



Bat & Bird Survey - Preliminary Roost Assessment

26 Wellesbourne Road, Barford, CV35 8EL

Apex Environmental Ltd

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Bat & Bird Survey - Preliminary Roost Assessment

26 Wellesbourne Road, Barford, CV35 8EL

Ref: AEL-18509-PRA

Philip Playford - Apex Environmental

Contact details

Client	Address	26 Wellesbourne Road, Barford, CV35 8EL
	Name	Mr A Aujla
	Contact	
Architect	Company	Lapworth Architects
	Address	4 Edward St, Birmingham B1 2RX
	Contact	
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1. Summary

Apex Environmental undertook a Preliminary Roost Assessment of a residential property at 26 Wellesbourne Road, Barford, CV35 8EL on the 1st March 2022. The aim of the assessment was to consider the value and suitability of the buildings for roosting bats. The development proposal briefly comprises renovation and extensions to the existing building.

Building number	Potential for roosting bats	Recommendations for further survey and assessment
B1 (main house)	Moderate	Two further nocturnal surveys will be required between May and September; consisting of one dusk and one dawn.
B2 (garage)	Negligible	No further surveys required.
B3 (shed)	Negligible	No further surveys required.

The assessment concludes that the house (B1) shows moderate potential for use by roosting bats; while B2 and B3 show only negligible suitability. As such, two emergence/re-entrance surveys of B1 are recommended, in order to more firmly establish the presence or likely-absence of roosting bats.

It is possible nesting birds will be affected by the proposed works so ideally works to be timed outside of the bird nesting season (March-August inclusive) or the site checked for birds' nests prior to works. If a bird's nest is encountered during works all work should stop and advice sought from an ecologist. Two bird boxes to be put up as an enhancement.

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2. Introduction and Context

- 2.1 This report has been prepared to discharge the instruction of the clients, Mr and Mrs Aujla 'The Client' in respect of detailed planning permission at Address: 26 Wellesbourne Road, Barford, CV35 8EL. The assessment is informed by the Bat Conservation Trust publication Bat Surveys – Good Practice Guidelines (Collins, 2016).
- 2.2 No previous reports have been produced for this site by Apex Environmental. The author is not aware of any previous ecological surveys at this site.
- 2.3 This report provides a description of all structural features suitable for roosting bats, and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on constraints to the proposals as a result of roosting bats, and summarises the requirements for any further surveys, to inform subsequent mitigation proposals, achieve Planning or other statutory consent, and to comply with wildlife legislation.
- 2.4 The aim of the assessment was to determine the presence or evaluate the likelihood of presence of roosting bats, and to gain an understanding of how they could use the building or structure. To achieve this, the following steps have been taken:
 - A desk study has been carried out.
 - In line with CIEEM guidance, biological records data is not routinely requested for surveys relating to a single residential building (particularly if relatively modern).
 - A field survey has been undertaken, including an external and internal inspection of the building
 - An outline of likely impacts on any known roosts has been provided, based on current development proposals
 - Recommendations for further survey and assessment have been made, along with advice on European Protected Species Mitigation Licensing if appropriate
- 2.5 A survey plan is presented in Appendix 1, and the proposed Project Plan is included in Appendix 2. Photographs taken during the site survey can be found in Appendix 3. A summary of relevant legislation is included in Appendix 4, and further desk study information in Appendix 5. The spreadsheets used to assess bat potential of the buildings are in Appendix 6.

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- 2.6 The site is located at SP26923 60579 and comprises an area of 120m². It is a residential property with a garden, garage and shed located in Barford. The vicinity of the site is predominantly similar residential properties with gardens, along with numerous fields.
- 2.7 This report is prepared in relation to a planning application for the site.
- 2.8 It is proposed that renovation and extensions to the existing building is to take place. This would require internal and external works, with alterations to the roof. All works areas, storage and haul routes will be included within the site boundaries; access will be provided by existing driveway and as such, no additional working footprints are anticipated. It is not considered likely that the proposal would have any impact on the surrounding land, habitat blocks, mature trees etc.

