



## PRELIMINARY ROOST ASSESSMENT

**Close House, Whalton, NE61 3XD**



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Rachel Hepburn, ACIEEM  
[rachel@durhamecology.com](mailto:rachel@durhamecology.com)  
[www.durhamecology.com](http://www.durhamecology.com)

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

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

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

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

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**IT IS THE CLIENT'S RESPONSIBILITY TO COMMISSION ANY MITIGATION MEASURES OR RECOMMENDATIONS DETAILED WITHIN THIS REPORT.**

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## PRELIMINARY ROOST ASSESSMENT CLOSE HOUSE, WHALTON, NE61 3XD

### Summary

A Preliminary Roost Assessment for bats and birds at Close House, Whalton (NZ 12902 81401) was produced to inform a planning application for the demolition of the property and the erection of a new residential dwelling. No planning application reference is currently available.

The building is deemed to have **low-moderate potential for roosting bats** due to several Potential Roost Features and no signs of bats seen. These features will be lost during the development and therefore further assessment is required to ascertain if the building is used by bats.

The building has several Potential Roost Features (PRFs) for bats noted:

- Gaps into the soffit boxes.
- Gaps around the hanging tiles.
- Raised roof flashing.
- Gaps around dormer window.

**Bat survey(s) should be undertaken between May and August to get an understanding of the use of the property by bats, if any. This is in accordance with the Bat Conservation Trust (2016) 'Bat Surveys Good Practice Guidelines'.**

**No roof work, including tiles, soffits/wall work should be carried out prior to these surveys being undertaken. This is to reduce any impacts on any bat roosts, if present, which could constitute a legal offence.**

Bat records from within 2km have been received. Common pipistrelle, noctule, soprano pipistrelle, whiskered/Brandt's and brown long-eared bats are recorded as present within 500 metres of the property. A common pipistrelle roost is recorded 500 metres from the property and possible brown long-eared roosts are recorded ~225 metres away and from within the same 1km grid square (NZ1281) as the property.

There are no Designated [wildlife] Sites within 2km. The site also does not fall within the Site of Special Scientific Interest (SSSI) Impact Risk Zones, therefore no impacts are predicted.

There are no areas of Priority Habitat on/adjacent to the site. As the development is a demolition and rebuild of a property, it will not result in an increase of residential dwellings. Therefore negligible impact is expected on these habitats.

It is likely that nearby trees may have Tree Preservation Orders on them due to being within a Conservation Area. The client should ensure any tree work is done through the appropriate channels and any trees checked for TPO status if tree work is proposed.

The property is surrounded by gardens laid to lawn with species present of no particular note. Nearby trees may have Tree Preservation Orders on them and may have their root systems present underground in areas where the foundations or underground utilities are required for the new dwelling. The client should seek consultation as to whether the development will affect the nearby trees, including root systems. Root Protection Areas should be marked up around trees close to the development area.

No signs of badger, owls, red squirrel or other protected species were noted on site. There is potential for birds to nest on the property. Integrated features suitable for bats and birds are recommended to be incorporated into the proposed new dwelling.

Aside from bats, any other impacts can be dealt with via Precautionary Working Methods which are provided within this report (**appendix 1**).

This report is valid for 2 years.

An updated assessment will be required should work not commence by April 2024.

## 1. Introduction and proposed works

The proposed works are for the demolition of the property and the erection of a new residential dwelling. No planning application reference is currently available.

The site location / aerial imagery is shown in **figure 1**. Existing and proposed plans are shown in **figures 2-4**.



Figure 1. Site location - aerial view<sup>1</sup>.

<sup>1</sup> Reproduced with permission from Google Earth (2022).

