

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

| | |
|----------------|---|
| Number | <input type="text"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text" value="Former MOD Fuel Depot Site"/> |
| Address line 1 | <input type="text" value="Hempsted Lane"/> |
| Address line 2 | <input type="text" value="Hempsted"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Gloucester"/> |
| Postcode | <input type="text" value="GL2 5JN"/> |

Description of site location must be completed if postcode is not known:

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="381972"/> |
| Northing (y) | <input type="text" value="217628"/> |

Description

2. Applicant Details

| | |
|----------------|--|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Dan"/> |
| Surname | <input type="text" value="Rawlings"/> |
| Company name | <input type="text" value="Lioncourt Homes"/> |
| Address line 1 | <input type="text" value="3 Apex Park"/> |
| Address line 2 | <input type="text" value="Wainwright Road"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Worcester"/> |

2. Applicant Details

Country

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of all above and below ground structures on the site, remediation and regrading of levels to make good, and provision of structures for ecological mitigation.

Reference number

21/00358/FUL

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

12

Has the development already started? Yes No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? Yes No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

2021-55683-EPS-MIT - covering letter - 14-01-2022
2021-55683-EPS-MIT - Licence - 14-01-2022
2021-55683-EPS-MIT - Annex - 14-01-2022
2021-55683-EPS-MIT - work schedule - 14-01-2022

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

18/01/2022

**WML-A13a-E5a&b – WORK SCHEDULE FOR BAT
ANNEXED LICENCE**



Site name and address (as stated on the application form or licence granted): Old Hempsted Fuel Depot

Please ensure that the work schedules are S.M.A.R.T and appropriate timescales are provided for each activity, to fit with order of events.

Complete these schedules to show timings for all categories of work (mitigation and compensation measures), and to show the main construction period. The most common activities are listed here, and you can add up to 6 more if needed. Leave blank if not applicable. Enter timing by stating **start and end dates, to nearest month and year** (see first lines for examples). Enter comments if you need to clarify timings. For very complex schemes (e.g. high impact or phased development schemes) if additional lines are needed please do add in. This work schedule will form part of any annexed licence.

E5a

| PLEASE INCLUDE DATE OF SUBMISSION (e.g. 01 July 2016). This will be referenced in the annex → | | 22.11.21 |
|---|--------------------------|--|
| Activity | Timing | Comments |
| Pre- development activity | | |
| <i>Example: Bat house creation (in advance of licence)</i> | <i>Sept-14 to Nov-14</i> | <i>Also put up 3 bat boxes before end of December 2015, in advance of works commencing</i> |
| Creation of standalone bat feature/s (state completed and fit for purpose if created <u>before</u> licensable works due to commence) | | |
| Installation of bat boxes pre-development works (state completed and fit for purpose if created <u>before</u> licensable works due to commence) | January 2022- March 2022 | Erection of 15 x bat boxes |
| Permanent exclusion measures (e.g. use of one-way excluders prior to permanent blocking of access points or destruction of roost) | | |
| | | |
| | | |
| Mid-development activity | | |

| | | |
|---|----------------------------|---|
| Example: Capture exercise (e.g. by hand /hand-held nets, etc) | Sept-2016 | By hand |
| Pre-works inspection by Named Ecologist or Accredited Agent | | |
| Installation of protective measures (e.g. separation membranes whilst working in lofts) | | |
| Disturbance by noise, illumination or vibration (please specify) | January 2022- March 2022 | |
| Temporary exclusion measures (e.g. use of one-way excluders with access re-instated following works) | | |
| Permanent exclusion measures (e.g. use of one-way excluders prior to permanent blocking of access points or destruction of roost) | January-March 2022 | Destruction of buildings following inspection of buildings. |
| Capture exercise (e.g. by hand / hand-held nets, etc – please state) | | |
| Destructive search by soft demolition | January-March 2022 | Destruction of buildings following inspection of buildings. |
| | | |
| | | |
| During development | | |
| Example: Mechanical demolition | Oct-2016 | Buildings X and Y will be knocked down after sign off from Named Ecologist |
| Mechanical demolition of all or part of structures (once declared free of bats by Named Ecologist or Accredited Agent) – please state | January 2022-March 2022 | Buildings B2, B4, B9, B10 and Air Raid Shelter will all be demolished prior to the beginning of the active bat period once all areas of the buildings are inspected and no bats are recorded. |
| Construction period start and end dates | January 2022-January 2025 | |
| Site checks and maintenance during construction | January 2022-December 2024 | Two site visits to oversee construction of bat house 1. during early period of construction and 2. prior to creation of the hot boxes and other internal mitigation inside bat house. |
| Mechanical demolition of subterranean structures - Tanks T1-4 and Valve Room | April 2022 | All subterranean structures will be demolished and remediated following the completion of the bat hibernation period in April 2022, once declared free of bats |
| | | |
| Post construction mitigation/compensation on ‘development’ site or other (provide details below) | | |

| | | |
|---|-------------------------------------|--|
| <i>Example: Installation of access points and bat boxes</i> | <i>Feb-2017</i> | <i>Access points will be installed after completion of new roof structure; remaining 3 x bat boxes installed by end of this month.</i> |
| Creation of mitigation/compensation <u>post development</u> (e.g. installation of bat tubes, bricks, boxes, access points, etc – specify in comments section) | January 2022 - December 2023 | New bat house will be created in the same period as construction of new housing |
| Habitat reinstatement or restoration (following temporary impacts) | January 2022 - December 2023 | |
| Hedgerow or woodland planting (please specify) | January 2021 - December 2023 | New landscape planting to be created as soon as possible following disturbance of ground in the area to construct new housing and bat house. |
| | | |
| | | |

