






**Bat Inspection & Emergence Survey Report**  
**8A Church Street, Banwell**  
Guy Mitson  
June 2023  
IES/2023/030/Version 1.0

23 Short Lane  
Long Ashton  
Bristol  
BS41 9EH  
[www.iesconsult.co.uk](http://www.iesconsult.co.uk)

0117 9113834  
07977 437567  
[tilly@iesconsult.co.uk](mailto:tilly@iesconsult.co.uk)

**QUALITY ASSURANCE**

Job Number: IES/2023/030			Project Name: 8A Church Street, Banwell		
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001	Draft for Comment	MS	TT	TT	June 2023
					

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## NON-TECHNICAL SUMMARY

### Purpose

This report identifies the likelihood of use of the site by bats, and provides an assessment of the likely importance of the site for this group. It is designed to inform the development and identifies any further survey work required to allow the development to proceed.

### Methodology

An internal and external inspection followed by bat emergence surveys were carried out in accordance with the methodology outlined in the Bat Conservation Trust's manual *Bat Surveys: Good Practice Guidelines (2016)*.

### Key Issues

The building is not a bat roost. No further surveys are required.

### Legal obligations

All bats are protected under the Habitats Regulations 2017, and under The Wildlife and Countryside Act 1981 (as amended), and it is an offence to kill, disturb or injure them, or to damage or destroy their breeding or resting places. It is also an offence to obstruct access to their resting or sheltering places.

### Conclusions

The desk study and survey work identified the site as being of negligible suitability to support roosting bats.

No further surveys are required in order to determine presence or likely absence of use by bats for the purposes of determining a planning application.

Recommendations have been made to ensure that the development does not affect any protected species during either the construction or the operational phase, and further survey work has been recommended under certain circumstances to ensure that no effects on protected species occur.

## 1 INTRODUCTION

### 1.1 Background

1.1.1 IES Consulting were instructed by Guy Mitson to undertake a bat inspection and emergence survey at 8A Church Street, Banwell, BS29 6EA and centred on Grid Reference ST399591. A site location plan can be seen in **Figure 1**.

1.1.2 The aim of this survey was to determine the use of the site by bats, to determine the existence and location of any valuable areas for bats and to identify the presence or likely absence of bats on the site.

1.1.3 The purpose of this report is to:

- Identify the use of the site by bats;
- Inform masterplanning to allow significant ecological effects to be avoided/minimised wherever possible;
- Recommend general bat mitigation/compensation measures; and
- Assess the impact of the development on any bat population using the site.

1.1.4 This report was authored by Meike Simms (BSC (Hons)), who has over two years' experience of ecological surveying, including bat survey work, and Tilly Tilbrook (MSc CEcol MCIEEM) who has over 22 years' experience of ecological surveying.

### 1.2 Report Context

1.2.1 This report is intended for submission as supporting context for a planning application.

### 1.3 Site Description

1.3.1 The site is currently a house in the village of Banwell. Its immediate surroundings are the village of Banwell, leading out onto open countryside.

### 1.4 Development Proposals

1.4.1 It is proposed to develop into the southern roof space, creating a room with a flat roof.

## 2 PLANNING POLICY, LEGISLATION AND GUIDANCE

### 2.1 Planning Policy

2.1.1 A review of planning policy was undertaken to inform this report, and this is summarised below. Full details of the planning policy relevant to the site can be found in **Appendix A**.

#### National Policy

- National Planning Policy Framework (July 2021) - this document is a material consideration in planning decisions, and states that planning policies and decisions should provide net gains for biodiversity.

#### Local Policy

- The North Somerset Core Strategy - Policy CS4 seeks to ensure that new development is designed to maximise benefits to biodiversity.
- The North Somerset and Mendip Bats SAC Supplementary Planning Document (adopted January 2018) - covers guidance for development with respect to the bat populations which form the SAC.

### 2.2 Legislation

2.2.1 The following legislation has been taken into account when preparing this report, and full details are given in **Appendix A**.

- **The Environment Act 2021** - this provides clear statutory targets for recovery in four priority areas: air quality; biodiversity; water and waste. It includes a target to reverse the decline in species abundance by 2030, and provides a legal framework for mandatory 10% biodiversity net gain on development sites, which will come into force in 2023.
- **The Conservation of Habitats and Species Regulations 2017** - this provides protection for European Protected Species and European Protected Sites.
- **The Natural Environment and Rural Communities Act 2006** - this extends the duties of public bodies in relation to biodiversity. It establishes the Section 41 species and habitats of principal importance for the purpose of conserving biodiversity, which need to be taken into account by a public body when performing any of its functions.

