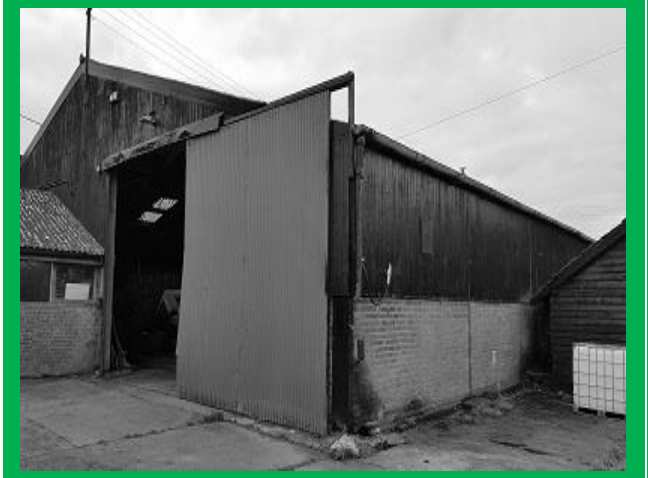
Glaven Ecology



Farm buildings at Bedingfield House Farm

Preliminary Roost Appraisal

Prepared by
Glaven Ecology

on behalf of
Mr. W. Scott

December 2021

Reference: 40-2101-GE-BC

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Contents

Version	Status	Changes	Date	Author
1.1	Draft	Site visit and desktop results added	15/12/2021	Carolyn Smith BSc (Hons), MCIEEM
1.3	Issued	Reviewed	16/12/2021	Carolyn Smith BSc (Hons), MCIEEM

The data contained within the report are accurate to the best of our knowledge and have been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

The report conforms to the British Standard 42020:2013 Biodiversity – Code of practice for planning and development.

We confirm that any opinions expressed are our best and professional true opinions. This report has been prepared by an ecology specialist and does not purport to provide legal advice.

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that animals and plants can migration/establish and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

1 Summary

1.1 Glaven Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) on three farm buildings at Bedingfield House Farm, Hall Road, Bedingfield, IP23 7LJ. The survey work was completed by Carolyn Smith BSc. (Hons) MCIEEM on 15th December 2021.

1.2 Planning is sought for a new residential unit, which will involve demolition of the grain store and conversion of two other buildings.

1.2.1 The site does not sit within any SSSI Impact Risk Zones.

1.3 The buildings were assessed as having negligible potential for bats, with minimal roosting opportunities noted.

1.4 Old bird's nests were found within the upper floor of Building 3.

1.5 The following recommendations have been made for protected species:

Species	Requirement for Further Surveys and Recommendations
Bats	No further surveys required. As a precautionary measure the tiles on Building 2 should be removed by hand only. In the unlikely event bats are found during the works, they should cease, and a licenced bat worker contacted to advise on how to proceed. Any external lights associated with the finished project should be of a low light level to minimise impacts on bats that might forage and commute in the vicinity. Warm white lights should be used at <2700k. This reduces the ultraviolet component or that has high attraction effects on insects which can lead to a reduction in prey availability for some light sensitive bat species.
Birds	To avoid committing an offence under the Wildlife and Countryside Act 1981 (as amended), any site clearance will take place outside of the bird nesting period (i.e. outside of March to August), or failing that, following confirmation by a suitably qualified ecologist that nesting birds are absent from the areas to be cleared.

1.6 Enhancement suggestions include the installation of bat and bird boxes, bat access/ridge tiles and a pollinator friendly planting scheme.

2 Introduction

2.1 Background

2.1.1 Glaven Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) on three farm buildings at Bedingfield House Farm, Hall Road, Bedingfield, IP23 7LJ. The survey work was completed by Carolyn Smith BSc. (Hons) MCIEEM on 15th December 2021.

2.1.2 The survey and report aim to describe how the building supports birds, bats and any other protected species. It assesses potential impacts on these features as a result of the works and advises on the need for further surveys or mitigation strategies.

2.2 Site Location and Description

2.2.1 The site was located at OS Grid Reference TM 1967 2380 (Appendix 1) and consisted of three farm buildings – one large metal framed grain store and one single storey breezeblock and wood panelled building with pantile roof, joined onto a two storey building with corrugated roof.

2.2.2 The wider environment is dominated by arable land with small pockets of woodland scattered throughout.

2.3 Project Overview

2.3.1 Planning is sought for a new residential unit, which will involve demolition of the grain store and conversion of two other buildings.

3 Legal Protection

3.1.1 The main piece of legislation relating to nature conservation in Great Britain is The Wildlife and Countryside Act 1981 (as amended). This Act is supplemented by provision in The Countryside and Rights of Way (CRoW) Act 2000 and The Natural Environment and Rural Communities Act 2006 (in England and Wales).

3.1.2 UK wildlife is also protected under The Conservation (Natural Habitats &c.) Regulations 1994 (which were issued under the European Communities Act 1972), through inclusion on Schedule 2. In 2010, these Regulations, together with subsequent amendments, were consolidated into The Conservation of Habitats and Species Regulations 2010.