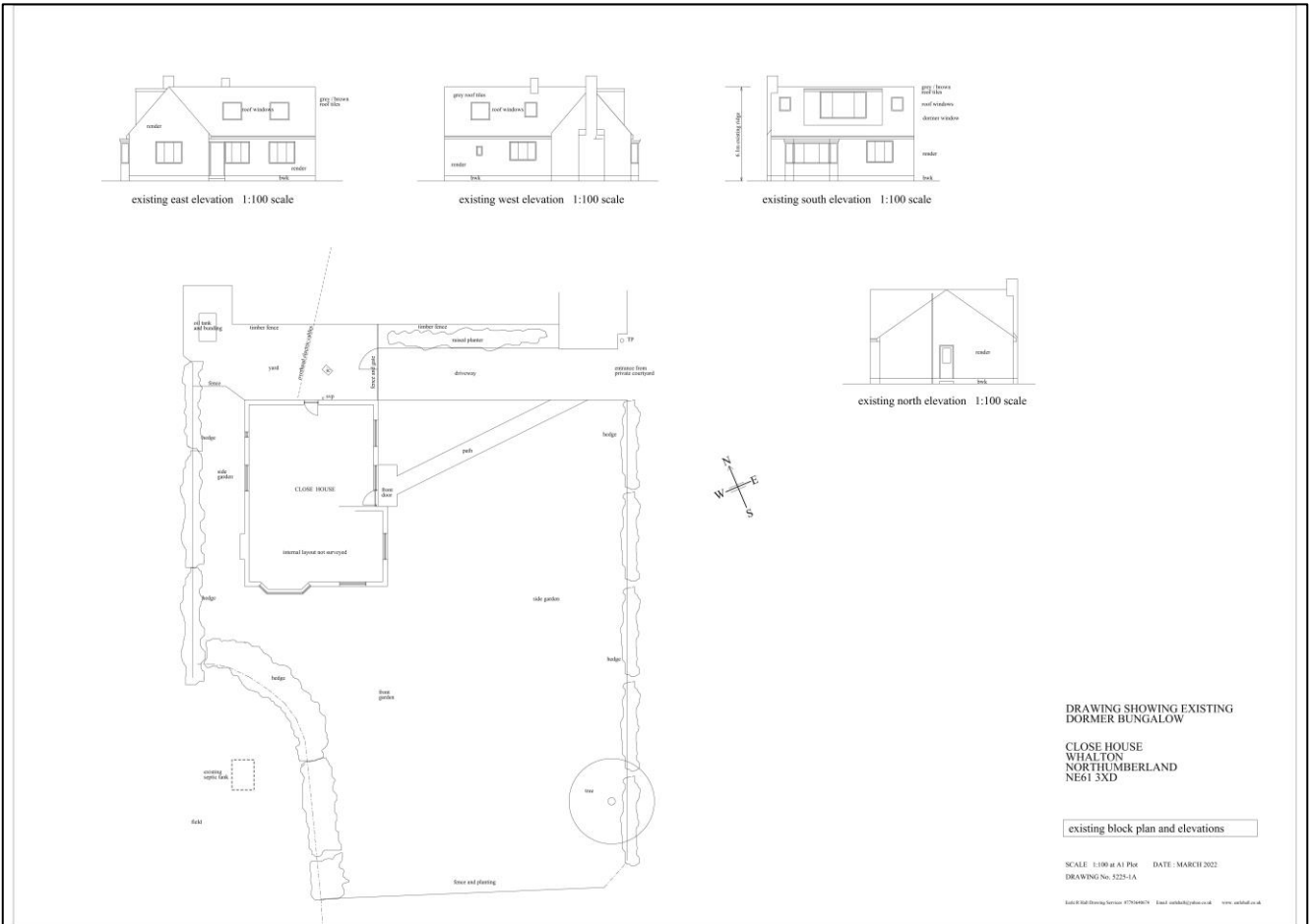


Figure 2. Existing plan.



Figure 3. Proposed plan.





### 3. Methodology

#### 3.1 Desktop survey

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

Bat data records have been received from ERIC North East<sup>2</sup>.

Natural England's 'Magic on the Map' website was accessed for details of the citations for the designated sites and EPS licensing. The JNCC website<sup>3</sup> and Natural England websites provided further information on site designations.

#### 3.2 Daylight assessment

The daylight visit for the 'Preliminary Roost Assessment' was carried out **4<sup>th</sup> April 2022**. This was conducted according to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2012) and the Bat Conservation Trust's Bat Surveys Good Practice Guidelines (2016) on Preliminary Roost Assessment.

The weather was 12°C, dry and sunny.

The surveyor assessed the building for signs of bats and birds. The building was thoroughly checked both internally and externally for any signs of bats; including live or dead bats, droppings, feeding remains, clawing or scuff/grease/urine marks at roost entrances, and potential roost features such as cavities or gaps in roofing tiles, soffits, loose mortar *etc.* The surveyor used a headtorch, powerful compact torch, binoculars (42x8) and inspection camera (endoscope).