- **The Countryside and Rights of Way Act 2000** - this act places a duty on Government departments and the National Assembly for Wales to have regard for the conservation of biodiversity, and to maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the Convention on Biological Diversity. It strengthens the legal protection for species named on the Wildlife and Countryside Act 1981 and creates a new offence of reckless disturbance.
- **The Wildlife and Countryside Act 1981** - this act provides legal protection for wild birds, Sites of Special Scientific Interest, plants, reptiles and other amphibians and other animals, and makes it a criminal offence to kill, injure or take those species listed in the act, and to damage, obstruct or destroy their resting places, or disturb them in their resting places.

## 2.3 Guidance

2.3.1 This report has been prepared in accordance with the following guidelines:

- CIEEM Guidelines on Ecological Report Writing.
- Bat Conservation Trust Bat Surveys for Professional Ecologists - Good Practice Guidelines
- Biodiversity Net Gain - Good Practice Principles for Development.
- Biodiversity Net Gain - Good Practice Principles for Development Part A: A practical guide & Part B: Case Studies.
- BS42020:2013 Biodiversity - Code of Practice for Planning and Development.

## 3 METHODOLOGY

### 3.1 Overview

3.1.1 The surveys were carried out on the site following the methodology outlined in the Bat Conservation Trust's manual *Bat Surveys: Good Practice Guidelines (2016)*. Weather conditions were recorded using an Extech Mini Thermoanemometer to determine wind speed and temperature. **Appendix B** gives any notes and limitations to the survey work.

3.1.2 Surveys were conducted during the optimal period for detecting maternity roosts (April through August).

3.1.3 The entire site was included in the survey, and the desk study included a wider area as described in 3.2 below.

### 3.2 Desk Study

3.2.1 The purpose of the desk study is to review information available in the public domain. The site and an area of 5km surrounding the site was searched for records of bats.

3.2.2 Data was obtained from the following sources on 25<sup>th</sup> April and 19<sup>th</sup> May 2023:

- Bristol Regional Environmental Records Centre (BRERC)

### 3.3 Internal and External Inspection

3.3.1 The field survey was carried out on 21<sup>st</sup> April 2023. Internal and external inspections can be carried out year round.<sup>1</sup> The extent of the survey area and results of the survey can be seen on **Figure 2**.

3.3.2 The preliminary roost inspection was carried out by:

- Meike Simms (BSC (Hons)), who has over two years' experience of ecological surveying, including bat survey work.
- Tilly Tilbrook (MSc CEcol MCIEEM) who has over 22 years' experience of ecological surveying.
- Both working under the licence of Vilas Anthwal (MCIEEM) who has held a Natural England bat survey licence since 2007 (CLS03099), and has over 20 years' experience of ecological surveying.

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<sup>1</sup> Table 2.2, page 18, BCT Bat Surveys for Professional Ecologists Good Practice Guidelines 3<sup>rd</sup> Edition 2016.



3.3.3 The weather conditions at the time of survey were 7°C with 100% cloud cover. There was no rain and the wind registered as 1 on the Beaufort scale.

3.3.4 An internal and external inspection of the building was undertaken using a ladder, torches and close focusing binoculars to inspect the roof, eaves and any ledges on the buildings. Where appropriate, a video endoscope, and a Guide IR Pro19 thermal imaging camera were also used.

3.3.5 Evidence of bat activity and the potential for the building to support a bat roost was searched for during the inspection survey. Any suitable roosting, foraging and commuting habitat was also recorded during the survey.

3.3.6 Evidence of bat activity is usually detected by the following signs:

- bat droppings (these will accumulate under an established roost);
- insect wings (from feeding);
- oil (from fur) and urine stains;
- scratch marks;
- holes, apertures and other opportunities for bats to roost; and
- actual sightings (including corpses).

## 3.4 Emergence Survey

3.4.1 The field survey was carried out in May 2023. The extent of the survey area and location of surveyors can be seen on **Figure 3**. All the checks were made in suitable weather conditions and accurately reflected the use of the site by bats.

3.4.2 Surveyors used Anabat Scout full spectrum bat detectors, Nightfox Red HD Night Vision Goggles and Nightfox Infrared XC5 IR850 torches. Where necessary, any calls were analysed using Anabat Insight and video analysed using Window Media Player in the office.

3.4.3 Dusk emergence surveys started approximately 15 minutes before sunset, and continued until 2 hours after sunset.

3.4.4 Any bats emerging or entering the buildings were recorded, including the time of emergence/entry, species (if identified) and direction of flight. All passes made by bats were also recorded, with 10 seconds of continuous echolocation being recorded as one pass (so 13 seconds would be 2 passes), and again with the species of bat and the flight direction also being noted on the survey form.