3.2 Bats

3.2.1 All bat species are listed under Annex IV (and certain species also under Annex II) of the European Union's Council Directive 92/43/EEC (The Habitats Directive) and are given UK protected status by Schedule 2 of the Conservation of Habitats and Species Regulations 2010. All UK bat species are also protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

3.2.2 This legislation fully protects bats and their breeding sites or resting places, making it an offence to deliberately capture, injure or kill bats, deliberately disturb bats, damage or destroy a bat breeding or resting place.

3.3 Birds

3.3.1 All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Certain species (including barn owl *Tyto alba*) are also listed under Schedule 1 of the Wildlife and Countryside Act 1981, which prevents disturbance of the species or its nest and/or eggs at any time with protection by special penalties.

3.4 Statutory Designated Conservation Sites

3.4.1 National designations such as Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR), are afforded statutory protection. SSSIs are notified and protected under the Wildlife and Countryside Act 1981 as amended. SSSIs are notified based on specific criteria, including the general representativeness and rarity of the site and of the species or habitats supported by it.

4 Survey Methods

4.1 Desk Study

4.1.1 Records held on Magic.gov.uk on Designated Sites and granted European Protected Species Licences were reviewed in December 2021.

4.1.2 A quantification of the value for each of the buildings for bats was carried out using the Bat Roost Trigger Index (BRT) (Underhill-Day, 2017). The BRT Index uses a suite of 28 environmental and habitat features recorded during the PRA survey which are known to influence roost selection. This generates a numerical value, from 0 to 1, which is in turn used to assign to a corresponding roost suitability class of either negligible, low, moderate or high potential. This is used as guidance only.

4.2 Protected Species Survey

4.2.1 The survey was undertaken by Carolyn Smith BSc (Hons) MCIEEM (Natural England Level 1 Licence for bats [reference 2018-34461-CLS]) and barn owl class licence [reference CL29/00568]) on 15th December 2021.

Bats

4.2.2 A Preliminary Roost Assessment was completed on each building. The survey work was completed in accordance with the Bat Conservation Trust's "Bat Surveys for Professional Ecologists" (Collins, 2016). A scoring system was applied to the building using the criteria shown in Table 1.

4.2.3 The buildings were investigated for evidence of bat use and evaluated for bat roosting potential. The visual search for signs of bats consisted of a slow methodical search both internally and externally for actual roosting bats and their signs:

- Droppings on walls, windowsills and floors can be used to identify species;
- Scratch marks and staining at roosts and exit holes can be used to identify the presence of bats;
- Dense spider webs at a potential roost can often indicate bat absence;
- The presence of butterfly wings may be an indication of bat presence.

Table 1: Assessing the potential suitability of a development site for bats (Collins, 2016)

Suitability	Description of roosting habitats	Description of commuting and foraging habitat
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features onsite likely to be used by commuting or foraging 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 on a regular basis or by larger numbers of bats A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat 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
Moderate	A structure or tree 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)	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
High	A structure or tree 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	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

Birds

4.2.4 Evidence of nesting birds was searched for and the site was assessed as to its potential to support nesting birds including barn owls.

4.2.5 Table 2 shows the criteria used when assessing the likelihood of a protected species being present within the survey area:

Table 2: Criteria considered when assessing the likelihood of occurrence of protected species

Assessment Category	Criteria
Present	Species are confirmed as present from the current survey or historical confirmed records.
High	Habitat and features of high quality for species/species assemblage. Species known to be present in wider landscape. Good quality surrounding habitat and good connectivity.
Moderate	Habitat and features of moderate quality. The site in combination with surrounding land provides all habitat/ecological conditions required by the species/assemblage. Within known national distribution of species and local records in desk study area. Limiting factors to suitability, including small area of suitable habitat, some severance/poor connectivity with wider landscape, poor to moderate habitat suitability in local area.
Low	Habitats within the survey area poor quality or small in size. Few or no records from data search. Despite above, presence cannot be discounted as within national range, all required features/conditions present on site and in surrounding landscape. Limiting factors could include isolation, poor quality landscape, or disturbance.
Negligible	Very limited poor quality habitats and features. No local records from desk study; site on edge of, or outside, national range. Surrounding habitats considered unlikely to support species/species assemblage.

5 Results

5.1 Desk Study

5.1.1 No statutory designated sites were identified within 2km of the site on MAGIC Maps and data.gov.uk.

5.1.2 The site does not sit within any SSSI Impact Risk Zones. The nearest SSSI is Micklefield Meadow 5km to the southwest.

5.1.3 There are no records of a granted European Protected Species Mitigation Licence within 2km of the site showing on MAGIC maps.

5.1.4 The Bat Roost Trigger (BRT) assessment concluded that each building offers negligible roost suitability for bats (Table 4). The full results of this assessment and the 28 roost selection parameters used in the BRT Index are included in Appendix 2.

Table 4: Bat roost trigger index score and roost suitability class highlighted for the building (Underhill-Day, 2017)

> 0.7	**HIGH**	**Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.**
0.6 - 0.7	**MODERATE**	**Two separate survey visits. One dusk emergence and a separate dawn re-entry survey.**
0.5 - 0.6	**LOW**	**One survey visit. One dusk emergence or dawn re-entry survey.**
< 0.5	**NEGLIGIBLE**	**No further surveys required. Reasonable precautionary measures applicable.**

5.2 Protected Species - Bats

Foraging and Commuting

5.2.1 The habitats immediately around the site were considered to have **moderate** potential to support foraging and commuting bats. The wider environment offered **moderate** foraging and commuting opportunities being dominated by open arable fields.

