed. Two common pipistrelles bats and a soprano pipistrelle bat were seen to emerge from features in the former public house building. During the second bat dusk emergence survey both brown long-eared bats were recorded emerging again from the roost areas in the outbuildings as well as two common pipistrelle bats from the barn and three common pipistrelle bats from the chimney/roof area of the former public house.

Evaluation

Evidence has shown that a small number of brown long-eared bats, common pipistrelle bats and a single soprano pipistrelle currently use the buildings as day roosts, also brown long-eared bats use the barn as a night roost/feeding perch. Therefore, a European Protected Species mitigation licence from Natural England will be required for the building works to commence. Mitigation is required for nesting birds.

Since the preparation of that Report, the condition of the “barn” outbuilding has further deteriorated, notably with the loss of the high level loft door. The interior of the building is effectively open to the elements with no voids suitable for hibernation or roosting.



On this basis, should works propose to commence before April, a prior Bat Hibernation check will be carried out. At the same time a search of any bat roosts and potential bat roosting features would be carried out under the direct supervision of a bat ecologist.

If in response to the above, a new bat void will be created in the loft apex of the new roof. The roof liners will be of bituminous felt. All timber treatments will be bat friendly.

If building work is to commence after March, a nesting bird check will be carried out