#### 3.3 Surveyor

The daylight site visit and report were compiled by Rachel Hepburn, an experienced ecologist and an associate member of the CIEEM since 2013 with over 15 years' experience in ecological surveying. She holds Natural England Licences for bat surveys (2015-12969-CLS-CLS) and great crested newt surveys (2016-19907-CLS-CLS).

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<sup>2</sup> [www.ericnortheast.org.uk](http://www.ericnortheast.org.uk)

<sup>3</sup> <http://jncc.defra.gov.uk>

#### 4. Site description

The property is a detached residential dwelling set within its' own grounds at the southern end of the village of Whalton in Northumberland.

The immediate surrounding area has tree lines present, providing direct connectivity to the wider countryside, which is located adjacent to the southern end of the garden.

The wider area is primarily grassland fields with tree lines and scattered hedges with the occasional farm building.



Figure 5. Surrounding area<sup>4</sup>.

<sup>4</sup> Reproduced with permission from Google Earth (2022).

## 5. Desktop survey

### 5.1 Designated Sites

Designated [wildlife] Sites were checked on 'MAGiC on the Map'<sup>5</sup>. There are none within 2km.

The site also does not fall within the Site of Special Scientific Interest (SSSI) Impact Risk Zones, therefore no impacts are predicted.

### 5.2 Priority Habitats

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

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

Habitat	Proximity
Deciduous woodland	~490 metres north east
Traditional orchard	~790 metres north east

As the development is a demolition and rebuild of a property, it will not result in an increase of residential dwellings. Therefore negligible impact is expected on these habitats.

It is likely that nearby trees may have Tree Preservation Orders on them due to being in a Conservation Area. The client should ensure any tree work is done through the appropriate channels and any trees checked for TPO status if tree work is proposed.

<sup>5</sup> [magic.defra.gov.uk](http://magic.defra.gov.uk)