Visual inspection

5.2.2 A site layout of the buildings can be found in Appendix 3.

5.2.3 All the buildings stood on hardstanding on the northern edge of a working farmyard.

Building 1

5.2.4 This was a metal framed building with corrugated roof, a brick base and single-skin vertical wood cladding (Figures 1 and 2). The building was still in current use as a grain store and the disturbance from vehicles and human activity was high.

5.2.5 The corrugated roof sheets appeared well sealed with some gaps at the gable end turnover/fascia. On inspection this was wide and well cobwebbed.

5.2.6 The vertical cladding was sealed with black bituminous paint although there were a few gaps giving access into the barn (Figure 3). The top and bottom of the cladding was well sealed with no cavities and the bottom edge was heavily cobwebbed.

5.2.7 The brick base was in good condition with no cracks or gaps noted.

5.2.8 There was a large cavity at the rear of the barn between the wall and metal sheeting. This was very heavily cobwebbed and damp, offering no suitable shelter for crevice dwelling species.

5.2.9 Internally the barn was one open space with an unlined roof and metal supports (Figure 4).

5.2.10 The roof had seven skylights/opaque sheets in and the space was bright and draughty.

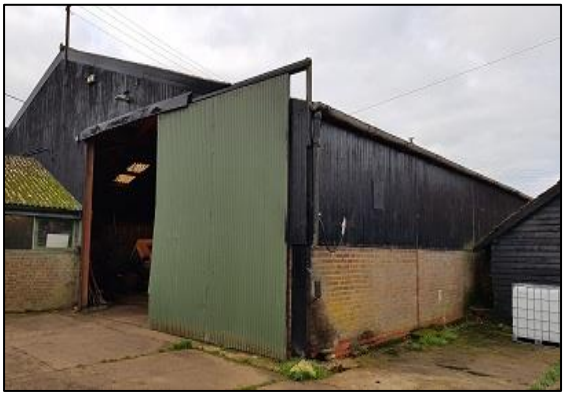

Figure 1: Building 1 – south-eastern aspect.

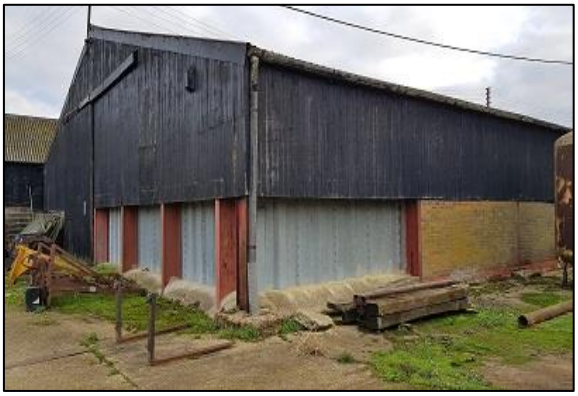

Figure 2: Building 1 – north-western aspects.

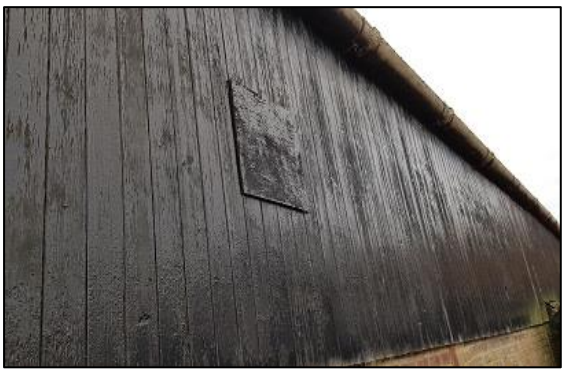

Figure 3: Tightly sealed vertical cladding.

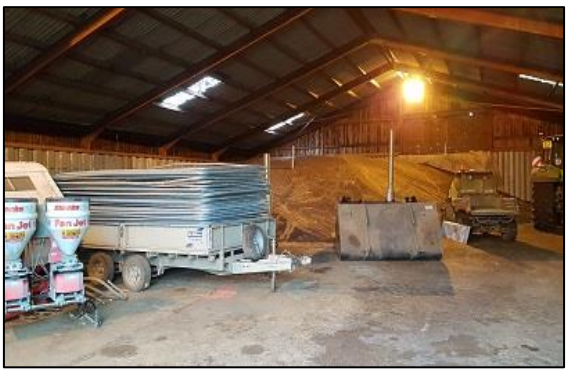

Figure 4: Internal view of Building 1.

5.2.11 No signs of bats such as droppings or staining were found during the visual inspection of Building 1. No actual bats were observed.

5.2.12 Building 1 was assessed as having **negligible potential** to support roosting bats. The exterior was generally well sealed with the interior being bright, draughty and heavily disturbed. The roof was unlined with metal supports.

5.2.13 Building 1 had **negligible potential** to support hibernating bats.

Building 2

5.2.14 This was single storey building with a pantile roof a breezeblock base with a horizontal wood cladding (Figure 5). The building was in current use as farm storage and was linked to the grain store by an open door increasing the noise and disturbance.

