



PRELIMINARY ROOST ASSESSMENT

**Barn at Wingates Moor,
Longhorsley, NE65 8RP**



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Disclaimer

Ecology surveys are carried out in good faith, to the relevant professional guidelines. Where variation from these guidelines is necessary, this is outlined in the report. Any comments regarding condition of buildings or trees are in relation to the use of the building/tree by bats and birds, and should not be considered as a building survey or arboricultural opinion on the condition of those features.

The client should be aware that the mitigation recommendations in ecology reports are often translated directly into planning conditions, and as such these should be studied closely and agreed with any contractors in advance of site works commencing.

It is the client's responsibility to commission, in writing, any additional survey effort/licence requirements detailed within this report with RH Ecological Services.

Mitigation recommendations should be clearly marked on the Architect's Plans or included in any Method Statements submitted with any planning or other consent.

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PRELIMINARY ROOST ASSESSMENT BARN AT WINGATES MOOR, LONGHORSLEY, NE65 8RP

Summary

A Preliminary Roost Assessment for bats and birds at a barn at Wingates Moor, Longhorsley (NZ 09575 93902) was produced to inform a planning application for the demolition of an open-sided timber frame general purpose agricultural building and lean-to, and its replacement with steel portal frame general purpose agricultural building. The planning application reference is 21/01802/FUL.

The building is a timber-framed barn with pitched roof. There are no vertical walls nor any crevices or cracks that could be used by roosting bats. The building is concluded to have **negligible potential to support roosting bats**. The surrounding countryside has moderately suitable habitats for commuting and foraging bats.

No signs of bats were seen.

It is deemed the building is unlikely to be used by bats and therefore no further survey effort is recommended.

The building almost abuts a single-storey stone-built farm building, located to the east. This building was not included within the assessment, but has potential for roosting bats, however it is not directly impacted by the development, as the new agricultural building will not abut the stone walls and will not block any areas currently exposed.

Bat data records have been received from ERIC North East¹. Currently Northumberland Bat Group are not undertaking data searches. The full dataset is available in **appendix 4**. The nearest record is for a common pipistrelle roost at Wingates in 2016, approximately 520 metres north of Wingates Moor.

The building may support nesting birds. No signs of barn owl were noted.

There are no Designated [wildlife] Sites with 2km. The site however lies within the SSSI Impact Risk Zone, no impacts are expected.

There are no Priority Habitats (Habitats of Principal Importance) on/adjacent to the site.

A Pollution Prevention Plan should be put in place during the construction phase.

There is potential to ecologically enhance the site through the erection of bat and bird boxes.

Precautionary Working Methods are provided within this report (**appendix 1**). This report is valid for 2 years. An updated assessment will be required should work not commence by June 2023.

¹ www.ericnortheast.org.uk

1. Introduction and proposed works

The proposed works are for the demolition of an open-sided timber frame general purpose agricultural building and lean-to, and its replacement with steel portal frame general purpose agricultural building. The planning application reference is 21/01802/FUL.

No plans are currently available.

The site location / aerial imagery is shown in **figure 1**.



Figure 1. Site location - aerial view².

2. Relevant legislation

The applicable legislation and policies with regard to bats and birds are:

- Conservation of Habitats and Species Regulations (2017)
- Countryside and Rights of Way Act (2000)
- Directive 79/409/EEC on the Conservation of Wild Birds – ‘The Birds Directive’
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora – ‘The Habitats Directive’
- National Planning Policy Framework (NPPF)
- Natura 2000
- Natural Environment and Rural Communities Act (2006)
- Wildlife and Countryside Act (1981)

Further details can be found in **appendix 2**.

² Reproduced with permission from Google Earth (2021).

3. Methodology

3.1 Desktop survey

The area was surveyed using Ordnance Survey Explorer maps (1:25,000 scale) and Google Earth Pro with habitat features of value to bats such as watercourses, woodland and hedgerows noted.

Bat data records have been received from ERIC North East³. Currently Northumberland Bat Group are not undertaking data searches.

Natural England's 'Magic on the Map' website was accessed for details of the citations for the designated sites and EPS licensing. The JNCC website⁴ and Natural England websites provided further information on site designations.