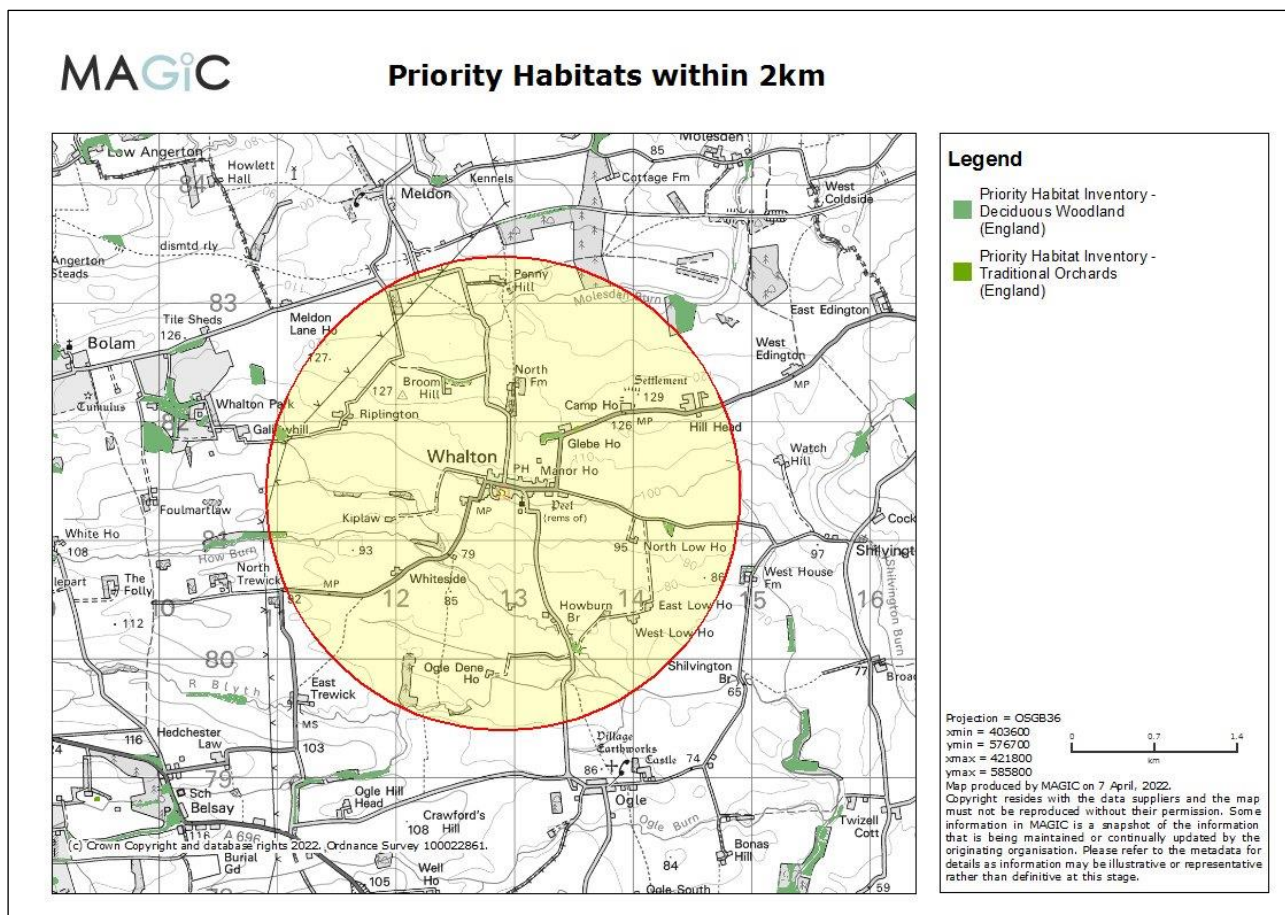


Figure 6. Priority Habitats.

### 5.3 EPSLs and bat records

Bat data records have been received from ERIC North East<sup>6</sup> and are summarised below. The full dataset can be made available upon request.

The following bat species are recorded within 2km of the site. Those in **bold** also have roost records:

- Brown long-eared (*Plecotus auritus*).
- **Common pipistrelle (*Pipistrellus pipistrellus*).**
- ***Myotis (Myotis sp.)*.**
- Noctule (*Nyctalus noctula*).
- Pipistrelle (*Pipistrellus sp.*).
- **Soprano pipistrelle (*Pipistrellus pygmaeus*).**
- **Whiskered/Brandt's (*Myotis mystacinus/brandtii*).**

<sup>6</sup> [www.ericnortheast.org.uk](http://www.ericnortheast.org.uk)

The following records are from within close proximity (<500 metres) from the development site:

Species	Location	Year	Information	Proximity from site
Common pipistrelle	Whalton	2015		~65 metres
Noctule	Whalton	2017	Foraging records.	~220 metres
Common pipistrelle				
Soprano pipistrelle				
Species unknown.	Lynn Law Farm, Whalton	1999	Roost. Possible long-eared bats. Scattering of old and fresh droppings. In 19th century house.	~225 metres
Soprano pipistrelle	Whalton	2015		~230 metres
Common pipistrelle	Whalton	2015		~450 metres
Whiskered/Brandt's	Whalton	2012	Foraging around farm.	~500 metres
Common pipistrelle			Roost present and bats foraging around farm.	
Soprano pipistrelle			Foraging around farm.	
Brown long-eared			Foraging around farm.	
Common pipistrelle	Whalton	2015		~500 metres
Bat (species unknown).	Whalton	1999	Roost present in house, possible brown long-eared.	Unknown – same 1km grid square.

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

<b>Reference</b>	EPSM2013-5767
<b>Species</b>	Common pipistrelle Soprano pipistrelle
<b>Licence dates</b>	29/04/2013 - 30/04/2014
<b>Impact</b>	Destruction of a resting place.
<b>Proximity</b>	~1.4km south east