### 3.4.5 The field survey was carried out by:

- Meike Simms (BSc (Hons)), who has over two years' experience of ecological surveying, including bat survey work.
- Josh Raper, who has over a years' experience of ecological surveying, including bat survey work.

### 3.4.6 The weather conditions for each survey are given in Table 1 below:

**Table 1: Survey Weather Conditions**

Date	10 <sup>th</sup> May 2023	23 <sup>rd</sup> May 2023
Temp start (°C)	14.6	16.8
Temp end (°C)	12.3	15.5
% Cloud cover start	25	0
% Cloud cover end	25	0
Wind average start (Beaufort scale)	0	0
Wind average end (Beaufort scale)	0	0
Precipitation	0	0
Sunrise/Sunset time	20:48	21:07

## 3.5 Limitations and Deviation from Guidance

3.5.1 There are no limitations to the survey work and the best practice guidance was followed.

## 4 RESULTS

### 4.1 Desk Study

4.1.1 The data available on the meta-databases varies, and should not be considered to be an exhaustive list of species. The absence of data is not evidence of the absence of a particular species or habitat. BRERC was contacted on 19<sup>th</sup> May 2023.

4.1.2 The desk study noted that the internal/external inspection visit assessed the site as being suitable to support bats. In addition, Table 2 below gives details of any bat species recorded within 1km of the site in the last ten years.

**Table 2: Summary of records of bat species within 5km**

Latin Name	Common Name	European Legal Protection	UK Legal Protection	Section 41 Species
<i>Plecotus auritus</i>	Brown long-eared	Y	Y	Y
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Y	Y	
<i>Rhinolophus hipposideros</i>	Lesser horseshoe	Y	Y	Y
<i>Myotis mystacinus</i>	Whiskered	Y	Y	
<i>Nyctalus leisleri</i>	Leisler's	Y	Y	
<i>Myotis daubentonii</i>	Daubenton's	Y	Y	
<i>Barbastella barbastellus</i>	Barbastelle	Y	Y	Y
<i>Myotis brandtii</i>	Brandt's	Y	Y	
<i>Myotis nattereri</i>	Natterer's	Y	Y	
<i>Myotis daubentonii</i>	Daubenton's	Y	Y	
<i>Rhinolophus ferrumequinum</i>	Greater horseshoe	Y	Y	Y
<i>Nyctalus noctula</i>	Noctule	Y	Y	Y
<i>Eptesicus serotinus</i>	Serotine	Y	Y	
<i>Pipistrellus pygmaeus</i>	Soprano pipistrelle	Y	Y	Y

4.1.3 12 bat roosts were recorded within 5km and in the last 10 years. Bat roost species included; lesser horseshoe, serotine, soprano pipistrelle, greater horseshoe, common pipistrelle, noctule, *Plecotus sp.*, brown long-eared, *Pipistrellus sp.*, *Myotis sp.*, Leisler's and grey long-eared bat.

### 4.2 Internal and External Building Inspection

4.2.1 This section should be read in conjunction with **Figure 2**, which shows the layout of the site and the results of the field survey.

4.2.2 The site is currently a house in the village of Banwell. Its immediate surroundings are the village of Banwell, leading out onto open countryside.

## Internal and External Building Inspection

4.2.3 Potential access points are shown on **Figure 2**.

4.2.4 The building (Plate 1-2) is constructed of stone walls which are in good condition with no missing mortar. The pitched roof is constructed of clay, double roman roof tiles. There are several loose tiles creating gaps for access. On the eastern elevation, there is flat section of roof. There are gaps in the lead flashing at the corner of the flat roof (Plate 3), otherwise it is tight. There are no gaps on the ridgeline, between the wall and roof or in the soffit/barge boards. Wisteria is growing on the eastern roof, filling in any gaps (Plate 3). The windows are single glazed and are in good condition with no gaps.

4.2.5 The internal roof space is comprised of bituminous roof lining, with several gaps allowing in light (Plate 4-6). The roof space is very cobwebby and no free hanging bats were seen. There is evidence of rats using the roof space.

4.2.6 The surrounding landscape is the village of Banwell, leading onto open countryside. There are plenty of dark corridors surrounding the site leading out onto the open countryside, apart from the western elevation, which has a streetlight directly outside. There is a churchyard north-east of the site, which is suitable bat roosting habitat.



