

Preliminary Roost and
Nest Assessment



Bodrawl Barn
Bodrawl Farm
St. Pinnock
East Taphouse
Cornwall
PL14 4QT

GR: SX 19698 62164

January 2021





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Notice

Ecological Surveys Limited was commissioned to undertake an Internal / External Bat and Protected Species Scoping Survey of the above site proposed for development. This report details the results and conclusions of this survey. The results of this survey are deemed to be valid for 12 months from date of survey. If development works are to be carried out after this time has elapsed, an updated survey will be required. This survey was undertaken with all proper and reasonable skill and care in a professional manner and in accordance with accepted standards, methodologies and guidelines.

This report is based on the evidence recorded at the site at the time of the survey. The information gathered is considered sufficient to provide an assessment of the ecological interest on the site and justify the recommendations provided in this report.

Refer to [Appendix 1](#) for details of Bat and Bird Law and Legislation and <http://www.nwcu.police.uk/> regarding avoiding committing wildlife crime.



1. Executive Summary of Findings

A preliminary roosting and nesting assessment (PRNA) of a barn at Bodrawl Barn, Bodrawl Farm, St. Pinnock, East Taphouse, Cornwall, PL14 4QT found no evidence pertaining to bat species and was assessed as having no or negligible roosting features. It was therefore concluded the proposed conversion of the barns to a residential dwelling will not cause disturbance, harm, or death to bat species or destroy a legally protected roost.

Additionally, whilst nesting birds were recorded, this will not be impacted by the proposal. Unmitigated works will therefore not cause the loss of a nesting site.

Bats

Evidence of Bats	None
Potential for Bat Roosting	Negligible potential
Bat Emergence Surveys	NOT required.
Mitigation	NOT required.
Enhancement	REQUIRED: 1 Beaumaris Woodstone Bat Box

Birds

Evidence of Birds	A Jackdaw nest is present externally on the gable end with the Dove Nest feature. The proposed works will not affect this nesting site.
Potential for Birds	Yes
Bird Surveys	NOT required.
Mitigation	REQUIRED: The dove nest alcoves in gable must be retained.
Enhancement	N/A

2. Survey Objectives

The survey specifically aimed to identify the following:

- ✓ The presence of, or past use of the site by, any species of bat.
- ✓ The presence of, or past use of the site by, barn owl, or other nesting birds.
- ✓ The site's potential for use by any of the above.
- ✓ Any other ecological issues relating to the proposal.



3. Methods

Internal & External Inspection

The aim of the survey was to assess levels of usage of specific structures or potential for usage by bats and birds through the presence of actual animals or their field signs. The survey was conducted with the aid of head and hand-held torches, an endoscope, close-range binocular/monocular, Bat-box Duet and a digital camera. Images and samples (where available) were taken for supporting evidence.

Interior

The interior spaces were checked for light ingress and access points for bats and birds. Bat droppings, insect prey remains, urine stains, oil stains from bats repeatedly moving over a small area and polishing the surface and the potential presence of bats either dead or alive was considered. Bird droppings, whitewash, pellets, nesting materials, birds, dead or alive, and potential for nesting was considered, including areas hidden from sight.

Exterior

The building exteriors were searched visually using binoculars or a close range monocular and photographed with a digital zoom camera for field evidence of bats or birds, with particular attention being paid to sheltered areas such as window ledges and pipes where bat/bird droppings might lie undisturbed from the weather and areas hidden from sight.

Constraints

The floor of the structure was unsafe, but there was sufficient access to provide a competent assessment. Internal and external surfaces were inspected, and assessment made of the roof structure. The survey effort was considered sufficient to draw appropriate conclusions. It took into account the time of year (optimal period is April – September) and likely availability of evidence, with appropriate emphasis on suitable roosting or nesting conditions, opportunities for potential access through ingress points, free-flight, crawl spaces externally and internally, and features that may have been hidden from full view.

4. Site Location

The site is set in a rural area near the village of East Taphouse in East Cornwall. The surrounding area is predominantly agricultural, although a large area of riparian woodland exists in close proximity to the site. Good quality mature agricultural hedgerows exist surrounding the site and offer good connectivity between the site and habitat in the wider landscape. The ecological value of the surroundings of the site for wildlife is assessed as high.





5. Map of Site Habitat

Locations are approx. and not to scale.