Granted EPSLs within 2km

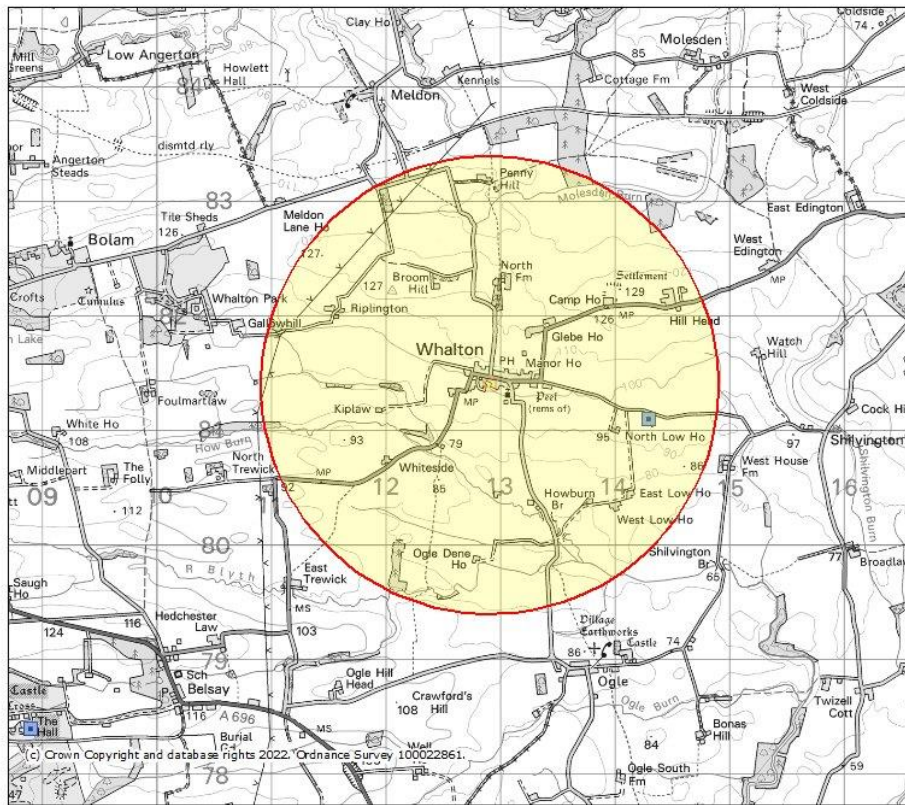


Figure 7. Granted EPSLs within 2km.

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## 5.4 Local planning portal

The property, Close House, Whalton, has the following previous planning history:

- 1989 - New dormer window and insertion of Velux roof lights to provide additional bedrooms and bathroom in roof space (reference CM/89/D/513).
- 2021 - Trees in a Conservation Area: T1- Spruce – Removal (reference 21/03425/TREECA).

There is no reference to any previous ecological assessments for this property in the Public Domain.

The local planning portal was checked for nearby (within 200 metres) and/or recent (in the last 5 years) planning applications that have reference to ecology. *References to individual trees outside of the development site have been omitted.*

<b>Address</b>	Moore House, Whalton, Morpeth, NE61 3UX
<b>Planning application</b>	17/03976/FUL (2017) – Removal of outbuildings and replacement with extension to swimming pool area to provide further recreation provision (as amended 21/11/17).
	17/03977/FUL (2017) – Removal of existing garage complex and replacement with new to include new storage area for biomass heating system.
	18/01073/FUL (2018) – Replacement of existing entrance porch and conservatory with new porch and orangery (as amended by revised plans received 02/05/18).
<b>Proximity</b>	~160 metres north east.

### **Hadden, R. (2017). Moore House - Proposed Development - Bat and Barn Owl Risk Assessment.**

Inspection results revealed only the occasional shallow crevice present and no bat traces. One emergence survey carried out confirmed no bat activity from the small courtyard area and no further surveys are recommended in connection with this proposal.

Survey results revealed the occasional common pipistrelle bat emerging from the north eaves of the main building to the west with the occasional soprano pipistrelle and noctule bats identified foraging in the area.

Potential bat roosting sites such as crevices on the wall tops or below the slates have been highlighted however and cautionary mitigation has been put in place, as bats may be present at any time of the year in small numbers.

No traces of barn owls were present in the building. Any nesting birds will be allowed access to the nest until the birds have fledged.

**Hadden, R. (2018). *Moore House - Proposed Orangery and Porch. Bat and Bird Risk Assessment.***

Inspection results revealed only the occasional crevice present (created by the removal of sections of the porch and lean-to) and no bat traces. There is minimal/low risk that a bat maternity roost is present in the buildings. One emergence survey carried out confirmed no bat activity from the south aspect of the house and no further surveys are recommended in connection with this proposal.

Survey results revealed the occasional common pipistrelle, soprano pipistrelle and noctule bats identified foraging in the area and in the shelter of the garden to the south.

No traces of birds were present in the building. Any nesting birds will be allowed access to the nest until the birds have fledged.

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## 6. Site walkover

### 6.1 Description

The property is a brick-built bungalow with dormer windows. The tiled roof is in a good state of repair. Skylights are present allowing light into the bedrooms. Some of the roof flashing is raised, creating a gap beneath (**figure 12**). The mortar on the ends of the tiles is in place and capped off.