E5b) Post-development works - type a "Y" where each activity will occur for a given year and leave blank for no activity.

| Year: | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|--------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Monitoring | | | | | | | | X | X | X | X | x |
| Habitat management | | | | | | | | | | | | |
| Site maintenance | | | | | | | | | | | | |

| Year: | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|--------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Monitoring | | | | | | | | | | | | |
| Habitat management | | | | | | | | | | | | |
| Site maintenance | | | | | | | | | | | | |

ANNEX: SPECIAL CONDITIONS TO BAT INDIVIDUAL MITIGATION LICENCE



IMPORTANT: These special conditions are in addition to the standard licence conditions of this licence.

Where there are several options you are required to do those that are indicated by .

Natural England Reference:

2021-55683-EPS-MIT

Summary table of permitted damage/destruction of breeding sites and resting places

| Licensable activity | Permitted species | Maximum number of roosts (if applicable to activity) |
|------------------------------|---|---|
| Damage of breeding site | - - - - | - - - - |
| Destruction of breeding site | Lesser Horseshoe - - - | 1 (one) roost - - - |
| Damage of resting place | - - - - | - - - - |
| Destruction of resting place | Lesser Horseshoe Greater Horseshoe Brown Long-eared - | 18 (eighteen) roosts 2 (two) roosts 1 (one) roost - |

General:

- Persons acting under this licence must abide by the most up to date iterations of the relevant species guidance. In this context the relevant species guidance includes:

- (i) The advice in the “Bat Mitigation Guidelines” (see ‘Licence Note’ c),
 - (ii) “Bat Workers’ Manual” (see ‘Licence Note’ c), and
 - (iii) “BCT Bat Surveys for Professional Ecologists – Good Practice Guidelines” (see ‘Licence Note’ c).
2. The Licensee, including the Named Ecologist, Accredited Agents and Assistants (see Definitions in conditions 26-29), must adhere to the activities and timescales agreed in work schedule WML-A13a-E5a&b (dated and referenced **14/01/2022, Old Hempsted Fuel Depot, Hempsted Lane, Gloucester**) between the Licensee and Natural England*.

*Except for damage and destruction of breeding sites, carrying out licensable activities outside the periods specified within the licensed work schedule E5a is permitted provided that **all** of the following requirements are met:

- a. Licensable activities set out in the work schedule are carried out in the same chronological order; and
- b. Licensable activities involving the capture, and/or transport of the species are carried out no more than 8 months later than originally scheduled and outside the maternity/hibernation period; and
- c. Compensation for loss of hibernation sites must be created prior to the immediate hibernation period and no later than 31 October; and
- d. There is no additional impact on any known or potential breeding sites, or resting places (including hibernation sites) as a result of timing changes.

Post development works must be carried out in accordance with section E5b of the licensed work schedule. Should timings change such that one or more of requirements a-d will not be met, a modification request form must be submitted alongside a revised work schedule to enable Natural England to reassess the FCS test. This must be done as soon as it becomes clear that the work schedule is no longer deliverable. All other requirements in the licence and any annex must be complied with.

3. Figures: D **14/10/2021**; E2 -; E3i / ii / iii **14/10/2021**; E4 **14/10/2021**; Other, as specified, - must be complied with (see end of Annex for list of Figures).
4. The Named Ecologist or an Accredited Agent must ensure that all those involved with the licensable works understand by way of a ‘tool box talk’ that bats are present; the legislation relating to bats; measures that will be used to protect them; good working practices; licensable activities and what to do should bats be found. This information must be provided before any licensable works commence on site. A written record that this has been undertaken, and that it covers the above points, must be kept by the Named Ecologist or Accredited Agent and made available to Natural England or any police officer on request.

Impacts:

- 5. Disturbance of bats and damage and/or destruction of bat habitats will be limited to those areas and structures shown in Figure D.
- 6. Species, type and location of features and roost/s to be disturbed / damaged / destroyed under this licence. (See Definitions of roost type in condition 30):

| Roost type or feature | Permitted? | Species and locations of roost / feature details and action. |
|-----------------------|---|--|
| Day | <input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Yes | <p>Destruction of 8x Lesser Horseshoe day roosts (1x located in internal room of B2; 1x located in internal rooms of B9; 1x located in centre of Air Raid Shelter; 1x located in underground structure of Valve Room; 1x located in tap room of T1; 1x located in tap room of T2 and Tank Room; 1x located in tap room of T3; 1x located in tap room of T4).</p> <p>Destruction of 2x Greater Horseshoe day roosts (1x located in central loft void of B10; 1x located in centre of Air Raid Shelter).</p> <p>Destruction of 1x Brown Long-eared day roost located in internal roof space of B10.</p> |