Structures surveyed



6. Proposed Site Works

No specific design for the proposed development has been provided to inform this report. It is understood the intention is to convert the existing barns to a residential dwelling. No loss to roosting or nesting features are expected from this development proposal.



7. Structure Descriptions

The structures were assessed against the criteria laid out in Appendix 3: Assessing the Potential Value for Buildings.

Barns



Structure	Roof Covering	Type of Roof	Lining	Insulation
Barns	Sheet Metal	Pitched	Bitumen Felt	None
Loft Void	Wall Construction Materials	External Cladding	Roof Additions	Fittings/
None	Slate	None	Skylight	
Cavity Wall	Cavity Insulation	Other External Features		
No	N/A	Vertical loophole windows in the wall Dove nest alcoves at southern gable end		

Potential Access Points Bats & Birds

Bats	Birds
Yes	Yes
Free flight access exists at the open windows in the wall. However, the barns are too light and breezy due to the skylight and open windows for bat roosting.	Dove nest alcoves in southern gable end.

Evidence for Bats & Birds

Bats: None

Birds: Evidence of bird nesting exists only externally at dove nest alcoves in the gable end which will not be affected.

**8. Results and Assessment**

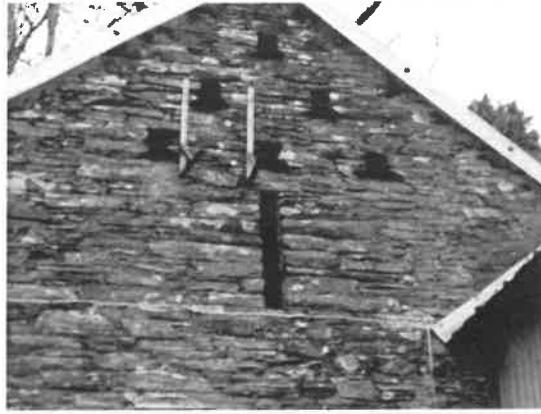
Structure	Bats		Birds	
	Confirmed Roost Evidence	Roost Ingress/crevices	Nest Present	Potential for Nesting Exists
Barns	No	Negligible	Yes	Yes

Rationale

- i. A limited number of potential ingress points in the form of open loophole windows exist into the barns, however, no evidence of bat roosting, droppings, feeding remains, staining or other signs were evident. If bats were present, it would be expected that at least some evidence would be present. The barns are too light and breezy due to the skylight and open windows for bat roosting, which perhaps explains the lack of bat presence.
- ii. Whilst no evidence of bats exists at present, it may be possible for bats to become associated with this structure in the future. Lack of evidence at point of survey does not discharge the client/agent of their responsibilities to protected species. If a bat is discovered during the development process, work must immediately cease in this area and professional ecological advice obtained from the acting ecologist for lawful procedure.
- iii. The client has stated there was a jackdaw nest present externally on the gable end of the barns which will not be affected by the proposal. Active bird nests, irrespective of species, are protected by law. If birds nest prior to or during development works, and this nest will be impacted by the proposal, work must cease until all chicks have fledged and flown and/or nesting has ceased.
- iv. Where the immediate surrounding habitat of the proposed development may be impacted by the proposal, consideration of this habitat must be given for its potential to support protected species or whether the habitat itself is protected or of significance. No further habitats or species are considered to be at risk of impact by this proposal.



Site Images/Evidence



Dove nest alcoves in southern gable end



Ground floor of the eastern area of the barns



9. Mitigation

Under the National Planning Policy Framework (NPPF), Local Planning Authorities (LPAs) have an obligation to promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). Local Planning Authorities will seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. Mitigation is the process of replacing any ecological / biodiversity losses because of development. Mitigation is not required for this site. LPA 'Building Control' will ensure that Enhancement measures have been implemented as per recommendations. Additional details and images to cover specifics for Enhancement are given in [Enhancement](#).

Bat Mitigation

Mitigation: - not required for bats.

Advisory

Irrespective of survey findings, contractors should be made aware that there is always the potential presence of bats in association with roofing layers, ridgelines and wall tops. In the event that a bat is found during works, all activity near the discovered bat(s) should cease and advice sought from Ecological Surveys Ltd (Tel: 01503 240846 or 07736 458609) or the Bat Conservation Trust Helpline (Tel: 0345 1300 228). Bats should not be handled (unless with gloves) and only then to protect them from harm, but wherever possible should be left in situ, gently covered until advice is obtained.