The walls are rendered/pebble-dashed with no crevices noted. The windows are uPVC double-glazed and in a good state of repair.

The dormer window on the southern elevation has hanging tiles present, these have gaps behind them (**figure 10**). Wooden boarding at the top of the dormer window also has gaps behind them.

Wooden soffit boxes are present around the building - these have gaps present which could potentially be used by roosting bats (**figure 9**).

It is unknown if security lighting within the site is operational.

No loft void is present, with rooms constructed within the roof void. An air gap is assumed present between the tiles and the ceiling below.

The property is surrounded by gardens laid to lawn with species present of no particular note. Nearby trees may have Tree Preservation Orders on them and may have their root systems present underground in areas where the foundations or underground utilities are required for the new dwelling. Hedging is present along the western and southern site boundaries.

No sign of bats was noted. There is potential for birds to nest on the property and around the gardens.

6.2 Photos



Figure 8. Front (eastern) elevation.



Figure 9. Gaps present into soffit boxes.



Figure 10. Gaps present around dormer window.



Figure 11. Southern and eastern elevations.



Figure 12. Raised roof flashing.

## 7. Impact assessment and proposed mitigation

### 7.1 Summary

#### ADDITIONAL BAT SURVEYS REQUIRED TO DETERMINE THIS ASSESSMENT.

- The building is deemed to have **low-moderate risk of supporting roosting bats**, due to several Potential Roosting Features (PRFs). Such features would be lost during the development and therefore further survey effort is required to ascertain if the building is used by bats.

**Bat survey(s) should therefore be undertaken between May and August to get an understanding of the use of the property by bats (if any). This is in accordance with the Bat Conservation Trust (2016) ‘Bat Surveys Good Practice Guidelines’.**

**A repeat daylight check for signs of bats will also be undertaken.**

**No roof/wall top work should be undertaken prior to these survey(s) being undertaken. This is to reduce any impacts on any bat roosts present, which could constitute a legal offence.**

- There is potential for birds to nest on the property and within the surrounding gardens.
- There are no Designated [wildlife] Sites within 2km. The site also does not fall within the Site of Special Scientific Interest (SSSI) Impact Risk Zones, therefore no impacts are predicted.
- There are no areas of Priority Habitat on/adjacent to the site. As the development is a demolition and rebuild of a property, it will not result in an increase of residential dwellings. Therefore negligible impact is expected on these habitats.
- It is likely that nearby trees may have Tree Preservation Orders on them due to being in a Conservation Area. The client should ensure any tree work is done through the appropriate channels and any trees checked for TPO status if tree work is proposed. Their root systems may be present underground in areas where the foundations or underground utilities are required for the new dwelling. The client should seek consultation as to whether the development will affect the nearby trees, including root systems. Root Protection Areas should be marked up around trees close to the development area.
- No signs of badger, owls, red squirrel or other protected species were noted on site. There is potential for birds to nest on the property.
- A Pollution Prevention Plan should be put in place during the construction phase.
- Integrated features for bats and birds are recommended to be incorporated into the proposed new dwelling<sup>7</sup>.

<sup>7</sup> [www.nhbs.com](http://www.nhbs.com)

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

Factors supporting the recommendations are discussed in the sections below:

## 7.2 Limitations

The survey was undertaken outside the active season for bats, therefore external signs of bats are unlikely to be present.

## 7.3 Birds

There is potential for birds to nest on the building and around the garden areas.

### Potential impacts

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

### Actions and mitigation

- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive).
- Construction works should avoid the bird nesting season unless a suitably experienced ecologist has confirmed that no nesting birds are present 48 hours prior to the works commencing.
- Integrated bird nesting features are recommended to be included with the new dwelling.

## 7.4 Bats

The building is deemed to have **low-moderate potential for roosting bats** due to several Potential Roost Features and no signs of bats seen. These features will be lost during the development and therefore further assessment is required to ascertain if the building is used by bats. No signs of bats were noted, however the assessment was carried out outside the active bat season.

The building has several Potential Roost Features (PRFs) for bats noted:

- Gaps into the soffit boxes.
- Gaps around the hanging tiles.
- Raised roof flashing.
- Gaps around dormer window.