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3. Caveats

This advice and all appendices are subject to the following caveats:

- 3.1. This report is nullified if any remedial works are undertaken on any area of the site, on or after the date of study/survey.
- 3.2. The report is only valid on the date on inspection and any deletion, editing or alteration will void it in its entirety.
- 3.3. Apex Environmental Ltd does not assume responsibility for any works undertaken on the basis of the recommendations in this report or for any legal matters that may arise as a consequence.
- 3.4. The report is not valid in adverse or unpredictable weather conditions or for any failure due to *force majeure*.
- 3.5. Apex Environmental Ltd does not assume liability for any misuse, misinterpretation or misrepresentation of information contained in this report.
- 3.6. This report has been compiled using only the information made available to the author at the date of inspection.
- 3.7. Unless described as 'detailed', this assessment is of a preliminary nature. It was conducted from ground only, the tree(s) were not climbed or inspected below ground level (including roots). There was no use of decay detection equipment, and only basic surveying instruments were used.
- 3.8. At the time of writing, the author did not have any information as to the integrity of the main structure, its annexes or the drainage system.
- 3.9. Water supply/drainage systems, if damaged, can allow roots to penetrate. However, if the system is sound, or after repair, roots have little capacity to access/damage underground services.
- 3.10. Any doubt as to the structural condition of properties on site would require the advice of a structural engineer.

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4. Methods

TABLE 1: FEATURES OF A BUILDING THAT ARE CORRELATED WITH USE BY BATS DURING THE SUMMER

Likelihood of bats being present	Feature of building and its context
Higher	Buildings/structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data).
Lower	A small number of possible roost sites/features, used sporadically by more widespread species. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.

5. Documents supplied

Document title	Document Ref	Format	By whom	Date given
Flr Plns + Eles Prospd 2022-02-22 15_18_32	2731 04G	PDF	Architect	17/02/2022
Flr Plns + Eles Extng	2731_recover-03	PDF	Architect	17/02/2022

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6. Results and Evaluation

A site check for habitats & species of conservation importance within a 1km radius revealed that there are a number of habitat areas from the Priority Habitat Inventory such as floodplain grazing marsh, deciduous woodland, traditional orchards and wood pasture. This can support the ecological requirements of bats and other protected species & conservation priority species such as badgers and hedgehogs.

A review of aerial photographs (Figure 1) and OS maps shows the site is in a suburban area with fields and green spaces in proximity. Commuting routes are good with lines of trees in proximity to the site.