5.2.15 The ridge tiles were well-sealed with no cracks or gaps noted.

5.2.16 There were some raised tiles on both aspects, with the southern aspect being very damp and mossy. There were gaps at the eaves under the tiles. When the raised tiles on the northern aspect were inspected the underneath was heavily cobwebbed and full of windblown detritus.

5.2.17 The wood cladding was single-skin and sealed with black bituminous paint, as was the breezeblock base which was in sound condition.

5.2.18 There were gaps in the cladding at the top of the gable end giving access into the interior (Figure 6).

5.2.19 The wooden window frames were tightly fitted but there was a large gap at the bottom of the right hand door.

5.2.20 Internally the space was bright from the windows on the northern aspect. The space was full of stored items and shelving and was open to a boarded roof (Figure 7). The boarding was warped and very damp in places.

5.2.21 In one area the boarding was missing allowing for inspection behind. The gap was wide and the tiles were unlined and damp. The wooden beams were narrow and very heavily cobwebbed.

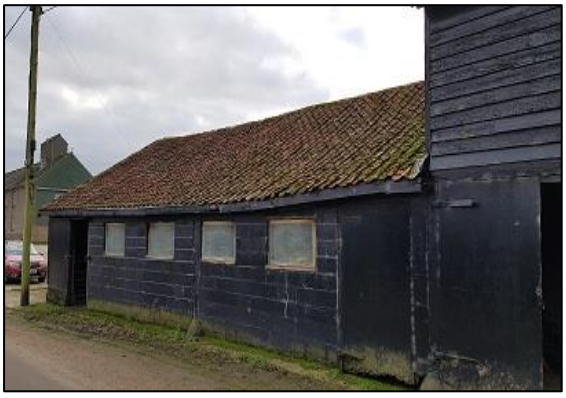

Figure 5: Building 2 – northern aspect.

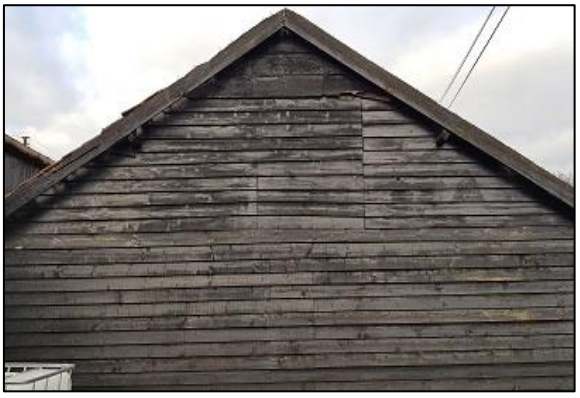

Figure 6: Building 2 – cladded gable end.

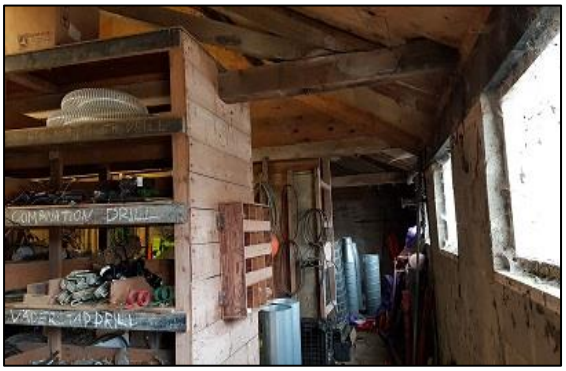

Figure 7: Building 2 – interior view.

5.2.22 No signs of bats such as droppings or staining were found during the visual inspection of Building 2. No actual bats were observed.

5.2.23 Building 2 was assessed as having **negligible to very low potential** to support roosting bats. The exterior being generally well sealed and any gaps not deemed to offer suitable shelter for roosting bats. The interior was bright, cluttered and heavily disturbed.

5.2.24 Building 2 had **negligible potential** to support hibernating bats.

Building 3

5.2.25 This was a two-storey wooden framed building with a corrugated roof, breezeblock base and wood cladding (Figure 8). The building was currently in use as storage and externally had been sealed with the same black bituminous paint as the other two.

5.2.26 The corrugated roof appeared in sound condition with no lifting of the sheets.

5.2.27 The upper floor was to single-skin wood cladding and there were louvered window openings in both gable ends on the northern aspect. One window was netted the others were open or had gaps, giving access into the interior.

5.2.28 There were large gaps in the cladding giving access inside, rather than creating crevices between the wood.

5.2.29 The breezeblock base was sealed and in sound condition.

5.2.30 There were two doors on the ground floor northern aspect which had collapsed inwards.

5.2.31 Internally the ground floor had wooden supports and beams (Figure 9). These were thick, but in sound condition with no cracks or splits. Where the ceiling supports overlapped they were tightly fitted.

5.2.32 The space was relatively bright and draughty from the collapsed doors.

5.2.33 The floor was cluttered with stored items, some obviously having been there for some time, but all surfaces were available for survey.

5.2.34 The upper floor was open to the unlined corrugated roof (Figures 10 and 11). This space was very draughty and bright from the open windows and the gaps in the cladding.