3.2 Daylight assessment

The daylight visit for the 'Preliminary Roost Assessment' was carried out **21st June 2021**. This was conducted according to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2012) and the Bat Conservation Trust's Bat Surveys Good Practice Guidelines (2016) on Preliminary Roost Assessment.

The weather was optimal for the assessment, being 15°C, dry and sunny.

The surveyor assessed the building for signs of bats and birds. The building was thoroughly checked both internally and externally for any signs of bats; including live or dead bats, droppings, feeding remains, clawing or scuff/grease/urine marks at roost entrances, and potential roost features such as cavities or gaps in roofing tiles, soffits, loose mortar *etc.* The surveyor used a headtorch, powerful compact torch, binoculars and inspection camera (endoscope).

3.3 Surveyor

The daylight site visit and report were compiled by Rachel Hepburn, an experienced ecologist and an associate member of the CIEEM since 2013 with over 14 years' experience in ecological surveying. She holds Natural England Licences for bat surveys (2015-12969-CLS-CLS).

³ www.ericnortheast.org.uk

⁴ <http://jncc.defra.gov.uk>

4. Site description

The building is a timber-framed agricultural building with a pitched roof. It sits adjacent to stone-built farm buildings within the farm complex of Wingates Moor.

An area of woodland is present approximately 40 metres south of the building. The surrounding area is primarily grassland agricultural fields and small copses of woodland. There are very few other buildings/properties.



Figure 2. Surrounding area⁵.

⁵ Reproduced with permission from Google Earth (2021).

5. Desktop survey

5.1 Designated Sites

Designated [wildlife] Sites were checked on 'MAGiC on the Map'⁶. There are none within 2km.

The site falls within the SSSI⁷ Impact Risk Zones. Potential impacts are discussed in the table below. No impacts are expected, even if the building is used for the keeping of livestock, as detailed below.

Category	Impact	Description
Infrastructure	N/A	Airports, helipads and other aviation proposals.
Air pollution	Floorspace under 500m².	Livestock and poultry units with floorspace > 500m², slurry lagoons > 750m² and manure stores > 3500t.
Combustion	N/A	General combustion processes >50MW energy input.
Discharges	N/A	Any discharge of water or liquid waste of more than 20m ³ /day to ground (<i>i.e.</i> to seep away) or to surface water, such as a beck or stream.

⁶ magic.defra.gov.uk

⁷ Site of Special Scientific Interest.

5.2 Priority Habitats

'MAGiC on the Map' was checked for Priority Habitats (Habitats of Principal Importance). These are habitats listed under Section 41 of the Natural Environment and Rural Communities Act 2006.

There are no Priority Habitats on/adjacent to the development site. The following are found within 2km of the site:

Habitat	Proximity
Deciduous woodland	~900 metres NE and SW
Ancient and semi-natural woodland	~900 metres SW (Folly House Wood)
Woodpasture and parkland BAP	~1.4km SW
Open Mosaic Habitats on Previously Developed Land ⁸	~1.6km N
Ancient replanted woodland	~2km SW (Coltpark Wood)