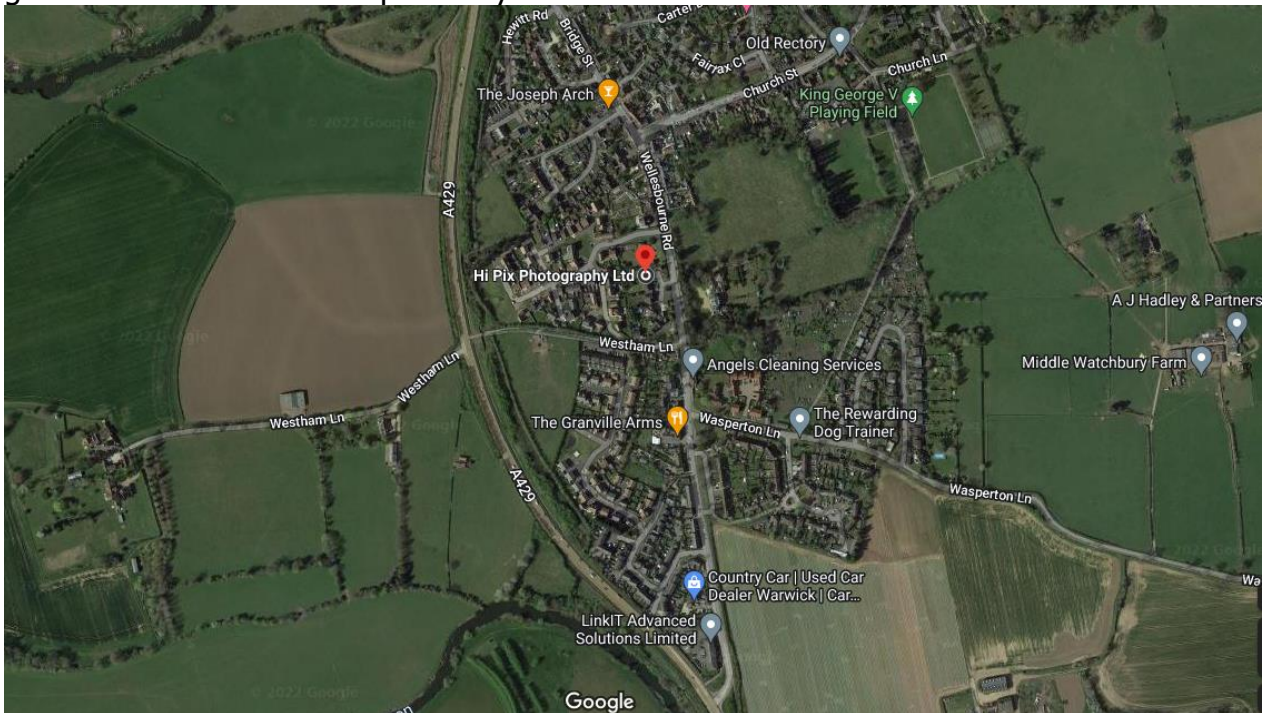


FIGURE 1: AERIAL PHOTO OF SITE, SHOWING LANDSCAPE STRUCTURE

A search of the Magic.gov.uk database shows two European Protected Species Mitigation Licences (EPSML) that have been granted for bats within 2km of site (Table 2). This was for common pipistrelle resting and breeding sites and brown long eared resting sites, the most recent of which was granted in 2015 with the closest one being 1.5km NE of the site.

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TABLE 2: PREVIOUS GRANTED EUROPEAN PROTECTED SPECIES (EPS) APPLICATIONS WITHIN 2KM OF THE SITE

Species Affected	Licence Dates	Licence Reference	Licence Details
Brown long eared (<i>Plecotus auritus</i>)	06/12/2011 - 30/09/2013	EPSM2011-3827	Approximately 1.9km NW from site. Licence for destruction of a resting site.
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) Brown long eared (<i>Plecotus auritus</i>)	30/10/2013 - 31/08/2015	EPSM2013-6602	Approximately 1.9km W from site. Licence for destruction of a breeding and resting site.

6.2. Field Survey Results The buildings within the survey area comprised a detached house, a garage and a shed. Potential roosting features (PRF) described below are illustrated on the map in Appendix 1.

B1 – Main building

Building description

- Approx. 11m x 9m
- Walls of brick.
- The roof was clad in tiles with bitumen liner underneath.
- The tiles were mostly tightly sealed but there were a few places where there were gaps and lifted tiles.
- There was some lifted lead flashing around the chimneys.
- There were some gaps in the soffits.
- There were gaps in the wooden cladding on the front of the building.
- There was one roof void present about 80m² lined with a bitumen roof liner.

Evidence of bats

- No evidence of bats presence was discovered during either the external or internal inspections. Numerous bird and rodent droppings were found during the inspection.

B2 – Garage

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Building description

- Approx. 2m x 4m
- Walls of brick.
- The roof was clad in roofing felt.
- The walls and felting was tightly sealed.
- There were windows spilling light into the interior of the building
- There was no roof void.

Evidence of bats

- No evidence of bats presence was discovered during either the external or internal inspections.

B3 – Shed

Building description

- Approx. 2m x 3m
- Walls of wood.
- The roof was clad in roofing felt.
- The walls and felting were tightly sealed.
- There were windows spilling light into the interior of the building
- There was no roof void. There were numerous cobwebs in the interior.

Evidence of bats

- No evidence of bats presence was discovered during either the external or internal inspections.
- This building will not be affected by the proposed development.

An active blackbird nest was observed on the corner of the main house B1 and a Jackdaw was observed flying in and out of the chimney on multiple occasions. Nesting birds are therefore confirmed to be present within B1. No evidence of bird nesting activity (current or historic) was observed within B2 or B3.

Taking the desk-based assessment and site survey results into account, the following value for roosting bats has been placed on each building.

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TABLE 3: EVALUATION OF BUILDINGS/STRUCTURES ON SITE

Reference	Likelihood of bats using the building for roosting	Brief summary of justification
B1 (main house)	Moderate	Some gaps in soffits. Some lifting of tiles and lead flashing. Roof void lined with bitumen roof liner. There were gaps in the wooden cladding on the front of the building.
B2 (garage)	Negligible	Walls and roof tightly sealed with some lifted lead flashing along edge of building. Windows spilling in light. No roof void.
B1 (shed)	Negligible	Walls and roof tightly sealed and windows spilling in light. No roof void. Building not to be affected by the proposed works.