5.2.35 The beams were narrow and machine cut with no cracks or splits.

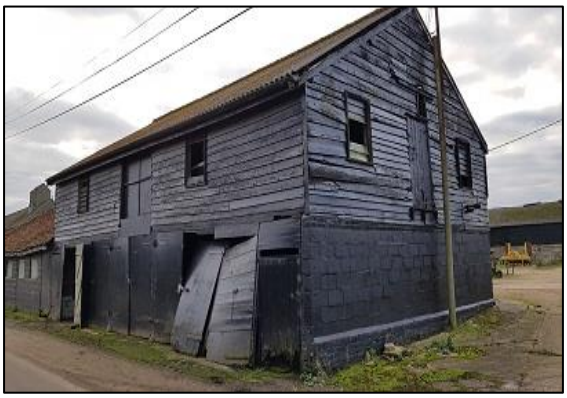

Figure 8: Building 3 – northern aspects.

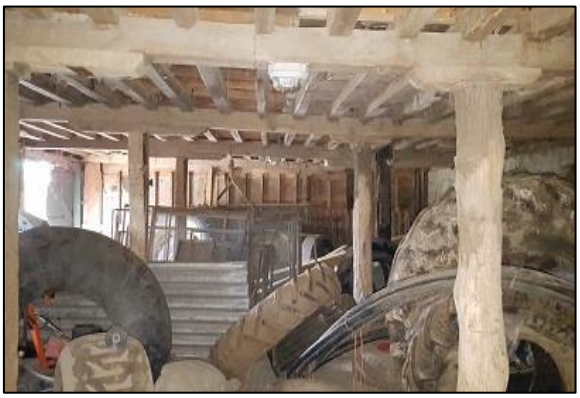

Figure 9: Building 3 –Ground floor interior.

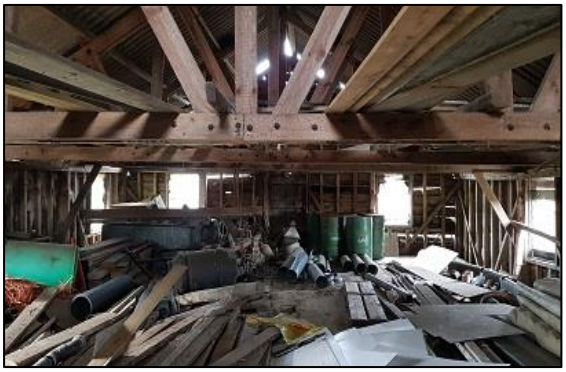

Figure 10: Building 3 – First floor interior.

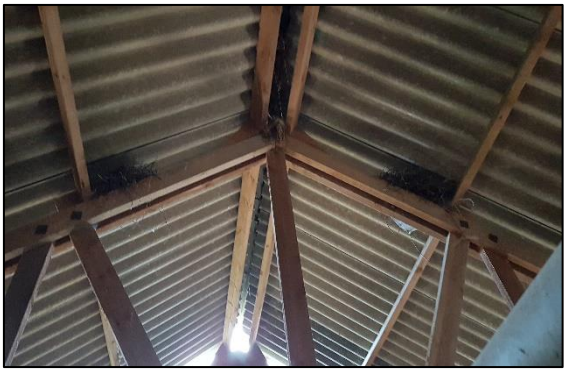

Figure 11: Building 3 – unlined corrugated roof with narrow beams.

5.2.36 No signs of bats such as droppings or staining were found during the visual inspection of Building 3. No actual bats were observed.

5.2.37 Building 3 was assessed as having **negligible** to support roosting bats. The external gaps and window openings gave access to the interior of the building but this was bright and very draughty with minimal roosting opportunities inside with narrow beams and unlined corrugated roof.

5.2.38 Building 3 had **negligible potential** to support hibernating bats

5.3 Other protected species

5.3.1 There were four old bird nests in the upper floor of Building 3, most likely pigeon and robin/wren.

5.3.2 No evidence of any other protected species was found during the survey.

5.4 Survey Limitations

5.4.1 There were no significant constraints to the surveys, all areas of the buildings were open to survey.

6 Impact Assessment

6.1.1 Table below summarises the potential impacts of the works:

Table 5: Impact assessment on the ecology of the site

Ecological Factor	Impact Assessment
Designated Sites and Habitats	No impacts on Designated Sites are envisaged given the scale of the development and distance to any Designated Sites. No other habitats of ecological significance will be impacted by the proposed works
Bats	The field survey and desk study conclude bats are highly unlikely to be present on site. The development is not considered to have a significant impact upon commuting or foraging bats and there will be no severing of connectivity. The works will have a negligible impact on these species.
Birds	Old birds' nests were observed in the upper floor of Building 3. During site clearance there is the risk of killing and injuring nesting birds, damaging their nests or eggs.

7 Recommendations

7.1.1 As good practice, any trenches or holes created during the works must be backfilled at the end of the day or covered overnight to ensure any wildlife passing through the site, such as hedgehogs, do not get trapped.