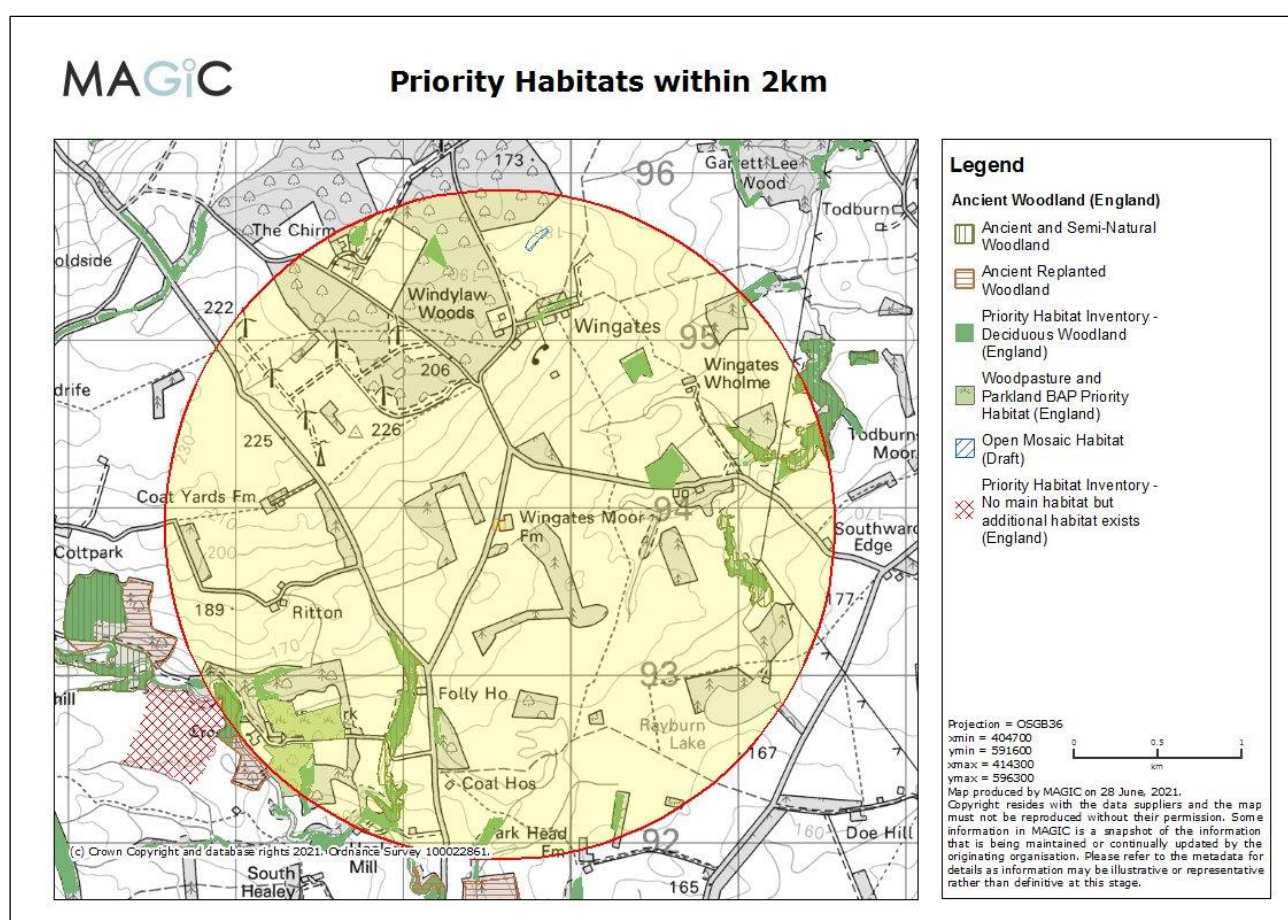


Figure 3. Priority Habitats.

⁸ Draft mapping.

5.3 EPSLs and bat records

Bat data records have been received from ERIC North East⁹. Currently Northumberland Bat Group are not undertaking data searches. The full dataset is available in **appendix 4**. The nearest record is for a common pipistrelle roost at Wingates in 2016, approximately 520 metres north of Wingates Moor.

'MAGiC on the Map' was checked for any granted Endangered and Protected Species Licences (EPSLs) granted within 2km. This brought back two results:

Reference	EPSM2011-2884	2017-31031-EPS-MIT
Species	Common pipistrelle Soprano pipistrelle Brown long-eared Natterer's	Brown long-eared
Licence dates	01/04/2011 - 30/09/2013	13/10/2017 - 30/09/2028
Impact	Destruction of a resting place.	Damage of a resting place. Destruction of a resting place.
Proximity	~1.7km south west	~1.8km south west