Plate 1: Eastern elevation



Plate 2: Western elevation



Plate 3: Gap between lead flashing and tile



Plate 4: Internal roof space



Plate 5: Internal roof space



Plate 6: Gap in internal roof lining

### Assessment of Suitability

4.2.7 No evidence of bats using the building was found at the time of the inspection. The building is considered to be of moderate suitability to support roosting bats, in accordance with the BCT guidelines.<sup>2</sup> There are several access points which could provide roosting opportunities for bats, and the surrounding habitats are well linked to the wider countryside.

4.2.8 It is considered unlikely that the building would support a large roost since there was no evidence of bats found such as dropping on external elevations.

## 4.3 Emergence Survey

4.3.1 This section should be read in conjunction with **Figure 3**, which shows the surveyor positions and the results of the emergence survey.

10<sup>th</sup> May 2023

4.3.2 The survey started at 20:48 and finished at 22:48.

4.3.3 Surveyor 1 was positioned north of the building. They noted the streetlight outside the building turned on at 21:07. They recorded their first bat at 21:20, when two common pipistrelle bats were seen flying east to west over the roof. Two common pipistrelles were then seen flying the opposite direction over the roof at 21:22. Then a common pipistrelle was seen flying east to west over the roof again at 21:25. At 21:27, a common pipistrelle was seen flying north down the road. The survey then became quieter, with a common pipistrelle or soprano pipistrelle heard but not seen at 22:17, 22:32, 22:39 and 22:42.

4.3.4 Surveyor 2 was positioned east of the building.

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<sup>2</sup> Table 4.1, page 35, BCT Bat Surveys for Professional Ecologists Good Practice Guidelines 3<sup>rd</sup> Edition 2016.

4.3.5 They noted their first bat at 21:20, when two common pipistrelle bats were seen flying east to west over the roof from behind the surveyor. Two common pipistrelles were then seen flying the opposite direction over the roof at 21:22. Then a common pipistrelle was seen flying east to west over the roof again at 21:25. The survey then became quieter, with a common pipistrelle or soprano pipistrelle heard but not seen at 21:26, 21:58, 22:39 and 22:45.

#### Summary

4.3.6 No bats were seen to emerge from the building. The site is used occasionally by common pipistrelle and soprano pipistrelle bats for commuting and foraging purposes.

#### 23<sup>rd</sup> May 2023

4.3.7 The survey started at 20:52 and finished at 22:52.

4.3.8 Surveyor 1 was positioned north of the building. They noted the streetlight outside the building turned on at 21:30. They noted their first bat at 21:38, when a common pipistrelle bat was seen flying west to east over the roof. A nyctalid bat was heard but not seen at 21:56. At 21:58, a common pipistrelle was seen flying north down the road. Then again, at 22:38 and 22:55. From 22:21 until 23:03, a nyctalid bat, common pipistrelle or soprano pipistrelle was occasionally heard but not seen.

4.3.9 Surveyor 2 was positioned east of the building. They noted their first bat at 21:29, when a common pipistrelle bat flew east to west from the churchyard, then it began foraging in the garden until 21:40. From 22:11 until 23:01, a nyctalid bat, common pipistrelle or soprano pipistrelle was occasionally heard but not seen.

#### Summary

4.3.10 No bats were seen to emerge from the building. The site is used occasionally by common pipistrelle, soprano pipistrelle, and nyctalid bats for commuting and foraging purposes.

## 5 EVALUATION AND RECOMMENDATIONS

### 5.1 Evaluation

5.1.1 The building is not a bat roost. No evidence of bats using the building was found at the time of the inspection or during the emergence surveys.

### 5.2 Recommendations

5.2.1 No further surveys are required in order to determine presence or likely absence of use by bats for the purposes of determining a planning application.

### 5.3 Opportunities for Enhancement

5.3.1 In order to fulfil the requirements of the National Planning Policy Framework, all developments must show biodiversity gain. The following recommendations aim to ensure that this policy requirement is met:

- One bat box or one bird box should be provided. These should be of woodcrete or similar construction, and placed below the eaves on the building or high on the garden wall. If a bat box is used, it should face south-southwest, if a bird box is used it should face north-northeast.

## 6 CONCLUSIONS

6.1.1 The desk study and survey work have identified the site as being of negligible ecological value since the building is not a bat roost. No evidence of bats using the building was found at the time of the inspection or during the emergence surveys.

6.1.2 Recommendations have been made to ensure that the development does not affect any protected species during either the construction or the operational phase, and further survey work has been recommended under certain circumstances to ensure that no effects on protected species occur.

6.1.3 No further surveys are required.

6.1.4 The baseline conditions described in this report are true for the time at which the survey was undertaken. If no works are undertaken within the next year, then an update survey may need to be undertaken to ensure the baseline conditions described are accurate.