7.1.2 The following species-specific recommendations are made for the site:

Table 6: Recommendations for further surveys and mitigation

Species	Requirement for Further Surveys and Recommendations
Bats	No further surveys required. As a precautionary measure the tiles on Building 2 should be removed by hand only. In the unlikely event bats are found during the works, they should cease, and a licenced bat worker contacted to advise on how to proceed. Any external lights associated with the finished project should be of a low light level to minimise impacts on bats that might forage and commute in the vicinity. Warm white lights should be used at <2700k. This reduces the ultraviolet component or that has high attraction effects on insects which can lead to a reduction in prey availability for some light sensitive bat species.
Birds	To avoid committing an offence under the Wildlife and Countryside Act 1981 (as amended), any site clearance will take place outside of the bird nesting period (i.e. outside of March to August), or failing that, following confirmation by a suitably qualified ecologist that nesting birds are absent from the areas to be cleared.

8 Enhancements

8.1 The Local Planning Authority has a legal duty to consider enhancements on proposed development sites. Furthermore, the National Policy Planning Framework (NPPF) requires planning decisions to aim to promote net gains in biodiversity on development sites.

8.2 Full plans for the new house were not available at the time of writing, but the following enhancements are suggested for the site:

- Install two bat access tiles onto the roof (to give access to crevice dwelling bats in between the tile and the lining). Something similar to the Bat Access Tile Kit would be suitable. Alternatively, two ridge access points can be created by using a spacer to create gap 20mm x 50mm in size in the mortar under the tiles.

- A bat box to be installed on the southern or eastern aspect of the house, at least 3m high where there is a clear flight path for bats entering and leaving. The Beaumaris bat box is a popular choice as is the Schwegler 1FQ Bat Roost.

- Install a bird box on the western or eastern aspect close to the eaves. Suitable boxes include the Vivara Pro Seville WoodStone Nest Box and the Eco Small Bird Box.

- Consideration should be given to incorporating pollinator and bat friendly planting schemes into any planned landscaping. Suggested plants include:

Bedding Plants	Climbers
Nottingham catchfly *Silene nutans*	European honeysuckle *Lonicera caprifolium*
Night-scented catchfly *S. noctiflora*	Italian honeysuckle *L. etrusca superba*
Bladder campion *S. vulgaris*	Japanese honeysuckle *L. japonica halliana*
Night-scented stock *Matthiola bicornis*	Honeysuckle (native) *L. periclymenum...*
Sweet rocket *Hesperis natronalis*	White jasmine *Jasminium otiicinale*
Evening primrose *Oenothera biennis*	Dogrose *Rosa canina*
Tobacco plant *Nicotiana affinis*	Sweetbriar *R. rubiginosa*
Cherry pie *Heliotropun x hybndurr*	Fieldrose *R. arvensis*
Soapwort *Saponaria officinalis*	Ivy *Hedera helix*

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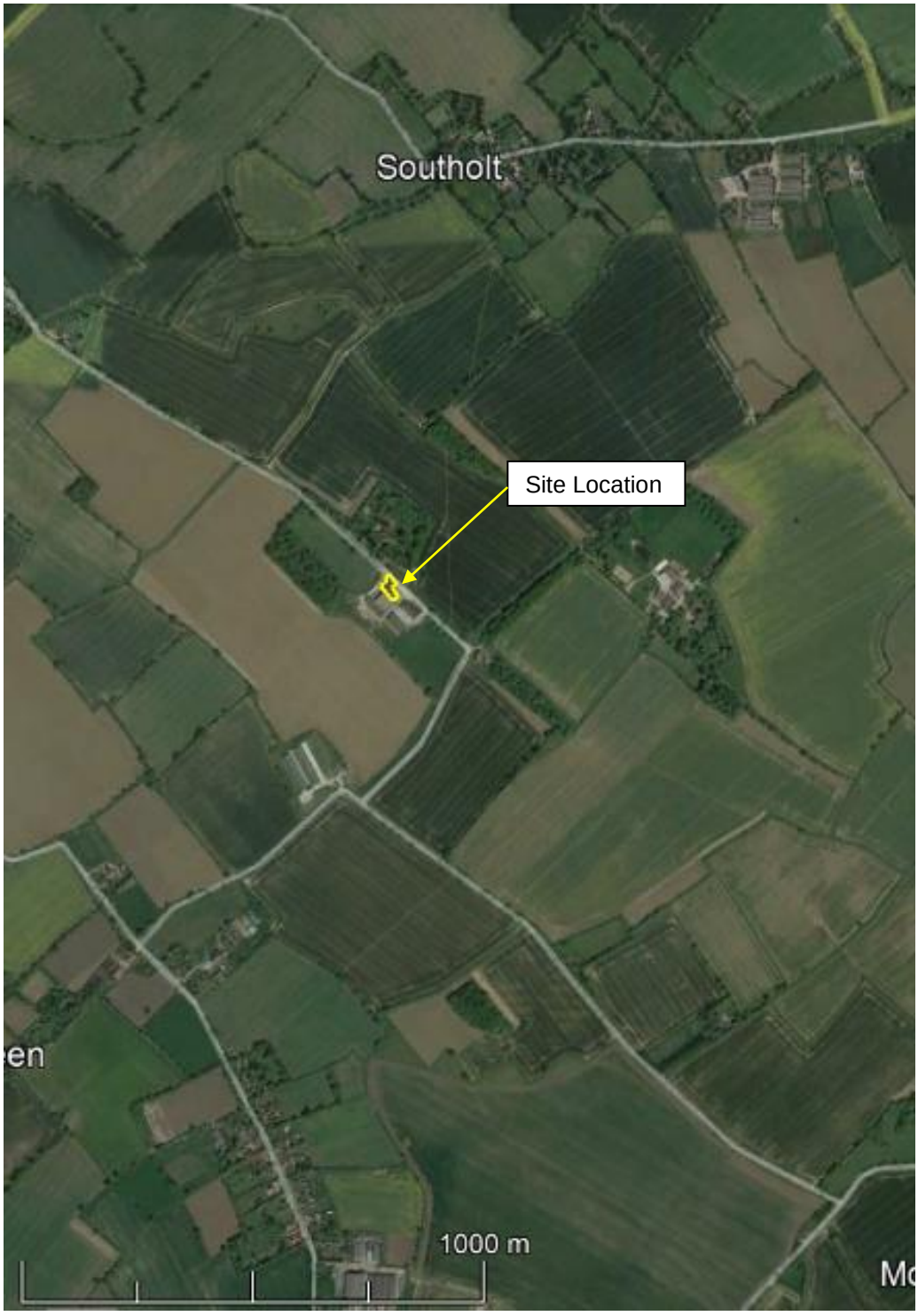
Appendix 1 – Site Location