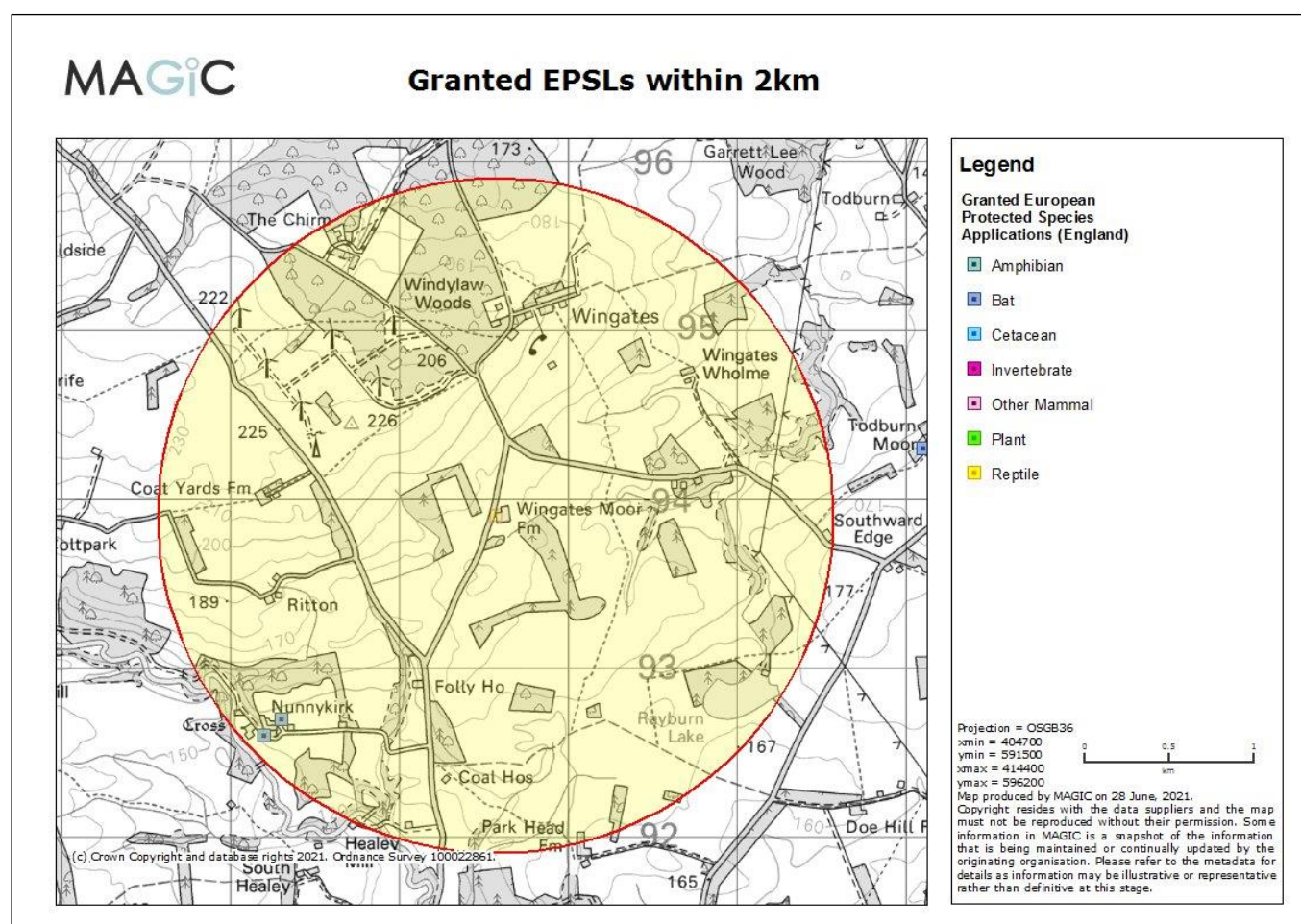


Figure 4. Granted EPSLs within 2km.

⁹ www.ericnortheast.org.uk

5.4 Local planning portal

The wider farm complex, Wingates Moor, has the following planning history:

- 2009 - Siting of an anemometer mast (reference C/09/00148/CCM, application permitted).
- 2012 - Prior notification for construction of a polytunnel for housing sheep during lambing (reference 12/02649/AGRGDO, application permitted).
- 2013 - Discharge of condition 1 relating to planning application 09/00148/CCM (reference 13/00238/DISCON, application permitted).
- 1991 – Repair chimney stack (reference A/91/A/350, application permitted).

There is no reference to any ecological assessments for the above planning applications in the Public Domain.