| | | |
|--|---|---|
| Night | <input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Yes | Destruction of 3x Lesser Horseshoe night roosts (1x located in internal room of B2; 1x located in internal room of B4; 1x located in internal room of B13). |
| Feeding perch | <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| Transitional / occasional | <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| Swarming or mating site | <input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Yes | Destruction of 2x Lesser Horseshoe mating roosts (1x located under roof pitch and in central roof void of B10; 1x located in centre of Air Raid Shelter). |
| Maternity | <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| Satellite | <input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Yes | Destruction of 1x Lesser Horseshoe satellite roost located under roof pitch and in central roof void of B10. |
| Hibernation | <input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Yes | Destruction of 5x Lesser Horseshoe hibernation roosts (1x located in underground structure of Valve Room; 1x located in tap room of T1; 1x located in tap room of T2 and Tank Room; 1x located in tap room of T3; 1x located in tap room of T4). |
| In sites meeting SAC/SSSI status due to bats (see Definitions) | <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| Foraging areas | <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| Commuting routes | <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| Other: | <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |

Methodology:

7. All relevant animal welfare legislation must be complied with at all times.
8. Where capture and/or handling of bats are necessary, only the Named Ecologist or an Accredited Agent or an Assistant directly supervised by the Named Ecologist or Accredited Agent may do so.
9. All works must be undertaken using best practice methodology to ensure minimal risk to bats. Mitigation must be in line with the requirements set out in the most up to date edition of the '*Bat Mitigation Guidelines*'. Persons acting under this licence must abide by the advice on excluding bats, handling bats and working in bat roosts in the most up to date edition of the '*Bat Mitigation Guidelines*' and '*Bat Workers' Manual*'. In addition to this:
 - a. The use of endoscopes, artificial light from torches, destructive search by soft demolition (see Definitions), temporary obstruction of roost access, temporary or permanent exclusion methods (including installation) and use of static hand held nets must only be undertaken or directly supervised by the Named Ecologist, or an Accredited Agent.
 - b. Where capture and/or handling of bats are necessary, only the Named Ecologist, Accredited Agent, or an Assistant directly supervised by the Named Ecologist may do so. Capture/handling/exclusion of bats must only be undertaken in conditions suitable for bats to be active.
 - c. Where bats are discovered and taken under this licence they must either be relocated to an alternative roost (see Definitions) suitable for the species, or where bats are held this must be done safely and bats released on site at dusk in, or adjacent to, suitable foraging/ commuting habitat in safe areas within or directly adjacent to the pre-works habitat. Where a bat is unexpectedly discovered in adverse weather conditions, condition 15 must be followed.
 - d. Endoscopes and hand held nets are only to be used to assist with the locating and capture of bats.
 - e. Temporary and permanent exclusion must be carried out using techniques specified in the most up to date edition of the '*Bat Workers' Manual*'. If one-way exclusion devices are to be used, each device must remain in position for a period of at least 5 consecutive days/ nights throughout a spell of suitable weather conditions, or will remain longer until these conditions prevail.

- f. Prior to destructive works, an inspection using torches and/or an endoscope must be performed internally to search for the presence of bats. If any licensed vesper bat species is found and is accessible, each will be captured by gloved hand or hand-held net, given a health check and then each placed carefully inside a draw-string, calico cloth holding bag or similar for transport. If any licensed horseshoe bat species is found, the capture methods outlined in (h) will only be used after it has been shown that overnight dispersal or exclusion are no longer practicable methods.
- g. Following inspection and exclusion operations, the removal of any feature with bat roost potential will only be performed by hand in suitable weather conditions and under direct ecological supervision. Where applicable, materials will be removed carefully away and not rolled or sprung to avoid potential harm to bats. The undersides of materials will be checked before removal, by the Named Ecologist or Accredited Agent, for bats that may be clung to them.
- h. For sites where the presence of horseshoe species has been confirmed, the following exclusion method will be used: prior to work commencing, the Named Ecologist or Accredited Agent will conduct a thorough internal inspection for the presence of horseshoe bats. Only after the void is shown to be unoccupied will the destructive search commence, or all apertures into that void be closed and sealed (windows, doors, etc) by use of boarding, sealed tarpaulin or similar.

If a horseshoe bat is encountered, it will be left undisturbed during daylight. After all bats have dispersed overnight, the void will be sealed as described above. If all bats have not emerged, the Named Ecologist will either use torchlight and non-tactile human presence to disturb the bat to encourage it to emerge and disperse, during night only, or through use of a hand held net. Only after all bats have emerged from the building or void will it be sealed.