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7. Conclusions and Recommendations

- a. The PRA concludes that the house (B1) shows moderate potential for use by roosting bats; while B2 and B3 show only negligible suitability.
- b. Bats and their roosts are protected under the Wildlife and Countryside Act and Conservation Regulations; see Appendix 3 for a summary of legislation protecting bats in the UK.
- c. Nesting birds are therefore confirmed to be present within B1. No evidence of bird nesting activity (current or historic) was observed within B2 or B3. Legislation protects all wild birds whilst they are breeding, and prohibits the killing, injuring or taking of any wild bird or their nests and eggs. It is an offence to disturb any bird or their young during the breeding season. Best practice survey guidelines (Collins, 2016) recommend additional surveys for all buildings assessed as having low to high suitability for roosting bats. The survey effort recommended at this stage is iterative and if bats are recorded emerging from the buildings; the survey effort should be adjusted to provide sufficient information to inform European Protected Species Mitigation licensing (EPSML). Buildings assessed as comprising negligible suitability for roosting bats do not normally require further surveys. Appropriate justification for this assessment is provided in Section 3.0 and Table 4 of this report. Those found to support roosting bats may require further survey to inform an EPSML application, depending on the proposed works and assessment of impacts, and the species present/likely to be present.
- f. However, if unexpected bats are found during any stage of the development (regardless of survey findings), work must stop immediately, and a suitably qualified ecologist should be contacted to seek further advice.
- g. Recommendations for further survey/assessment associated with each building are provided in Table 4.

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TABLE 4: SURVEY RECOMMENDATIONS

Building Ref	Value for / Likelihood of supporting roosting bats	Recommendations
B1 (main house)	Moderate	Two further nocturnal surveys will be required between May and September consisting of one dusk and one dawn.
B2 (garage)	Negligible	No further surveys required.
B3 (shed)	Negligible	No further surveys required.

It is likely that nesting birds would be affected by the proposed works, if undertaken during their nesting season. Ideally works would be undertaken outside of the bird nesting season (March-August inclusive). Failing this; the site is to be checked for active birds' nests by a suitably qualified Ecologist, immediately prior to works commencing (within the preceding 24 hours). If a bird's nest is encountered during works, then all work should stop, and advice sought from the Ecologist. Active bird nests must not be disturbed until after young have fledged and the nest naturally abandoned. The provision of bird nesting boxes is recommended as an enhancement for biodiversity on the site. Ideally these should be either swift boxes, house martin nests or sparrow terrace nest boxes but other nest boxes discussed below. All bird boxes must be retained in perpetuity and their exact location/ specification may be discussed with a suitably-qualified ecologist, and alternative options can be considered. A selection of reliable options is detailed below, although suitable equivalents are acceptable (Figure 2):

- Schwegler and Manthorpe Swift bricks (this would be the preferred option). These should be installed in sheltered locations (such as under the eaves of a suitable building), installed at a minimum height of 2m and orientated in southerly/ westerly direction.
- WoodStone Swift nest boxes. These should be installed in sheltered locations (such as under the eaves of a suitable building), installed at a minimum height of 2m and orientated in southerly/ westerly direction.
- Schwegler Single & Double House Martin Nests. These should be installed in sheltered locations (such as under the eaves of a suitable building), installed at a minimum height of 2m and orientated in southerly/ westerly direction.

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- Schwegler 1SP Sparrow Terrace nest boxes. These should be installed in a sheltered location upon a suitable building, at a height no less than 2m and orientated in a southerly or westerly direction.
- Schwegler Woodcrete 1B nest boxes (for trees) and/ or Schwegler Bird House nest boxes (for buildings). These should be installed upon a suitably mature tree and/ or upon a suitable building, installed at a height no less than 2m and orientated in a southerly or westerly direction.



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Figure 2: Examples of Schwegler swift brick (top left), Manthorpe swift brick (top right). WoodStone swift box (middle left) Schwegler 1SP Sparrow Terrace nesting box (middle right); Schwegler Double House Martin Nests (middle left); Schwegler Woodcrete 1B nest boxes (middle right); and a Schwegler Bird House boxes (bottom).

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8. Bibliography

- Collins, J. (ed), (2016), *Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition*, BCT
- Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.
- Garland & Markham (2008) Is important bat foraging and commuting habitat legally protected?
- CIEEM (2016) *Guidelines for Accessing and Using Biodiversity Data*
- Swift Ecology (2018). *Bat Roost Trigger Index*.