The local planning portal was checked for nearby (within 500 metres) and/or recent (in the last 5 years) planning applications that have reference to ecology. *References to individual trees away from the development site have been omitted.*

There was nothing to note within the Public Domain.

6. Site description

6.1 Development area

The building is an agricultural building with a wooden frame with pitched tiled roof. A single sloped area of metal sheeting is also present. There are no vertical walls present. Some vertical wooden cladding is present below the roofline.

There was no roofing membrane below the tiles and the exposed nature of the building means bats are unlikely to roost underneath an exposed tile and would be easily seen on a daylight survey if present.

The building almost abuts a single-storey stone-built farm building, located to the east (**figures 9 and 13**). This building was not included within the assessment, but has potential for roosting bats, however it is not directly impacted by the development, as the new agricultural building will not abut the stone walls and will not block any areas currently exposed.

Another open-sided agricultural building lies adjacent to the south of the surveyed building (**figure 12**).

A man-made ditch runs between the building the main road (**figure 8**).

Evidence of rats were noted on the floor.

Some areas of encroaching vegetation were noted around the building (**figure 6**). Species present are of no particular note but include:

- Bramble (*Rubus fruticosus* agg.)
- Broadleaved dock (*Rumex obtusifolius*)
- Common nettle (*Urtica dioica*)
- Creeping thistle (*Cirsium arvense*)
- Dandelion (*Taraxacum officinale* agg.)
- Elder (*Sambucus nigra*)
- Grasses
- Horsetail (*Epilobium* sp.)
- Rosebay willowherb (*Chamaenerion angustifolium*)
- Soft rush (*Juncus effusus*)
- Tansy (*Tanacetum vulgare*)

No signs of bats was noted. There is potential for birds to nest around the building. No signs of barn owl was noted.

6.2 Photos



Figure 5. Building – northern and western elevations.



Figure 6. Encroaching vegetation along southern edge of building.



Figure 7. Western elevation.



Figure 8. Man-made ditch to west of the building.



Figure 9. Eastern elevation abutting stone building.



Figure 10. Building internally.



Figure 11. Northern elevation.



Figure 12. Annotated image showing proximity of adjacent barn to the south.



Figure 13. Annotated image showing proximity of barn to the east.

7. Impact assessment and proposed mitigation

7.1 Summary

- The building is deemed to have negligible risk of supporting roosting bats.
- There is potential for birds to nest on the building. No signs of barn owl were noted.
- A Pollution Prevention Plan should be put in place during the construction phase.
- There is potential to ecologically enhance the site through the erection of bat and bird boxes.

Any potential impacts can be suitably dealt with *via* a Precautionary Working Method Statement (**appendix 1**) without the need for further survey work. These should be conditioned as part of a planning application.

No further survey effort is recommended.

Factors supporting the recommendations are discussed in the sections below:

7.2 Limitations

A full assessment of the adjacent stone farm building was not undertaken as no works are proposed to this building, it simply lies adjacent to the proposed barn, which is a replacement of the current one.

7.3 Birds

There is potential for birds to nest on the building. No signs of barn owl were noted.

Potential impacts

- Disturbance to breeding birds.
- Destruction of active nests, causing death or injury to fledging birds.

Actions and mitigation

- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive).
- Construction works should avoid the bird nesting season unless a suitably qualified ecologist has confirmed that no nesting birds are present 48 hours prior to the works commencing.
- Bird boxes are recommended to be erected around the farm complex.

7.4 Bats

The building is a timber-framed barn with pitched roof. There are no vertical walls nor any crevices or cracks that could be used by roosting bats. The building is concluded to have **negligible potential to support roosting bats**. The surrounding countryside has moderately suitable habitats for commuting and foraging bats.

There was no roofing membrane below the tiles and the exposed nature of the building means bats are unlikely to roost underneath an exposed tile and would be easily seen on a daylight survey if present.

No signs of bats were seen.

It is deemed the building is unlikely to be used by bats and therefore no further survey effort is recommended.

The building almost abuts a single-storey stone-built farm building, located to the east. This building was not included within the assessment, but has potential for roosting bats, however is not directly impacted by the development, as the new agricultural building will not abut the stone walls and will not block any areas currently exposed.