i. Other: -

- 10. A written record must be kept of capture and exclusion efforts undertaken, including weather conditions (including over-night minimum temperature and rainfall), numbers and species of bats captured/taken and duration of exclusion process.
- 11. Provision must be made for prompt assistance to deal with any injured bat. Any injured or dead bats must be reported to Natural England on licence return form WML-LR-BATANN.
- 12. Mechanical demolition (see Definition in condition 31) of the structure must only take place after the structure been declared free of bats by the Named Ecologist or their Accredited Agent.
- 13. Where bat access points/entrance into roosts are to be retained or reinstated this must be in accordance with Figure E3.
- 14. Lighting restrictions under this licence include:
 - a. N/A;
 - b. **Any new lighting must not illuminate bat roost access points or flight lines and must be fitted with motion sensors on a short-duration timer.**
- 15. If individual bats are discovered unexpectedly, including during periods of adverse weather, then the following steps must be taken:
 - a. Works to that building/structure must stop immediately. If the Named Ecologist or an Accredited Agent is not on site, he/she must be contacted immediately to attend the site.
 - b. Do not expose the bat or cause it to fly out of the roost on its own accord.
 - c. The bat must only be handled by the Named Ecologist or an Accredited Agent unless it is in immediate danger. The bat must be carefully placed in a lidded ventilated box with a piece of clean cloth and a small shallow container with some water. The box must be kept in a safe, quiet location.
 - d. Care must be taken to avoid rousing the bat during transfer to a suitable location – which may be a suitable hibernation box or other alternative roost constructed, providing a safe, quiet environment with stable, suitable temperature and relatively high humidity, safe from further disturbance.
 - e. The Named Ecologist must re-assess the structure and determine whether works can continue under this licence, or whether a modification to the licence is required before works re-commence. A written record

must be kept of this decision and made available to Natural England or any police officer on request. This incidence must also be reported on the licence return form WLM-LR-BATANN.

- f. Any underweight or injured bats must be taken into temporary care by an experienced bat carer and looked after until such time that the bat can be transferred to a suitable replacement roost at the same site, or weather conditions are suitable for release at the same site.

Compensation and mitigation:

16. Compensation & mitigation measures as below and as shown on Figure E3 must be provided:

| Compensation and mitigation measure/s: | Including provision of: | Details: Location, area (ha), length (cm), dimensions, aspect specifications, materials, number, bat box type, bat access (as appropriate) |
|---|--|---|
| Retention of roost/s and access points | Retention of roost space / area <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Retention of access points <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| Modification of existing roosts | Existing roosts <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Access points <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Other <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| New roost creation | Bat box/es <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Bat bricks / tubes <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Bat tiles (including ridge tiles) <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Stand-alone bat feature <input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Yes | 8-figure grid reference: SO8163 1748 Dedicated bat house to be constructed in the western area of the site. It will be L-shaped measuring 6.06 m x 6.06m x approx. 4 m high. The bat house will be single storey with a pitched roof covered in concrete tiles. External walls will be red brick. Internal walls |

| | | |
|--|--|---|
| | | <p>will be rendered and left with a rough finish to allow bat perching opportunities.</p> <p>A hibernacula will be constructed below ground floor level and measure 3.05 m in length x 2 m in width x 1.7 m in depth. Internal baffles constructed of blockwork will be created from floor to ceiling to reduce airflow and maintain constant temperatures. Six Norfolk bat bricks (or similar) will be fixed to the walls to allow perching locations for Horseshoe Bats and internal crevices for hibernating crevice dwelling bats. Access for monitoring and bat-flight access will be created via an entrance in the ground floor measuring 0.75 m x 0.75 m with a fixed ladder for inspections. A gate and balustrade will be installed around this entrance for safety.</p> <p>The loft space of the building will be lined with traditional bitumastic felt with a wooden frame, but without trusses. The floor to apex height will be approximately 1.8 m. Two 1000 mm high baffles will be suspended at the apex of the loft to reduce light and wind ingress from the bat-access point in the NE elevation. A hot box will be created in the southern area of the loft void constructed of rough untreated 12 mm ply boarding measuring 3795 mm in length. The hotbox will be split into two sections to encourage use by Lesser Horseshoe Bats even if Greater Horseshoe Bats are present. One of the sections will have an opening in the floor of the hotbox measuring 250 x 150 mm to be suitable for access by Lesser Horseshoe Bats, but not Greater Horseshoe Bats. The floor of the other hotbox will remain open.</p> <p>Heating will be installed in the Lesser Horseshoe Bat section of the hot box. This will be in the form of a 60 W reptile heat tube with a wire mesh covering lifted away from the tube by 30 mm (to prevent the wire mesh from heating up too much when bats are present). The heating tube will be powered by 6 x 340 W solar panels installed on the southern pitch of the bat house. Heating will be timed to only be active during the summer period of mid-April to mid-September.</p> <p>In addition, crevice roosting provisions will be provided in the loft void between the suspended ceiling baffles. These will comprise 500 X 200 mm roof crevices on 25 mm battens with access from the bottom.</p> <p>Access for monitoring of the loft void will be via fixed ladder and balustrade at the top for safety, which will also provide bat flight-access between the ground floor and the loft</p> |
|--|--|---|