Bird Mitigation

Mitigation: - not required for birds.

Advisory: - It is possible that bird nests could also be newly established in association with this site during future bird nesting seasons. The bird nesting season generally extends from March to August inclusive. Although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period and it is the nesting behaviour that must be observed, not the supposed time frame, as collared doves (*Streptopelia decaocto*) and barn owls (*Tyto alba*) have been observed to nest in every month of the year. All British birds and their nests are protected whilst in use; therefore, if a nest is found during construction work, all activity must cease within proximity and ecological advice (Tel: 01503 240846 or 07736 458609) sought immediately.



Impact Avoidance During the Construction Phase

All activities on site should bear in mind the potential for wildlife or the environment being harmed through the process of development from inception to the completed development, with a proactive approach occurring for lawful protection of wildlife and the environment regarding use of materials, machines, chemicals, and human activity on site.

- ✓ Contractors must ensure that no harm can come to wildlife by maintaining the site efficiently, clearing away any material such as wire in which animals can become entangled and preventing access to toxic substances.
- ✓ Trenches or large excavations should be covered overnight to prevent wildlife such as badgers or hedgehogs falling in and failing to escape. If this is not possible then a strategically placed plank may provide a means of escape.
- ✓ Any large bore pipes should be capped at the end of the day to reduce the potential for badgers and other wildlife entering and becoming trapped.
- ✓ Areas that are being retained should be protected from damage during construction by erecting Heras (or similar) fencing around these features. The fencing should be erected outside the line of the canopy as this helps protect the roots from compaction of the soil.
- ✓ Any areas proposed for planting post-development should be fenced off where possible to prevent compaction of the soil through vehicle movements.
- ✓ If there is a substantial delay before development commences, the site should be maintained in a way that would prevent wildlife colonising it and causing constraints in the future. Such management should include mowing grassland at least twice a year and preventing scrub encroachment.
- ✓ Piles of brush wood and or log piles should be carefully inspected for signs of wildlife prior to their removal. This is especially crucial during the period March – September (inclusive) as some species of bird choose such sites to construct their nests. Ideally removal of such features should be done outside of the nesting season. If this is not possible, it is recommended that these features are covered in such a way as to exclude / prevent birds and / or reptiles taking up residence. Should nesting birds or reptiles be discovered, work must cease immediately, and ecological advice sought.
- ✓ All hedgerows / trees / shrubs removal should be done outside of the bird nesting season: March – September (inclusive). If removal is not possible during this period, careful checks of such must be conducted by a suitably experienced ecologist prior to works commencing.

10. Enhancement

The National Planning Policy Framework (NPPF) sets out the UK Government's national policies on enhancement of biodiversity and promotion of ecosystem services through the planning system. Under NPPF, Local Planning Authorities (LPAs) have an obligation to promote the preservation, restoration and recreation of priority habitats, ecological and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). LPAs will therefore seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. As a minimum LPAs now expect any new structure to include bat roost or bird nesting provision.

Bat Provision

- ✓ 1 Beaumaris Woodstone Bat Box erected upon the western facing aspect of the converted property. As the stonework of the wall is already present and building into the fabric of the building is not possible, the most suitable style would be Beaumaris Woodstone Bat Box. This is subject to LPA approval where built-in bat-tubes are not suitable.
- ✓ Where Enhancement recommends bat boxes on structures, aspects of the Lighting Strategy must be followed to ensure artificial lighting does not shine on the access points /boxes or flight paths.
 - Choose the structure closest to the perimeter of the site, with direct access to hedges and trees.



Beaumaris Woodstone Bat Box

<https://www.nhbs.com/beaumaris-woodstone-bat-box>



Lighting Strategy

- ✓ Avoid artificial lights shining on known or potential bat roosts, their access points and their flight paths.
- ✓ Light ONLY when and where it is needed for health and safety.
- ✓ Prevent light-spill and spread. Eliminate bare bulbs, upward pointing lights, keep light near to or below the horizontal. E.g. flat cut-off lanterns. Such light should be positioned to only illuminate the required areas, limiting light spill, both horizontally and vertically. Additionally, hoods, cowls, louvers and/or shields may be utilised to further direct any lighting.
- ✓ Decrease light intensity, avoid the UV spectrum: attracting insects is NOT an aim.
- ✓ Reduce height of lighting columns. Or allow for lower main beam angles to reduce glare.
- ✓ Timer switch on any proposed outdoor lighting to facilitate dark periods.