Bat data records have been received from ERIC North East¹⁰. Currently Northumberland Bat Group are not undertaking data searches. The full dataset is available in **appendix 4**. The nearest record is for a common pipistrelle roost at Wingates in 2016, approximately 520 metres north of Wingates Moor.

The [initial] Assessment was made based on the Bat Conservation Trust (2016) 'Bat Surveys Good Practice Guidelines'. The full assessment tables can be found in **appendix 3**.

Overall suitability for bats	Habitat and settings	Moderate
	Building	Negligible-low
	External	Medium-high
Potential suitability of the development site for bats	Commuting and foraging habitats	Moderate
	Roosting habitats	Negligible

Potential impacts

- Disturbance, killing or injury to occasional/opportunistic bats which may use the building as a roost.
- Disturbance to bats [potentially] roosting in the nearby stone farm building.
- Increased lighting levels may affect foraging and commuting routes for nocturnal animals.
- Disturbance to roosting/foraging bats, if present

Actions and mitigation

- If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- Roofing features to be removed by hand, carefully checking for bats.
- Any external lighting should be low level, directional and follow the ILP/BCT 2018 guidance¹¹.

¹⁰ www.ericnortheast.org.uk

¹¹ ILP (2018). *Advice note 08/18 - Bats and artificial lighting in the UK - Bats and the Built Environment series*. BCT

- Non-Bitumen (Breathable) Roofing Membranes¹² should not be used, if roofing membrane is required, as these are known to cause death to bats by entanglement. Currently the only 'bat safe' roofing membrane is bitumen 1F felt that is a non-woven short-fibred construction.
- Any external paint used should be checked to ensure it will not cause harm to bats or birds.
- Bat boxes are recommended to be erected around the farm complex.

7.5 Designated Sites and Priority Habitats

There are no Designated [wildlife] Sites with 2km. The site however lies within the SSSI Impact Risk Zone, no impacts are expected, even if the building is used for the keeping of livestock, as detailed below:

Category	Impact	Description
Air pollution	Floorspace under 500m ² .	Livestock and poultry units with floorspace > 500m ² , slurry lagoons > 750m ² and manure stores > 3500t.

There are no Priority Habitats (Habitats of Principal Importance) on/adjacent to the site. These are habitats listed under Section 41 of the Natural Environment and Rural Communities Act 2006 on/adjacent to the development site.

¹² www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes

7.6 Other species and habitats

No signs of any other protected species were noted within 50 metres of the building.

Potential impacts

- Potential impact on foraging animals.
- Pollution *via* site run-off and/or materials/chemicals stored/increased traffic on site.
- Site run-off polluting nearby habitats.
- Disturbance and/or injury to wildlife during the construction phase.
- Activities such as mixing cement, refuelling or storage of materials/equipment may cause significant damage to those features such as compaction or contamination.

Proposed mitigation measures

- A pollution prevention strategy/plan should be put in place. This should include standard good practice measures included in PPG6 (see references). This should include both the construction phase and during residential site occupation. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.
- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand.
- Any pits or holes dug during the construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals, to be placed at an angle of 30° from base to top.
- Check any areas of ground thoroughly before work starts. Holes left following removal of tree stumps/rocks should also be checked.
- Remaining vegetation to be gradually reduced in size, checking for wildlife, such as small mammals and reptiles.
- Any small mammals should be given chance to move away of their own accord to a place of safety or carefully remove them to a safe area nearby, preferably in vegetation, away from the working area.

8. References

- Bat Conservation Trust (2019). *Bats and Development*.
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APPENDIX 1. Precautionary Working Method Statement

METHOD STATEMENT FOR CONTRACTORS WINGATES MOOR FARM, LONGHORSLEY

The following precautions are necessary to prevent a legal offence being committed. All species of breeding bats and breeding birds are protected by law. Deliberate or reckless disturbance of these animals is a legal offence, punishable by fines and/or imprisonment. They are intended to reduce the impact of this development to protected species. These recommendations must be followed by all of those working on the site.

Should any protected species be found, work should immediately stop, and the project ecologist contacted.