| | | |
|--|--|---|
| | | <p>void. The stairs will be constructed of wood which is quieter than metal when accessing.</p> <p>A bat flight-access point will be created in the ground floor wall of the SE elevation measuring approximately 1810 mm in width x 225 mm in height. This will allow bat access into the ground floor level of the bat house. An internal wall will be constructed immediately behind the opening to reduce the amount of light and wind ingress from this access point penetrating the rest of the building. A Perspex panel will be installed below the access point on the external wall to prevent cats from gaining purchase and entering the bat house.</p> <p>A bat flight-access point will be created in the wall of the north-east elevation to allow direct flight access for bats into the loft void. The access point will be located approximately 1.1 m from the floor of the loft void and measure 350 mm in width x 250 mm in height with the base sloped to prevent water ingress. The base will be lined with metal flashing moulded around the edges. Internally a wooden turnstile baffle will be constructed as per the designs detailed in the Lesser Horseshoe Conservation Handbook (Schofield, H.W. (2008). This will reduce the amount of light and heat ingress into the loft space.</p> <p>A steel door will be constructed into the north-east elevation at ground floor level to allow access for monitoring.</p> <p>A 2 m high powder coated palisade security fencing will be installed around the bat house to restrict public access to the bat house. The fencing will be located 3 m from the bat house. An access gate will be created in the fencing to allow monitoring access.</p> <p>A sign will be installed inside the entrance of the bat house informing unauthorised persons of the status of the building as a bat roost and its legal protections.</p> <p>See Figure E3 for details.</p> |
| | <p>Dedicated bat loft</p> <p><input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes</p> | <p>8-figure grid reference: -</p> <p>-</p> |
| | <p>Other</p> <p><input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes</p> | <p>-</p> |

| | | |
|--|--|---|
| Habitat reinstatement (for temporary impacts) or creation | Reinstatement and creation of flight lines <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Hedgerow planting or reinstatement (as specified) <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Woodland planting or reinstatement (as specified) <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |
| | Other (as specified) <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Yes | - |

17. Should it be necessary to use any wood timber treatments, only treatments on the approved list of 'Bat roost and Timber products (TIN 092)' may be used (see 'Licence Note' f). Also guidance on their use in the Bat Workers' Manual, Chapter 10 (see 'Licence Note' c) must be followed.

18. Should this licence require the use of roof membranes Bitumen type 1F felt with a hessian matrix must be used.

Post-development site maintenance and habitat management requirements:

19. Any compensation or mitigation roost structure/s provided under this licence (shown on Figure E3) which do not / does not show signs of bats must be retained for a minimum period, as specified below, beyond the date of completion of the development. (Note: any structure which is used by bats is legally protected under the legislation.)

- i. Bat boxes provided as compensation: **5 years**;
- ii. Stand-alone bat feature or dedicated bat loft: **10 years**;
- iii. Other: -.

20. Site maintenance operations must be undertaken in line with timings in Work Schedule WML-A13a-E5a&b table b and remedial action undertaken if necessary:

- N/A;
- Maintain, repair or reinstate access points: **as shown in Fig E3**;
- Maintain, repair, restore bat feature / bat loft in good condition: **as shown in Fig E3**;
- Maintain or repair heaters and / or data loggers: -;
- Maintain, repair, restore bat boxes to maintain condition: -;
- Repair or replace inspection hatches: -;
- Repair or replace interpretation labels or signs: -;

Management and maintenance of lighting regime: **as per condition 14**;

Other/s as specified: -.

21. The following habitat management must be undertaken in line with Figure E4:

N/A;

Hedgerow management regime: -;

Check success of establishment of habitat re-instatement or creation: -;

Reduction of shade around roosts: -;

Woodland management to maintain species and structural diversity: -;

Other as specified: -.

22. Is a Habitat Management and Maintenance Plan required for this licence?

YES: NO

If Yes, all habitat management and maintenance must be carried out in accordance with Habitat Management and Maintenance Plan referenced - for - years (also see timings in Work Schedule WML-A13a-E5a&b table b).

Post-development monitoring and reporting requirements:

23. Monitoring must be undertaken in the time periods and years as specified in the Work Schedule WML-A13a-E5a&b table b:

N/A, or

Monitoring required.

By way of: **Annual monitoring checks during the bat breeding period (May to August inclusive) and winter hibernation period (December to February) in years 1-5 following construction of the bat house. Monitoring checks will comprise a daytime inspection of the bat house using torches and ladders by an appropriately experienced and licensed bat ecologist. A static detector will be left in the loft space of the bat house (during summer monitoring visits) and in the hibernacula (during winter monitoring visits) for a minimum period of 5 nights.**

An assessment of bat habitat provided under this licence must also be made at this time. Should survey and habitat assessment indicate compensation provided is failing, measures must be taken to remedy this as soon as practically possible. Details of such actions must be included within the licence report.

24. It is a condition of this licence that the following reports are completed and returned to Natural England as specified:

Report of Action within 14 days (two weeks) after the expiry of the licence (which includes any 'nil' reports).

The following interim licence report/s is/are required:

Report of Action within 14 days (two weeks) after each monitoring visit.

25. Is this licence part of a phased or multi-plot development?

YES: NO

If Yes, Master Plan reference - must be re-submitted, and updated if necessary, with any modifications to this licence and any future licence applications for this phased or multi-plot development.