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9. Concluding statement

This concludes the report. If I can be of further assistance, please do not hesitate to contact me.

Signature:  Date: 18th March 2022

Reuben Hayes M.Arbor.A; CMgr MCMi
Managing Director for and on behalf of Apex Environmental Limited

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Appendix I – Survey Plan

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Ref: AEL-184-AIA

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Appendix II – Proposed Site Plan

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Appendix III – Photographs

Image 1: B1 viewed from east side



Image 2: B1 viewed from east side. Close up on lifted lead flashing on chimney



Image 3: B1 viewed from east side. Close up on roof



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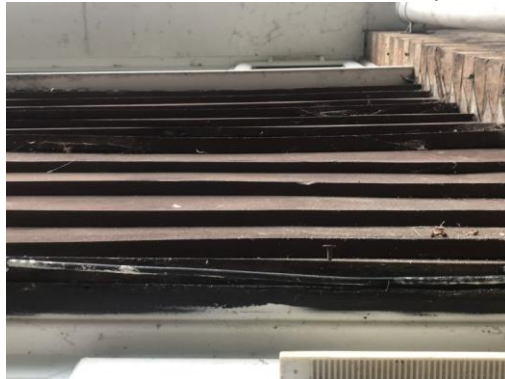
Image 4: B1 viewed from east side. Close up on cladding



Image 5: B1 viewed from east side. Close up on cladding



Image 6: B1 viewed from east side. Close up on cladding



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Image 7: B1 viewed from east side. Close up on front



Image 8: B1 viewed from east side. Close up on gap in soffit



Image 9: B1 viewed from north side



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Image 10: B1 viewed from north side. Close-up on active nest



Image 11: B1 viewed from north side



Image 12: B1 viewed from west side. Close-up on lifted tiles



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Image 13: B1 viewed from west side



Image 14: B1 viewed from west side



Image 15: B1 viewed from west side. Close-up on lifted tiles



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Image 16: B1 viewed from west side. Close-up on roof



Image 17: B1 viewed from south side



Image 18: B1 viewed from south side



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Image 19: B1 viewed from south side. Close-up on gaps in soffits



Image 20: B1 viewed from south side. Close-up on lifted lead flashing



Image 21: B1 interior



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Image 22: B1 interior



Image 23: B1 interior



Image 24: B1 interior



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Image 25: B1 interior. Bird and rodent droppings



Image 26: B1 interior. Fireplace connected to chimney



Image 27: B2 viewed from west side



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Image 28: B2 viewed from west side



Image 29: B2 viewed from south side



Image 30: B2 viewed from south side



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Image 31: B2 interior



Image 32: B2 viewed from east side



Image 33: B3 viewed from east side



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Image 34: B3 viewed from south side



Image 35: B3 viewed from east side



Image 36: B3 viewed from west side



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Image 37: Back garden view



Image 38: Back garden view



Image 39: Front view



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Image 40: Front view



Image 41: Front view



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Appendix IV – Legislation and Planning Policy related to bats

LEGAL PROTECTION

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2.

Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. all bats)
- Deliberate disturbance of bat species as:
 - a) To impair their ability:
 - (i) To survive, breed, or reproduce, or to rear or nurture young
 - (ii) To hibernate or migrate
 - b) To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

Effect on development works:

A European Protected Species Mitigation (EPSM) Licence issued by the relevant statutory authority (e.g. Natural England) will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence

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is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored.

The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008)

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and The Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act.

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Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