Bats commonly roost in cavity walls and roofs. They may be present under roof tiles, ridge tiles and at wall tops or within crevices. All species of bats are strictly protected by law. Damage or destruction of a bat roost is an absolute offence with a maximum penalty of a £5,000 fine per offence, up to 6 months imprisonment, and confiscation of equipment.

Birds often nest at eaves, in roofs and in soffits. All species of breeding birds, their nests (whilst being built and when in use), eggs and chicks are also protected by law.

- All works to cease immediately if bats, bat signs or nesting birds are found, and the project ecologist contacted to for advice before works can proceed.
- Roofing features to be removed by hand, carefully checking for bats.
- If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- Non-Bitumen (Breathable) Roofing Membranes¹³ should not be used as these are known to cause death to bats by entanglement. Currently the only 'bat safe' roofing membrane is bitumen 1F felt that is a non-woven short-fibred construction.
- Any external paint used should be checked to ensure it will not cause harm to bats or birds.
- Integrated features suitable for bats (such as bat access tiles) and birds (nesting boxes) are recommended to be incorporated into the proposed extension/new build property.
- A pollution prevention strategy/plan should be put in place. This should include standard good practice measures included in PPG6 (see references). This should include both the construction phase and during residential site occupation. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.
- Any external lighting should be directional away from any roosts/valuable habitat featured and follow the ILP 2018 guidance¹⁴. Any new external lighting will be directional, low intensity and controlled by motion sensor and face away from the nearby treelines.

¹³ www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes

¹⁴ ILP/BCT (2018) Advice note 08/18 - Bats and artificial lighting in the UK - Bats and the Built Environment series.

- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive). Construction works should avoid the bird nesting season unless a suitably qualified ecologist has confirmed that no nesting birds are present 48 hours prior to the works commencing.
- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand. Holes left following removal of tree stumps/rocks should also be checked.
- Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30° from base to top.
- Contractors should check any areas of ground thoroughly before starting work and before they leave.
- All materials, fuel, equipment and chemicals, if left on site, to be stored securely.
- Remaining vegetation to be gradually reduced in size, checking for wildlife, such as small mammals and reptiles.
- Any small mammals should be given chance to move away of their own accord to a place of safety or carefully remove them to a safe area nearby, preferably in vegetation, away from the working area.

Signed by Owners

Names

Date.....

Signed by Contractors

Name	Job Title	Date	Signature

APPENDIX 2. Relevant wildlife legislation

Under Section 25 (1) of the Wildlife & Countryside Act (1981) local authorities have a duty to take such steps as they consider expedient to bring to the attention of the public the provisions of Part I of the Wildlife & Countryside Act, which includes measures to conserve protected species.

The Natural Environment and Rural Communities Act (2006) places a Statutory Biodiversity Duty on public authorities to take such measures as they consider expedient for the purposes of conserving biodiversity, including restoring or enhancing a population or habitat.

Paragraph 109 of the National Planning Policy Framework (NPPF) requires that the planning system minimizes impacts on biodiversity and provides net gains where possible.

Bats

In Britain all bat species and their roosts are legally protected, principally under the Conservation of Habitats and Species Regulations (2010), with additional protection under the Wildlife and Countryside Act (1981) (as amended), including under Schedule 12 of the Countryside and Rights of Way Act, 2000, which created a new offence of reckless disturbance.

The combined effect of these is that a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat.
- Intentionally or recklessly disturbs a bat in its roost or deliberately disturbs a group of bats. In particular where this may:
 - Impair their ability to survive, to breed or reproduce, or rear or nurture their young.
 - affect significantly the local distribution or abundance of the species.
- Damages or destroys a bat roosting place (even if bats are not occupying the roost at the time).
- Intentionally or recklessly obstructs access to a bat roost.

APPENDIX 3. Bat suitability tables

From 'Bat Conservation Trust (2016). *Bat Surveys Good Practice Guidelines*'. Those in **bold** and **blue shaded boxes** apply to the building/site.