Bird Provision

- ✓ The dove nest alcoves in southern gable end must be retained.

11. Conclusions

The barns within the application site have been surveyed and the results assessed. The barns are considered to offer negligible suitability for bat roosting. The Jackdaw nest and dove nest alcoves will not be impacted by the proposed works. Therefore, no habitats for these protected species, bats and birds, will be lost to this development.

Mitigation for bats and birds is not required; however, enhancement of the site post development is required. The habitat value has been taken into account when making enhancement recommendations.

- Providing Enhancement recommendations are agreed and enacted, there would appear to be no ecological reasons why this proposal should not go ahead.
- Enhancement / Mitigation may be subject to Conditioning within any granting of Planning Permission.
- Local Planning Authority (LPA) 'Building Control' will ensure that Mitigation / Enhancement measures have been implemented as per recommendations.

It should be noted that it is possible that bats may on occasion utilise restricted and concealed spaces, such as upon wall tops, within deeper cracks or crevices or even within wall cavities of a structure with their subsequent field signs remaining concealed. Therefore, it is always possible that bat roosts/roosting locations may remain unidentified. Bird locations and access are usually less concealed, however, in each instance of bats and birds, 'Good Practice' which abides by law and legislation must always be applied prior to and throughout the development procedure. It is also possible that any alteration to the structure or structures on site, might render an unsuitable structure, suitable. Examples could include: storm damage or partial completion of works which create opportunities for bats or birds to enter a structure.

Please refer to client/agent personal responsibilities: [Appendix 1: Legislation Bat and Bird Species and Enhancement](#).

12. References

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- Cornwall Council (2018). Accommodating swallows, swifts and house martins: Guidance notes for developers, builders, surveyors, architects and house holders. Cornwall Council, Truro.
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- UK Biodiversity Action Plan. www.ukbap.org/uk.
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- Wildlife & Countryside Act 1981, as amended. HMSO.

13. Appendices

Appendix 1: Legislation Bat and Bird Species

Bats

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations.

In summary, it is an offence to

- Deliberately, capture, injure or kill a bat.
- Deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young.
- Damage or destroy a roost (this is an 'absolute' offence).
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc. performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Birds

All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare. In addition to the protection afforded to all wild birds, rarer or particularly vulnerable species listed on Schedule 1 of the 1981 Act, such as the barn owl, receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

If nests, whether completed or in the process of being built, are found on site, any works with the potential to damage or destroy the nest, eggs or young birds, must stop until the birds have completed breeding. This includes any activity that could potentially cause an adult bird to desert the nest resulting in death or egg failure. Nesting sites should be inspected only by experienced ecologists.

Any disturbance of a breeding bird listed on Schedule 1 is an offence, regardless of whether this impacts upon the breeding attempt. These nests can only be visited by an ecologist with a licence for the specific species concerned.

Birds may nest on machinery or scaffolding and other temporary site structures. If this happens the equipment cannot be used until the birds have finished nesting and such areas may need to be sealed off to prevent disturbance.

Breaking the law can lead to fines of up to £5000 per offence and potential prison sentences of up to six months. Vehicles implicated in an offence can be compounded and both the company, and/or the individual(s) concerned, can be held liable.

Appendix 2: Bat Survey Triggers.

A Bat Survey is ordinarily triggered when there is to be:

Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial and derelict buildings) which are:

- Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams.
- Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water.
- Pre-1960 detached buildings and structures within 200m of woodland and/or water.
- Pre-1914 buildings within 400m of woodland and/or water.
- Pre-1914 buildings with gable ends or slate roofs, regardless of location.
- Located within, or immediately adjacent to woodland and/or immediately adjacent to water.
- Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment, the site appears to be particularly suited to bats.
- At the behest of the LPA / County Ecologist.
- Further details of other triggers can be found below.

Development and Planning Trigger for Bat Surveys

Development and planning trigger list for bat surveys, which can be adapted to local circumstances (taken from the Association for Local Government Ecologists (ALGE) template for biodiversity and geological conservation validation checklists 2007, available from <http://alge.org.uk/publication/index.php>).

Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:

- Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;
- Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
- Pre-1960 detached buildings and structures within 200m of woodland and/or water;
- Pre-1914 buildings within 400m of woodland and/or water;
- Pre-1914 buildings with gable ends or slate roofs, regardless of location;
- Located within, or immediately adjacent to woodland and/or immediately adjacent to water;
- Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment, the site appears to be particularly suited to bats.

Development affecting built structures:

- Tunnels, mines, kilns, ice-houses, adits, military fortifications, air-raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction;
- Bridge structures, aqueducts and viaduct (especially over water and wet ground).

Floodlighting of:

- Churches and list buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water;
- Any building meeting the criteria listed in (1) above.

Felling, removal or lopping of:

- Woodland;
- Field hedgerows and/or lines of trees with connectivity to woodland or water bodies;
- Old and veteran trees that are more than 100 years old;
- Mature trees with obvious holes, cracks or cavities, or that are covered with mature ivy (including large dead trees).

Proposals affecting water bodies:

- In or within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats.

Proposal located in or immediately adjacent to:

- Quarries or gravel pit;
- Natural cliff faces and rock outcrops with crevices or caves and swallets.

Proposals for wind farm developments:

- Of multiple wind turbines and single wind turbines (depending on the size and location) (NE TIN 051 – undergoing updates at the time of writing)

All proposals in sites where bats are known to be present¹

- This may include proposed development affecting any type of buildings, structures, features or location.

Notes:

¹ : Where sites are of international importance to bats, they may be designated as SACs. Developers of large sites 5-10km away from such SACs may be required to undertake a HRA.

Appendix 3: Assessing the Potential Value for Buildings

Classification Criteria

It should be noted that the grading system below only reports on the situation at the time of survey; should bat activity levels change after the initial survey, or should the buildings be modified (for example if roof tiles are removed or fascia boards develop cracks), the category may need revision.

Category (Potential)	Description
Please note: Intermediate categories (e.g. Low – Moderate value) may apply.	
None/ Negligible value	Buildings with no or very few features capable of supporting roosting bats. Often buildings are of 'sound' well-sealed structure or have a single skin and no roof void. They tend to have high interior light-levels, and little or no insulation. Buildings without any roofs may also fall into this category.
Low value	Buildings of largely unsuitable construction, but with few features of potential value to bats (e.g. gaps above windows, apparently shallow crevices). No supporting evidence (e.g. droppings / staining) found. Buildings may be surrounded by poor or sub-optimal bat foraging habitat, as is often the case in urban-centre locations.
Moderate value	Buildings usually of brick or stone construction with a number of features of obvious potential value to roosting bats e.g. loose roof / ridge tiles, gaps in brickwork, gaps under fascia boards, and/or warm sealed roof-spaces with under-felt.
High value	Buildings with a large number of features of obvious potential value to bats (as above). Bats may be suspected to roost within the building (at least at certain times of year), but no supporting evidence found.
Confirmed roost	Bats discovered roosting within the building or recorded emerging from / entering the building at dusk and / or dawn. Building found to contain conclusive evidence of occupation by bats, such as bat droppings. A confirmed record (as supplied by an established source such as the local bat group) would also apply to this category.

**Appendix 4: Bat Species**

1	Alcathoe	<i>Myotis alcathoe</i>
2	Barbastelle	<i>Barbastella barbastellus</i>
3	Bechstein's bat	<i>Myotis bechsteinii</i>
4	Brandt's bat	<i>Myotis brandtii</i>
5	Brown long-eared bat	<i>Plecotus auritus</i>
6	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
7	Daubenton's bat	<i>Myotis daubentonii</i>
8	Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>
9	Greater mouse-eared bat	<i>Myotis myotis</i>
10	Grey long-eared bat	<i>Plecotus austriacus</i>
11	Leisler's bat	<i>Nyctalus leisleri</i>
12	Lesser horseshoe bat	<i>Rhinolophus hipposideros</i>
13	Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>
14	Natterer's bat	<i>Myotis nattereri</i>
15	Noctule	<i>Nyctalus noctula</i>
16	Serotine	<i>Eptesicus serotinus</i>
17	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
18	Whiskered bat	<i>Myotis mystacinus</i>

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