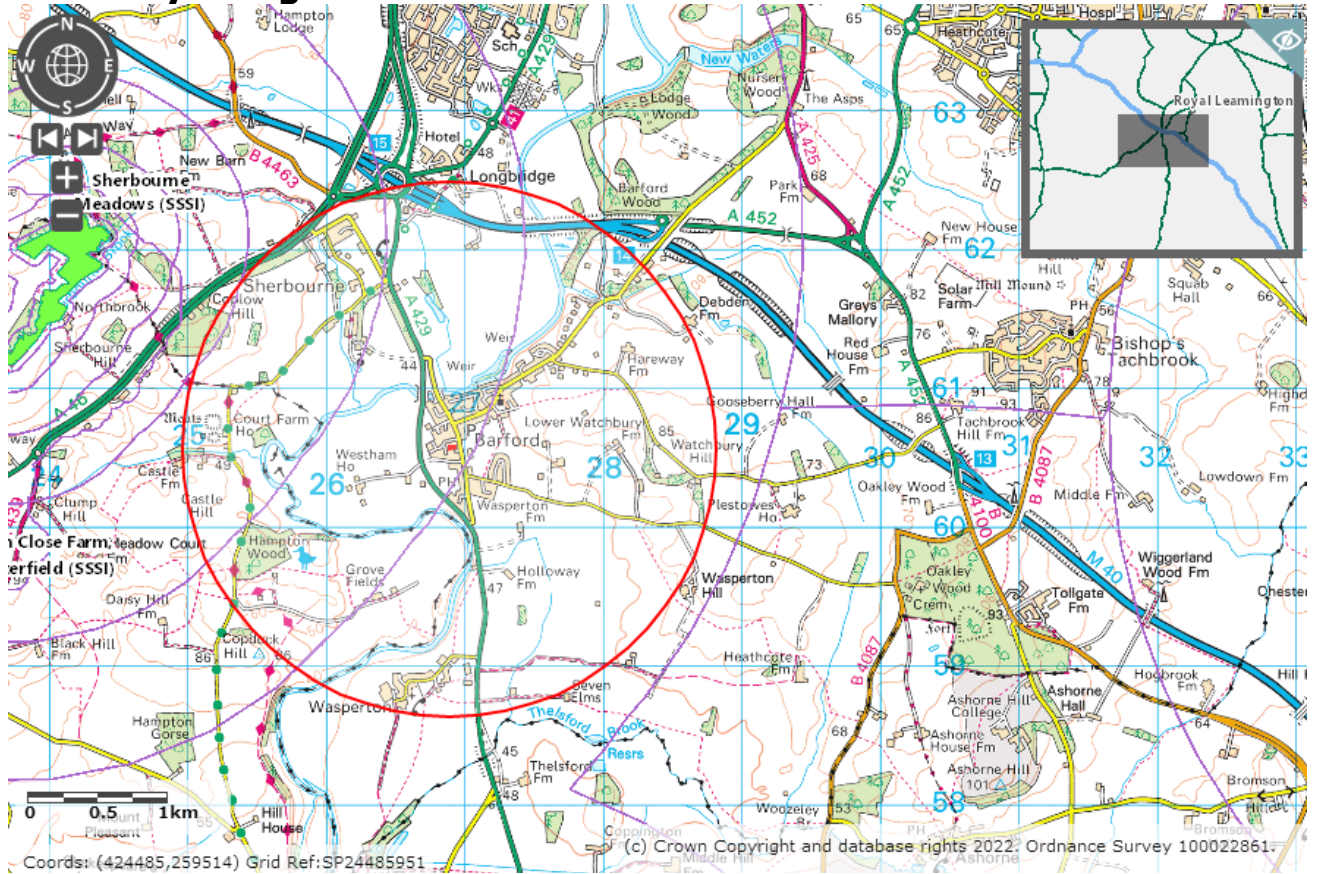
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Appendix V – Desk Study Information Statutory Designated Sites within 2km