Definitions used in this annex:

26. The “**Licensee**” named on the licence is responsible for ensuring that all activities carried out on site in relation to the licence comply with the terms and conditions of the licence. All persons authorised to act under the licence must comply with the licence and its conditions (see Regulation 60(1) of the 2017 Regulations). This means that those persons authorised by the Licensee also have a responsibility for ensuring that the licence is understood and complied with.
27. The “**Named Ecologist**” is a professional ecological consultant who has satisfied Natural England that they have the relevant skills, knowledge and experience of the species concerned and is responsible for undertaking and/or overseeing the work undertaken in respect of the licensed species. The ‘Named Ecologist’ has a responsibility for ensuring that the licence is complied with. They are responsible for advising the licensee on the suitability and competence of any Accredited Agents or Assistants employed on site to undertake the required duties and may include the direct supervision of Assistants where appropriate.
28. An “**Accredited Agent**” is a suitably trained and experienced person who is able to carry out work under a licence without the personal supervision of the Named Ecologist. Any Accredited Agent must be appointed by the Licensee and be in possession of a letter signed by the Licensee confirming their appointment. Agents shall carry a copy of the said letter when acting under the licence and shall produce it to any police or Natural England officer on request.
29. An “**Assistant**” is a person assisting a Named Ecologist or Accredited Agent. Assistants are only authorised to act under this licence whilst they are under the direct supervision of either the Named Ecologist or an Accredited Agent.
30. For the purpose of this licence the following roost types are defined as:
 - a. **Day roost:** a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
 - b. **Night roost:** a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
 - c. **Feeding perch:** a place where individual bats or a few individuals feed during the night but are rarely present by day.
 - d. **Transitional / occasional roost:** used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
 - e. **Swarming site:** where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.
 - f. **Mating sites:** sites where mating takes place from later summer and can continue through winter.
 - g. **Maternity roost:** where female bats give birth and raise their young to independence.
 - h. **Hibernation roost:** where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
 - i. **Satellite roost:** an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females or small groups of breeding females throughout the breeding season.
 - j. An ‘**alternative roost**’ shall include: a purposely installed bat box; an existing roost which will not be impacted by the works; or other new/enhanced roosting opportunities. Any alternative roost must be suitable for the species, within or close to the existing roost and free from additional disturbance or development pressure.
 - k. **Other** – if applicable this will be specified in special condition 6.

31. For the purpose of this licence the following licensed methods are defined as:

- a. **Destructive search by soft demolition:** the taking apart of a bat structure in a controlled and careful manner by hand, or in some instances with the assistance of hand-held tools and machinery, under direct ecological supervision. Only the Named Ecologist, Accredited Agent or a directly supervised Assistant may take any bats found.
- b. **Mechanical demolition:** destruction of a structure that previously supported a bat roost using mechanical means after the structure has been declared free of bats by the Named Ecologist or Accredited Agent. Mechanical demolition usually is preceded by a soft demolition exercise or completion of an exclusion process.

Licence notes

- a) The following mitigation or compensation is being provided as part of a planning permission or other consent but is not required by Natural England to be provided as part of this licence: -. It is the licensee's responsibility to ensure that they comply with planning permissions and other consents as necessary.
- b) The licensee does not confer any right of entry upon land.
- c) The "[Bat Mitigation Guidelines](#)" and the "[Bat Workers' Manual](#)". "[BCT Bat Surveys for Professional Ecologists - Good Practice Guidelines](#)" is available from the BCT website. You are expected to check whether this guidance has been updated and if so, to ensure that you act in accordance with the most up to date version.
- d) Post development monitoring [report form](#) should be used for reporting purposes and sent to the above address at the each report interval.
- e) Any significant changes to a master plan should be agreed with Natural England in advance.
- f) Bat roost and Timber products (TIN 092) can be found [here](#).
- g) A licence is not required for the short-term keeping of injured bats that were obtained legally for the purpose of tending them in order to release them when no longer disabled. However, if the bats are to be kept for longer than 6 months then the carer should apply for a licence to possess bats. This can be done using the possession licence application form WML-A37 (found at: <https://www.gov.uk/government/publications/european-protected-species-apply-for-a-licence-to-possess-them>).
- h) An 'SAC' is a 'Special Area of Conservation' and a 'SSSI' is a 'Site of Special Scientific Interest'.
- i) Persons acting under this licence should abide by the advice described in "Coronavirus (COVID-19): surveying and mitigation works affecting wildlife" issued by Defra to Natural England, as a minimum precaution to reduce the risk of accidental transmission of the virus that causes COVID-19 from humans to wild mammals. "Coronavirus (COVID-19): surveying and mitigation works affecting wildlife" is available at <https://www.gov.uk/guidance/coronavirus-covid-19-surveying-and-mitigation-works-affecting-wildlife> or on request from Natural England (eps.mitigation@naturalengland.org.uk). You should check whether this advice has been updated and if so, should ensure that you act in accordance with the most up to date version. Any products used to clean and disinfect equipment should be safe for use where there could be contact with animals, and used at an effective and safe dilution rate. 'Safe4' is considered to be an appropriate disinfectant for this purpose, and is considered effective against the virus at a dilution of 1:50.

Issued by and on behalf of
Natural England on

Date

14 January 2022

Figure references:

Those marked with an '**' are mandatory and are included as part of each annexed bat licence, and those marked '***' are applicable to specific licences only. Special Condition 3 details which Figures form part of this particular licence

and its conditions and they must be complied with. Figures are not sent back out to the Licensee or Named Ecologist when the licence is granted as dated and referenced copies are already held by those persons.