**Bat survey(s) should be undertaken between May and August to get an understanding of the use of the property by bats, if any. This is in accordance with the Bat Conservation Trust (2016) 'Bat Surveys Good Practice Guidelines'.**

**No roof work, including tiles, soffits/wall work should be carried out prior to these surveys being undertaken. This is to reduce any impacts on any bat roosts, if present, which could constitute a legal offence.**

Bat records from within 2km have been received and the full dataset can be made available upon request. Common pipistrelle, noctule, soprano pipistrelle, whiskered/Brandt's and brown long-eared bats are recorded as present within 500 metres of the property. A common pipistrelle roost is recorded 500 metres from the property and possible brown long-eared roosts are recorded ~225 metres away and from within the same 1km grid square (NZ1281) as the property.

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

<b>Overall suitability for bats</b>	Habitat and settings	<b>Moderate</b>
	Building	<b>Medium</b>
	External	<b>Low-medium</b>
<b>Potential suitability of the development site for bats</b>	Commuting and foraging habitats	<b>Moderate</b>
	Roosting habitats	<b>Low</b>

### Potential impacts

- Disturbance to opportunist/occasional roosting bats.
- Disturbance, killing or injury to occasional/opportunistic bats which may use the building as a roost.
- Disturbance, damage or loss of bat roost(s), if present or loss of bat roosting provision.
- Additional lighting causing disruption to nocturnal wildlife, including bats.

## Actions and mitigation

*Example only – to be updated following the recommended survey effort.*

- Bat survey(s) should be undertaken between May and August to get an understanding of the use of the property by bats (if any). A repeat daylight check for signs of bats will also be undertaken.
- No roof/wall top or soffit box work should be undertaken prior to bat activity surveys being undertaken. This is to reduce any impacts on any bat roosts present, which could constitute a legal offence.
- Roofing features including soffits and tiles to be removed by hand, carefully checking for bats.
- If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- Any external lighting should be low level, directional and follow the ILP/BCT 2018 guidance<sup>8</sup>.
- Non-Bitumen (Breathable) Roofing Membranes<sup>9</sup> should not be used as these are known to cause death to bats by entanglement. Currently the only 'bat safe' roofing membrane is bitumen 1F felt that is a non-woven short-fibred construction.
- Any external paint used should be checked to ensure it will not cause harm to bats or birds.
- Integrated features suitable for bats (such as bat access tiles) are recommended to be incorporated into the newly built property to ensure No Net Loss of bat roost potential.

## 7.5 Designated Sites and Priority Habitats

There are no Designated [wildlife] Sites within 2km. The site also does not fall within the Site of Special Scientific Interest (SSSI) Impact Risk Zones, therefore no impacts are predicted.

There are no areas of Priority Habitat on/adjacent to the site. As the development is a demolition and rebuild of a property, it will not result in an increase of residential dwellings. Therefore negligible impact is expected on these habitats.

<sup>8</sup> ILP (2018). Advice note 08/18 - Bats and artificial lighting in the UK - Bats and the Built Environment series. BCT

<sup>9</sup> [www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes](http://www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes)

## 7.6 Other species and habitats

It is likely that nearby trees may have Tree Preservation Orders on them due to being in a Conservation Area. The client should ensure any tree work is done through the appropriate channels and any trees checked for TPO status if tree work is proposed.

The property is surrounded by gardens laid to lawn with species present of no particular note. Nearby trees may have Tree Preservation Orders on them and may have their root systems present underground in areas where the foundations or underground utilities are required for the new dwelling. The client should seek consultation as to whether the development will affect the nearby trees, including root systems. Root Protection Areas should be marked up around trees close to the development area.

No signs of badger, owls, red squirrel or other protected species were noted on site. There is potential for birds to nest on the property. Integrated features suitable for bats and birds are recommended to be incorporated into the proposed new dwelling.