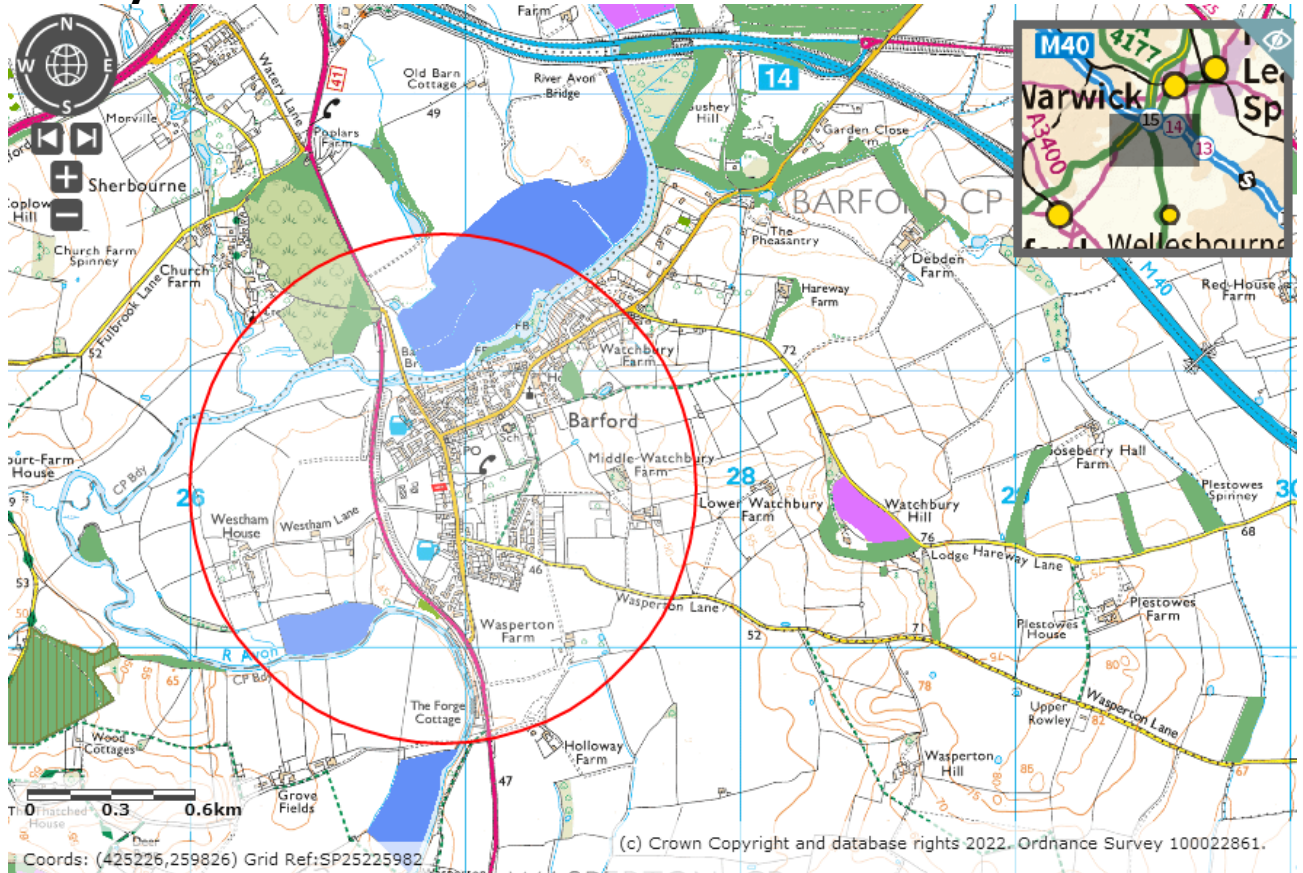
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Priority habitats within 1km



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Appendix VI: Bat suitability trigger spreadsheet

B1 (main house)		
TRIGGER INDICES	CATEGORY	TI VALUE
A) Location, habitat and environmental context of structure		
T1: General location	Suburban or intensive farmland	0.67
T2: Foraging opportunities within 250 m	Good	1
T3: Foraging opportunities within 5 km	Good	1
T4: Commuting opportunities	Good	1
T5: Cover in vicinity of structure	Moderate	0.67
T6: External lighting in vicinity of structure	Moderate level	0.33
T7: Number and character of nearby buildings	Mixture of old and new	0.67
T8: Structure/building exposure	Low	1
B) Exterior features and characteristics of structure or building		
T9: Structure/building age	Intermediate	0.67
T10: Size of Building	Intermediate size	0.67
T11: Main wall construction material	Modern	0.33
T12: Condition of wall/roof pointing/render	Tightly sealed	0.33
T13: Condition of lintel/door frame features	Tightly sealed	0.33
T14: Condition of eaves/soffits/bargeboards	Noticeable cracks or crevices	1
T15: Condition of weatherboarding/cladding	Noticeable gaps and cavities	1
T16: Condition of lead flashing	Gaps or cavities clearly visible	1
T17: Roofing material	Modern tiling or mixture	0.67
T18: Bat access potential	Several small gaps noted	0.67
C) Interior features and characteristics of structure or building		
T19: Character of roof void/roof space	Typical single void or dark roof space	0.67
T20: Character and condition of roof supports	Tightly sealed modern timbers/supports	0.33
T21: Presence and extent of cobwebbing	Numerous cobwebs in roof space	0.33
T22: Presence and condition of roof lining	Lined with various small gaps	1
T23: Light levels in roof void/space	Dark	1
T24: Protection from weather/wind	Well protected	1
T25: Temperature regime	Variety of temperatures	1
T26: Level of (human, animal) disturbance	Low	1
T27: Flight Space	Moderate	0.67
T28: Flying Access (Horseshoe bats)	None	0.33
TRIGGER INDEX SCORE =	0.67	
BAT ROOST SUITABILITY =	MODERATE	