- D* – Impacts: disturbance of bats, habitat damage and/or destruction.
- E2** – Non-standard capture / exclusion measures
- E3* – Mitigation / compensation (showing final development layout where appropriate) specifications for mitigation / compensation measures (including dimensions, materials etc).
- E4** – Management, maintenance and monitoring map, showing habitats and structures covered by the licence.

Date: 14 January 2022
Our Ref: 2021-55683-EPS-MIT
Your Ref: C206398



Wildlife Licensing
Natural England
Horizon House
Deanery Road
Bristol
BS1 5AH
T: [REDACTED]
F: [REDACTED]

Mr Dan Rawlings
Lioncourt Homes Limited
Lioncourt House, 3 Apex Park
Wainwright Road, Warndon
Worcester
Worcestershire
WR4 9FN

Dear Mr Dan Rawlings,

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

Your application for a Mitigation licence:

WML-A13-1 - Mitigation has been granted.

Your Licence numbered 2021-55683-EPS-MIT is attached and it is valid from 14 January 2022 to 01 May 2032.

Please ensure that you have read and understand all of the conditions and notes applicable to the licence and that you comply with them at all times.

Failure to do so could result in you committing an offence. Please note that most wildlife offences carry a maximum penalty not exceeding level 5 on the standard scale (currently £5000) and/or 6 months in prison.

Please also ensure that you submit all necessary returns information. Your return is due on 15 May 2032.

If you have any queries please email eps.mitigation@naturalengland.org.uk or call 0208 026 1089, quoting your customer ID and the above reference number.

Yours sincerely,

Helen Williams
Support Advisor
Wildlife Licensing
eps. [REDACTED]

cc: Mr Richard Crompton

**Conservation of Habitats and Species Regulations
2017 (as amended)**



Technical Services
Wildlife Licensing
Natural England
Horizon House
Deanery Road
Bristol
BS1 5AH
T: [REDACTED]

LICENCE - Mitigation

This licence authorises acts that would otherwise be offences under the above legislation

Any request for information in this licence will be considered under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000 as appropriate.

Natural England Ref: 2021-55683-EPS-MIT

Under the Conservation of Habitats and Species Regulations 2017 (as amended) Natural England has granted this licence for Bats for the purpose of:

Imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment, under section 55(2)(e)

to:

| | |
|------------------------|--|
| Name (in full): | Mr Dan Rawlings |
| Company Name: | Lioncourt Homes Limited |
| Address: | Lioncourt Homes Limited Lioncourt House, 3 Apex Park Wainwright Road, Warndon Worcester |
| County: | Worcestershire |
| Postcode: | WR4 9FN |

Between the dates of:

| | | | |
|-----------------|-----|-------------|-----------|
| 14 January 2022 | and | 01 May 2032 | inclusive |
|-----------------|-----|-------------|-----------|

Project Description:

Licensable activities associated with Demolition of buildings and structures to allow the remediation of a contaminated site - Consented under reference: Full planning permission: 21/00358/FUL

At (locations):

| Site/Location Name | County | OS Grid Reference |
|-------------------------|-----------------|-------------------|
| Old Hempsted Fuel Depot | Gloucestershire | SO820176 |

For the following Species; activities and methods:

| Species Common Name (Taxonomic Name) | Activity | Method |
|---|---|--|
| Brown long-eared (<i>Plecotus auritus</i>) | Destroy resting place; Disturb | By hand; By static hand-held net; Destructive search by soft demolition; Permanent exclusion |
| Lesser horseshoe (<i>Rhinolophus hipposideros</i>) | Destroy breeding site; Destroy resting place; Disturb | By hand; By static hand-held net; Destructive search by soft demolition; Permanent exclusion |
| Greater horseshoe (<i>Rhinolophus ferrumequinum</i>) | Destroy resting place; Disturb | By hand; By static hand-held net; Destructive search by soft demolition; Permanent exclusion |

For the following licensable activities and maximum numbers:

| Licensable Activity | Permitted Species Common Name | Maximum Number |
|----------------------------|--|---|
| Destroy breeding site | Lesser horseshoe | See Additional Condition for details |
| Destroy resting place | Brown long-eared | See Additional Condition for details |
| | Greater horseshoe | See Additional Condition for details |
| | Lesser horseshoe | See Additional Condition for details |
| Disturb | Brown long-eared | Not Specified |
| | Greater horseshoe | Not Specified |
| | Lesser horseshoe | Not Specified |

PLEASE NOTE

The maximum number(s) stated in the above table refers to the maximum number of individuals of the stated species that can be captured or transported under the terms of this licence and the maximum number/s of resting places or breeding sites that can be damaged or destroyed under this licence (if applicable). Maximum numbers cannot be specified and do not apply to disturbance activities. Where applicable, please also refer to the special conditions outlined in your licence Annex for further details on how this/these maximum number(s) applies/apply to the activities permitted under your licence.