Overview of site suitability for bats.				
Habitats and settings				
	Negligible	Low	Moderate	High
Habitats and cover within 200 metres.	City centre.	Open, exposed arable, amenity grass or pasture.	Hedges and trees linking site to wider countryside.	Excellent cover with mature trees and/or good hedges.
Habitats within 1km.	City centre.	Little tree cover, few hedges, arable dominated.	Semi-natural habitats e.g. trees, hedgerows.	Good network of woods, wetland and hedges.
Alternative roosts within 1km.	City centre.	Numerous alternative roost sites of a similar nature.	A number of similar buildings in the local area.	Few alternative buildings and site of good quality for roosts.
Setting.	Inner city.	Urban with little green space.	Built development with green-space, wetland, trees.	Rural Lowland with woodland and trees.
Distance to water/marsh.	>1km	500m-1000m	200m-500m	<200m
Distance to woodland/scrub.	>1km	500m-1000m	200m-500m	<200m
Distance to species-rich grassland.	>1km	500m-1000m	200m-500m	<200m
Commuting routes.	Isolated by development, major roads, large scale agriculture.	No potential flyways linking site to wider countryside.	Some potential commuting routes to and from site.	Site is well connected to surrounding area with multiple flyways.

Overview of site suitability for bats.				
Building				
	Minimal	Low	Medium	High
Age (approximate)	Modern.	Post 1940s.	1900-1940.	Pre 20th Century.
Building/complex type	Industrial complex of modern design.	Single, small building.	Several buildings, large old single structure.	Traditional farm buildings, country house, hospital.
Building – storeys	N/A	Single storey.	Multiple storeys.	Multiple storeys with large roof voids.
Stone/brick work	No detectable crevices. <i>No stone/brickwork</i>	Well-pointed.	Some cracks and crevices.	Poor condition, many crevices, thick walls.
Framework – timbers/steel	Modern metal frame with sheet cladding.	Timber purlins, sheet asbestos.	Timbers kingpost or similar.	Large timbers traditional joints.
Roof void <i>No void</i>	Fully sealed roof.	Small, cluttered void.	Medium, relatively open.	Large, open, interconnected.
Roof covering	Modern sheet materials and tightly sealed.	Good condition or very open not weatherproof modern sheet materials. <i>Very open.</i>	Some potential access routes, slates, tiles.	Uneven with gaps, not too open, stone slates.
Additional features	Very well maintained and tightly sealed.	No features with potential access.	Some features with potential access.	Hanging tiles, cladding, barge boards, soffits with access gaps.
External				
Lighting	Extensive security. Lights covering much of the site.	Widespread areas above 2 lux at night.	Intermittent lights of low intensity	Minimal
Building use	Very noisy, dusty	Regular use	Intermittent use	Disused

Guidelines for assessing the potential suitability of proposed development sites for bats, based on presence of habitat features within the landscape.

Suitability	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	<p>Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Moderate	<p>Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</p>
High	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree lined watercourses and grazed parkland.</p> <p>Site is close to and connected to known roosts.</p>

Suitability	Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

APPENDIX 4. ERIC North East bat records

Species	Location	Year	Grid reference	Proximity
Common pipistrelle	Wingates	2016	NZ0960694421	~520 metres
Soprano pipistrelle	Ritton	2014	NZ0876593586	~869 metres
Common pipistrelle	Ritton	2014	NZ0897293240	~895 metres
Soprano pipistrelle	Wingates Wholme	2016	NZ1064094119	~1087 metres
Common pipistrelle	Folly House	2014	NZ0917192758	~1213 metres
Soprano pipistrelle	Wingates Wholme	2016	NZ1080994148	~1258 metres
Common pipistrelle	Wingates	2016	NZ0904995074	~1285 metres
Common pipistrelle	Wingates Wholme	2016	NZ1091594163	~1365 metres
Soprano Pipistrelle				
Common pipistrelle	Folly House	2014	NZ0919692418	~1532 metres
Soprano pipistrelle				
Pipistrelle	Coat Yards Farm	2014	NZ0817194537	~1541 metres
Common pipistrelle	The Chirm	2016	NZ0868695328	~1680 metres
Common pipistrelle	Coat Yards Farm	2014	NZ0801094732	~1771 metres
Soprano pipistrelle	Folly House	2014	NZ0921792164	~1774 metres