(Source Google Earth Pro: 2021)

Appendix 2 – Bat Roost Trigger Assessment

Building 1 – Grain store	Category	T1 Score
A) Location, habitat and environmental context		
T1: General location	Intensive farmland	0.67
T2: Foraging opportunities within 250 m	Moderate	0.67
T3: Foraging opportunities within 5 km	Moderate	0.67
T4: Commuting opportunities	Moderate	0.67
T5: Cover in vicinity of structure	Poor	0.33
T6: External lighting in vicinity of structure	Low level	0.67
T7: Number and character of nearby buildings	Mixture of old and new	0.67
T8: Structure/building exposure	Moderate	0.67
B) Exterior features and characteristics of building		
T9: Structure/building age	~ 50 years	0.33
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	Some gaps or cracks noted	0.67
T15: Condition of weatherboarding/cladding	Some gaps, cracks or crevices noted	0.67
T16: Condition of lead flashing	No flashing	0.2
T17: Roofing material	Corrugated metal/asbestos/similar	0.33
T18: Bat access potential	Several small gaps noted	0.67
C) Interior features and characteristics of building		
T19: Character of roof void/roof space	No void or very limited roof space	0.2
T20: Character and condition of roof supports	Tightly sealed modern timbers/supports	0.33
T21: Presence and extent of cobwebbing	Some cobwebs	0.67
T22: Presence and condition of roof lining	Unlined or cavity filled with insulation	0.2
T23: Light levels in roof void/space	Light	0.33
T24: Protection from weather/wind	Intermediate protection	0.67
T25: Temperature regime	Cold, north-facing or too hot	0.33
T26: Level of (human, animal) disturbance	High	0.33
T27: Flight Space	Good	1
T28: Flying Access (Horseshoe bats)	N/A	0.33
	TRIGGER INDEX SCORE =	**0.45**
	BAT ROOST SUITABILITY =	**NEGLIGIBLE**

Building 2 – single storey building	Category	T1 Score
A) Location, habitat and environmental context		
T1: General location	Intensive farmland	0.67
T2: Foraging opportunities within 250 m	Moderate	0.67
T3: Foraging opportunities within 5 km	Moderate	0.67
T4: Commuting opportunities	Moderate	0.67
T5: Cover in vicinity of structure	Poor	0.33
T6: External lighting in vicinity of structure	Low level	0.67
T7: Number and character of nearby buildings	Mixture of old and new	0.67
T8: Structure/building exposure	Moderate	0.67
B) Exterior features and characteristics of building		
T9: Structure/building age	Intermediate	0.67
T10: Size of Building	Intermediate size	0.67
T11: Main wall construction material	Mixture of materials	0.67
T12: Condition of wall/roof pointing/render	Some gaps, cracks or crevices noted	0.67
T13: Condition of lintel/door frame features	Tightly sealed	0.33
T14: Condition of eaves/soffits/bargeboards	Some gaps or cracks noted	0.67
T15: Condition of weatherboarding/cladding	Some gaps, cracks or crevices noted	0.67
T16: Condition of lead flashing	No flashing	0.2
T17: Roofing material	Older style tiling	1
T18: Bat access potential	Several small gaps noted	0.67
C) Interior features and characteristics of building		
T19: Character of roof void/roof space	No void /open to roof	0.2
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	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	High	0.33
T27: Flight Space	Poor	0.33
T28: Flying Access (Horseshoe bats)	None	0.33
	TRIGGER INDEX SCORE =	**0.50**
	BAT ROOST SUITABILITY =	**NEGLIGIBLE**