This licence is granted subject to the licensee, including servants and named agents, adhering to the conditions and notes specified below and to the activities agreed in the Method Statement, or Annex and Work Schedule, between the licensee and Natural England. The Method Statement, or Annex, for the mitigation scheme is appended to this licence. The following person is authorised to act on behalf of the licensee:

Consultant Name:

Mr Richard Crompton

1, Llwyn Bryn Melyn
Radyr
Cardiff

County:

Cardiff

Postcode:

CF15 8DL

Signature:

Helen Williams

Date:

14 January 2022

(for and on behalf of Natural England)

WARNING

- This licence authorises acts that would otherwise be offences under the Conservation of Habitats and Species Regulations 2017 (as amended). Any departure from the conditions relating to this licence may be an offence under that legislation;
- This licence conveys no authority for actions prohibited by any other legislation;
- This licence can be modified or revoked at any time by Natural England, but this will not be done unless there are good reasons for doing so. The licence is likely to be revoked immediately if it is discovered that false information had been provided which resulted in the issue of the licence.
- Bodies corporate and their directors/secretaries are liable for offences under the Conservation of Habitats and Species Regulations 2017 (as amended).

LICENCE CONDITIONS

1. The licensee is responsible for ensuring that operations comply with all terms and conditions of the licence.
2. While engaged in the activities to which this licence applies the licensee shall make a copy of the licence (including any Annex and Work Schedule if applicable) available for inspection on each site where the activities are taking place and shall produce it on demand to any constable or an officer of Natural England.

LICENCE CONDITIONS

3. No agent of the licensee shall carry out any of the activities to which this licence (including any Annex and Work Schedule if applicable) applies unless authorised in writing by the licensee, appointing them the licensee's agent. The agent shall make a copy of the authorisation available for and shall produce it on demand to any constable or officer of Natural England.
4. The licensee must submit a written report of actions taken under the licence (including any Annex and Work Schedule if applicable), even if no action is taken, and send it to the Natural England officer at the address shown at the top of the report form, to arrive not later than 14 days (two weeks) after the expiry of the licence. Failure to make reports may result in the licence being revoked and/or the refusal to grant subsequent licences. Please note some licences may have additional reporting requirements specified in an attached Annex.
5. It is a condition of the licence (including any Annex and Work Schedule if applicable) that any post development monitoring data (e.g. survey data and habitat assessment) including nil returns are submitted to Natural England to arrive no later than 14 days (two weeks) after the expiry of the licence or as specified in any Annex. Post development survey data (except nil returns) must also be sent to the relevant Local Biological Records centre within this time period.
6. A person authorised by the licensee shall provide him/her with such information as is within his/her knowledge and is necessary for the report, which the licensee is required to make to Natural England.
7. The licensee shall permit an officer of Natural England, accompanied by such persons as he/she considers necessary for the purpose, on production of his/her identification on demand, reasonable access to the site for monitoring purposes and to be present during any operations carried out under the authority of this licence for the purpose of ascertaining whether the conditions of this licence are being, or have been, complied with. The licensee shall give all reasonable assistance to an officer of Natural England and any persons accompanying him/her.
8. The licensee, including servants and named agents, must adhere to the activities; the licensable methods; the numbers per species (if relevant) and the timescales agreed between the Licensee and Natural England in the Method Statement or, if applicable, in the Annex and Work Schedule attached to the licence.
9. All activities authorised by this licence, and all equipment used in connection herewith shall be carried out, constructed and maintained (as the case may be) so as to avoid cruelty, unnecessary injury or distress to any species covered by this licence.
10. Methods used in connection with the execution of this licence must comply with the relevant published mitigation guidelines, unless otherwise agreed with Natural England.
11. Good practice and reasonable avoidance measures must be followed at all times.
12. All records are to be made available for inspection at any reasonable time by Natural England.
13. The licensee and named ecologist are responsible for all activities of the persons they have appointed in connection with this licence.
14. It is a condition of this licence that you must have obtained prior consent from all landowners and/or occupiers before commencing any activities that are authorised by this licence.

LICENCE CONDITIONS

Additional Condition(s):

AC01 – Special conditions apply to this mitigation licence that are in addition to the standard licence conditions listed above. These are detailed within the attached Annex and all persons acting under this licence must ensure that operations comply with all these terms and conditions (including any annex and work schedule if applicable).

NOTES

1. Under Regulation 60(1) of the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to contravene or fail to comply with a licence condition. This includes all persons authorised to act under this licence.
2. Natural England advises that where any individual is likely to come into contact with a bat in the operation of this licence, they should ensure that they wear suitable clothing and gloves and have been vaccinated against European Bat Lyssavirus (EBL).
3. Any person who provided a false statement or information to obtain this licence is guilty of an offence and may be liable to prosecution.
4. Please read the details of your licence carefully to ensure that you comply with it paying particular attention to the number and species licensed as this may differ to what was requested in your application.
5. If this licence has been issued as a result of a modification request then the licensed number excludes any animals or plants permitted to be captured/taken/disturbed/transported/etc. under your previous licence and this modified licence replaces your previous licence.

Additional Note(s):

AN01 - It is the responsibility of the Licensee and their consultants to ensure that the documents that form part of this licence are not in conflict with any planning conditions that have been imposed by the respective Local Planning Authority (LPA). If there is a conflict, whereby the licensee is likely to breach this licence (or their planning condition), the licensee should notify Natural England in writing as soon as possible and take necessary steps to resolve them, through liaison with their relevant LPA and via a modification to the licence through Natural England.

Additional Authorised Individuals

The additional authorised individuals listed below are also authorised to act under the terms and conditions of this licence:

Nil