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B2 (garage)		
TRIGGER INDICES	CATEGORY	TI VALUE
A) Location, habitat and environmental context of structure		
T1: General location	Suburban or intensive farmland	0.67
T2: Foraging opportunities within 250 m	Good	1
T3: Foraging opportunities within 5 km	Good	1
T4: Commuting opportunities	Good	1
T5: Cover in vicinity of structure	Good	1
T6: External lighting in vicinity of structure	Moderate level	0.33
T7: Number and character of nearby buildings	Mixture of old and new	0.67
T8: Structure/building exposure	Low	1
B) Exterior features and characteristics of structure or building		
T9: Structure/building age	Less than 50 years	0.33
T10: Size of Building	Small size	0.33
T11: Main wall construction material	Modern	0.33
T12: Condition of wall/roof pointing/render	Tightly sealed	0.33
T13: Condition of lintel/door frame features	Tightly sealed	0.33
T14: Condition of eaves/soffits/bargeboards	Tightly sealed	0.33
T15: Condition of weatherboarding/cladding	Tightly sealed	0.33
T16: Condition of lead flashing	Some lifting of flashing	0.67
T17: Roofing material	Corrugated metal/asbestos/similar	0.33
T18: Bat access potential	No gaps noted	0.33
C) Interior features and characteristics of structure or building		
T19: Character of roof void/roof space	Small low void or open roof space	0.33
T20: Character and condition of roof supports	No apparent supports or flat roof	0.2
T21: Presence and extent of cobwebbing	Numerous cobwebs in roof space	0.33
T22: Presence and condition of roof lining	Lined with few gaps or mixture	0.67
T23: Light levels in roof void/space	Light	0.33
T24: Protection from weather/wind	Intermediate protection	0.67
T25: Temperature regime	Intermediate	0.67
T26: Level of (human, animal) disturbance	Low	1
T27: Flight Space	Poor	0.33
T28: Flying Access (Horseshoe bats)	None	0.33
TRIGGER INDEX SCORE =	0.48	
BAT ROOST SUITABILITY =	NEGLIGIBLE	

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B3 (shed)		
TRIGGER INDICES	CATEGORY	TI VALUE
A) Location, habitat and environmental context of structure		
T1: General location	Suburban or intensive farmland	0.67
T2: Foraging opportunities within 250 m	Good	1
T3: Foraging opportunities within 5 km	Good	1
T4: Commuting opportunities	Good	1
T5: Cover in vicinity of structure	Good	1
T6: External lighting in vicinity of structure	Moderate level	0.33
T7: Number and character of nearby buildings	Mixture of old and new	0.67
T8: Structure/building exposure	Low	1
B) Exterior features and characteristics of structure or building		
T9: Structure/building age	Less than 50 years	0.33
T10: Size of Building	Small size	0.33
T11: Main wall construction material	Modern	0.33
T12: Condition of wall/roof pointing/render	Tightly sealed	0.33
T13: Condition of lintel/door frame features	Tightly sealed	0.33
T14: Condition of eaves/soffits/bargeboards	Tightly sealed	0.33
T15: Condition of weatherboarding/cladding	Tightly sealed	0.33
T16: Condition of lead flashing	No flashing	0.2
T17: Roofing material	Corrugated metal/asbestos/similar	0.33
T18: Bat access potential	No gaps noted	0.33
C) Interior features and characteristics of structure or building		
T19: Character of roof void/roof space	Small low void or open roof space	0.33
T20: Character and condition of roof supports	No apparent supports or flat roof	0.2
T21: Presence and extent of cobwebbing	Numerous cobwebs in roof space	0.33
T22: Presence and condition of roof lining	Potential cavity but very limited access	0.33
T23: Light levels in roof void/space	Light	0.33
T24: Protection from weather/wind	Intermediate protection	0.67
T25: Temperature regime	Intermediate	0.67
T26: Level of (human, animal) disturbance	Low	1
T27: Flight Space	Poor	0.33
T28: Flying Access (Horseshoe bats)	None	0.33
TRIGGER INDEX SCORE =	0.45	
BAT ROOST SUITABILITY =	NEGLIGIBLE	

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