Building 3 – two storey building	Category	T1 Score
A) Location, habitat and environmental context		
T1: General location	Intensive farmland	0.67
T2: Foraging opportunities within 250 m	Moderate	0.67
T3: Foraging opportunities within 5 km	Moderate	0.67
T4: Commuting opportunities	Moderate	0.67
T5: Cover in vicinity of structure	Poor	0.33
T6: External lighting in vicinity of structure	Low level	0.67
T7: Number and character of nearby buildings	Mixture of old and new	0.67
T8: Structure/building exposure	Moderate	0.67
B) Exterior features and characteristics of building		
T9: Structure/building age	Intermediate	0.67
T10: Size of Building	Intermediate size	0.67
T11: Main wall construction material	Mixture of materials	0.67
T12: Condition of wall/roof pointing/render	Some gaps, cracks or crevices noted	0.67
T13: Condition of lintel/door frame features	Tightly sealed	0.33
T14: Condition of eaves/soffits/bargeboards	Some gaps or cracks noted	0.67
T15: Condition of weatherboarding/cladding	Noticeable gaps and cavities	1
T16: Condition of lead flashing	No flashing	0.2
T17: Roofing material	Corrugated metal/asbestos/similar	0.33
T18: Bat access potential	Several small gaps noted	0.67
C) Interior features and characteristics of building		
T19: Character of roof void/roof space	Open roof space	0.33
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	Unlined or cavity filled with insulation	0.2
T23: Light levels in roof void/space	Light	0.33
T24: Protection from weather/wind	Draughty and exposed	0.33
T25: Temperature regime	Intermediate	0.67
T26: Level of (human, animal) disturbance	High	0.33
T27: Flight Space	Good	1
T28: Flying Access (Horseshoe bats)	None	0.33
	TRIGGER INDEX SCORE =	**0.49**
	BAT ROOST SUITABILITY =	**NEGLIGIBLE**

Appendix 3 – Site Layout

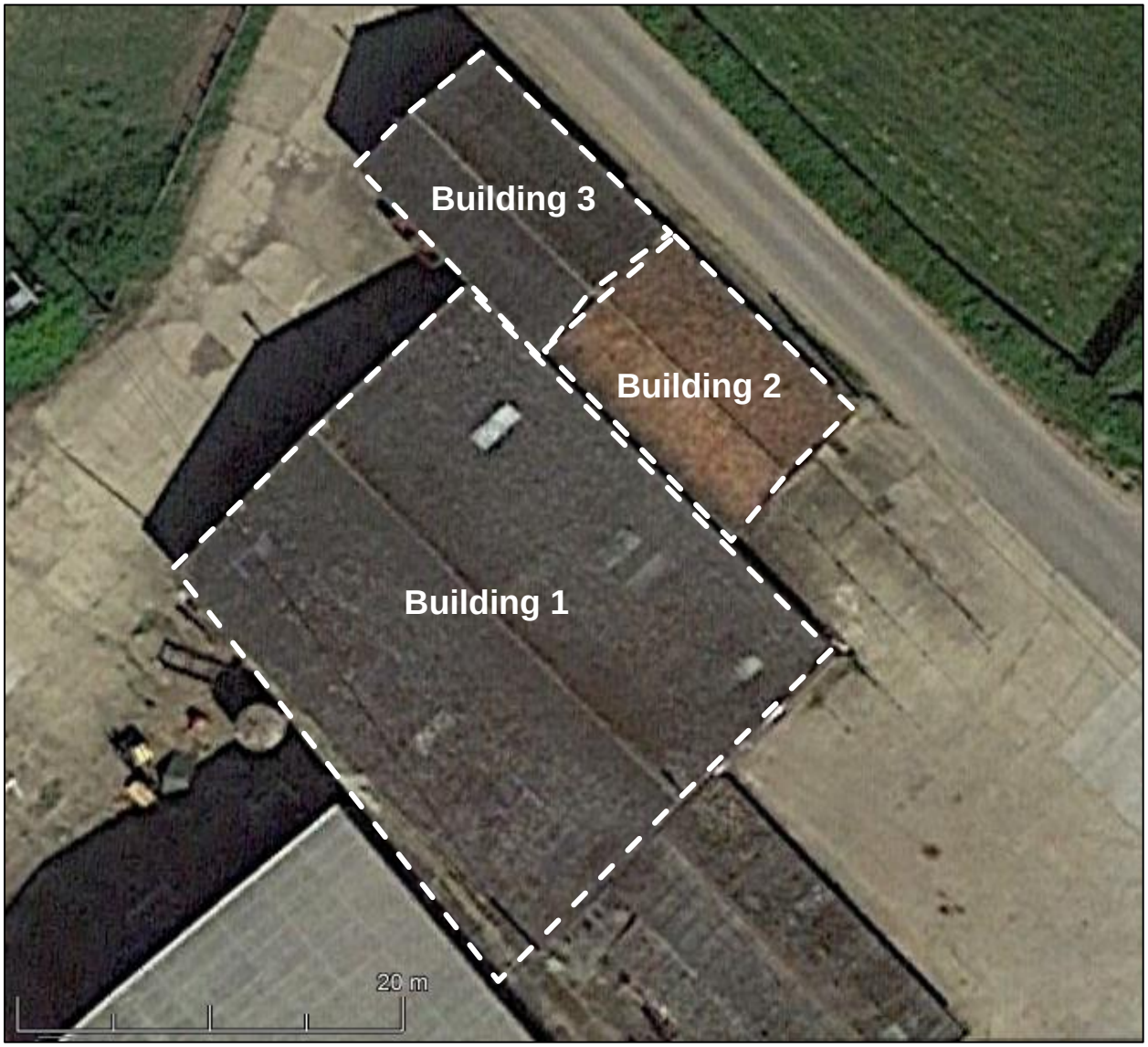


Image source: Google Earth Pro, 2021