### Potential impacts

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

### Proposed mitigation measures

- A pollution prevention strategy/plan should be put in place. This should include standard good practice measures included in PPG6 (see references). This should include both the construction phase and during residential site occupation. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.
- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand.
- Any pits or holes dug during the construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals, to be placed at an angle of 30° from base to top.
- Check any areas of ground thoroughly before work starts. Holes left following removal of tree stumps/rocks should also be checked.
- Remaining vegetation to be gradually reduced in size, checking for wildlife, such as small mammals and reptiles.
- Any small mammals should be given chance to move away of their own accord to a place of safety or carefully remove them to a safe area nearby, preferably in vegetation, away from the working area.
- An Arboricultural Report may be required. Root Protection Areas should be marked up around nearby trees, particular with regard to the woodland copse to the north of the site. Refer to '*British Standard 5837:2012 Trees in relation to design, demolition and construction*' and '*BS 3998:2010: Tree work – Recommendations*'



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- SEPA et al (2012). *Introduction to PPG6 - Working at construction and demolition sites*.  
[sepa.org.uk/media/60125/ppg-6-working-at-construction-and-demolition-sites.pdf](http://sepa.org.uk/media/60125/ppg-6-working-at-construction-and-demolition-sites.pdf) (2nd ed.)

## APPENDIX 1. Precautionary Working Method Statement

### METHOD STATEMENT FOR CONTRACTORS Close House, Whalton, NE61 3XD

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

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

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

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

*Example only - to be updated following bat activity survey(s).*

No roof work/wall top work should be undertaken prior to bat activity surveys being undertaken.

- All works to cease immediately if bats, bat signs or nesting birds are found, and the project ecologist contacted for advice before works can proceed.
- Roofing features including tiles and soffits to be removed by hand, carefully checking for bats.
- If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- **Non-Bitumen (Breathable) Roofing Membranes<sup>10</sup> should not be used as these are known to cause death to bats by entanglement. Currently the only 'bat safe' roofing membrane is bitumen 1F felt that is a non-woven short-fibred construction.**
- Any external paint used should be checked to ensure it will not cause harm to bats or birds.
- Integrated features suitable for bats (such as bat access tiles) and birds (nesting boxes) are recommended to be incorporated into the proposed new dwelling.
- A pollution prevention strategy/plan should be put in place. This should include standard good practice measures included in PPG6 (see references). This should include both the construction phase and during residential site occupation. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.

<sup>10</sup> [www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes](http://www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes)

- Any external lighting should be directional away from any roosts/valuable habitat featured and follow the ILP 2018 guidance<sup>11</sup>. Any new external lighting will be directional, low intensity and controlled by motion sensor and face away from the nearby treelines.
- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive). Construction works should avoid the bird nesting season unless a suitably experienced ecologist has confirmed that no nesting birds are present 48 hours prior to the works commencing.
- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand. Holes left following removal of tree stumps/rocks should also be checked.
- Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30° from base to top.
- Contractors should check any areas of ground thoroughly before starting work and before they leave.
- All materials, fuel, equipment and chemicals, if left on site, to be stored securely.
- Remaining vegetation to be gradually reduced in size, checking for wildlife, such as small mammals and reptiles.
- Any small mammals should be given chance to move away of their own accord to a place of safety or carefully remove them to a safe area nearby, preferably in vegetation, away from the working area.
- An Arboricultural Report may be required once plans are confirmed. Root Protection Areas should be marked up around retained trees, particular with regard to the woodland copse to the north of the site. Refer to '*British Standard 5837:2012 Trees in relation to design, demolition and construction*' and '*BS 3998:2010: Tree work – Recommendations*'.

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

**Signed by Owners**

Names .....

Date.....

**Signed by Contractors**

Name	Job Title	Date	Signature

## APPENDIX 2. Relevant wildlife legislation

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

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

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

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

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

- Deliberately capture, injure or kill a bat.
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats. In particular where this may:
  - i. Impair their ability to survive, to breed or reproduce, or rear or nurture their young.
  - ii. Affect significantly the local distribution or abundance of the species.
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time).
- Intentionally or recklessly obstruct access to a bat roost.

All birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird.
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or near a nest with eggs or young; or disturb the dependent young of such a bird. Barn Owls are named in Schedule 1 of this Act.

The barn owl is protected under Part 1 of the Countryside Act 1981 and is listed on Schedule 1, which gives them special protection. It is an offence, with certain exceptions to:

- Intentionally or deliberately kill, injure or capture (take) any wild barn owl.
- Intentionally take, damage or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

### APPENDIX 3. Bat suitability tables

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

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

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

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

Suitability	Commuting and foraging habitats
<b>Negligible</b>	Negligible habitat features on site likely to be used by commuting or foraging bats.
<b>Low</b>	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat.  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.
<b>Moderate</b>	<b>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.</b>  <b>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</b>
<b>High</b>	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.  High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree lined watercourses and grazed parkland.  Site is close to and connected to known roosts.

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