**IES Consulting Ltd 2023**



## 7 REFERENCES

### Guidance Documents - General

BS 42020:2013 *Biodiversity - Code of Practice for Planning and Development*. British Standards Institution.

CIEEM, CIRIA, IEAM (2016) *Biodiversity Net Gain: Good Practice Principles for Development*.

CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIRIA (2019) *Biodiversity Net Gain. Good Practice Principles for Development A Practical Guide*.

### Guidance Documents - Habitats and Species

Bat Conservation Trust (2018) *Guidance Note 08/18 Bats and Artificial Lighting in the UK*.

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> Edition)*. Bat Conservation Trust, London.

English Nature (2004) *Bat Mitigation Guidelines*.

JNCC (2004) *Bat Workers' Manual*

### Legislation and Policy

HMSO The Environment Act 2021

HMSO The Conservation of Habitats and Species Regulations 2017

HMSO The Countryside and Rights of Way Act 2000

HMSO The Natural Environment and Rural Communities Act 2006

HMSO The Wildlife and Countryside Act 1981.

MHCLG (2019) National Planning Policy Framework.

The North Somerset Core Strategy

The North Somerset and Mendip Bats SAC Supplementary Planning Document

**FIGURE 1: SITE LOCATION**

Figure 1: Site Location

Key:

 Site Boundary

0 100 200 m



**Integrated Ecological Solutions**  
23 Short Lane, Long Ashton,  
Bristol, BS41 9EH  
[www.iesconsult.co.uk](http://www.iesconsult.co.uk)  
0117 9113834  
[info@iesconsult.co.uk](mailto:info@iesconsult.co.uk)

Project	8A Church Street, Banwell		
Client	Guy Mitson		
Date	Apr 23	Scale	1:8,000
Drawn	MS	Job #	2023/030

**FIGURE 2: INTERNAL AND EXTERNAL INSPECTION**

Figure 2: Internal and External Inspection



Wisteria is growing on the eastern roof, filling in any gaps

There are gaps in the lead flashing at the corner of the flat roof

Several loose roof tiles creating access gaps



There is a street light directly next to the building on the western elevation

The windows are single glazed and are in good condition with no gaps

**Integrated Ecological Solutions**  
 23 Short Lane, Long Ashton,  
 Bristol, BS41 9EH  
 www.iesconsult.co.uk  
 0117 9113834  
 info@iesconsult.co.uk



Project	8A Church Street, Banwell		
Client	Guy Mitson		
Date	Jun 23	Scale	NTS
Drawn	MS	Job #	2023/030

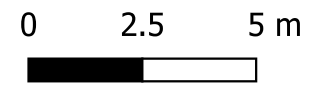
**FIGURE 3: EMERGENCE SURVEY**

Figure 3: Emergence Survey



Key:

-  Site Boundary
-  Surveyor



 **Integrated Ecological Solutions**  
23 Short Lane, Long Ashton,  
Bristol, BS41 9EH  
[www.iesconsult.co.uk](http://www.iesconsult.co.uk)  
0117 9113834  
[info@iesconsult.co.uk](mailto:info@iesconsult.co.uk)

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Date	Jun 23	Scale	1:200
Drawn	MS	Job #	2023/030

## APPENDIX A: POLICY AND LEGISLATION

### POLICY

#### National Policy

National Planning Policy Framework (February 2019) - this document is a material consideration in planning decisions, and states that planning policies and decisions should provide net gains for biodiversity. The overarching environmental objective is to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. Paragraph 170 d) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

#### Local Policy

The following policies are applicable to the site:

##### *North Somerset Core Strategy - Policy CS4*

North Somerset contains outstanding wildlife habitats and species. These include limestone grasslands, traditional orchards, wetlands, rhynes, commons, hedgerows, ancient woodlands and the Severn Estuary. Key species include rare horseshoe bats, otters, wildfowl and wading birds, slow-worms and water voles.

The biodiversity of North Somerset will be maintained and enhanced by:

- 1) seeking to meet local and national Biodiversity Action Plan targets taking account of climate change and the need for habitats and species to adapt to it;
- 2) seeking to ensure that new development is designed to maximise benefits to biodiversity, incorporating, safeguarding and enhancing natural habitats and features and adding to them where possible, particularly networks of habitats. A net loss of biodiversity interest should be avoided, and a net gain achieved where possible;
- 3) seeking to protect, connect and enhance important habitats, particularly designated sites, ancient woodlands and veteran trees;
- 4) promoting the enhancement of existing and provision of new green infrastructure of value to wildlife;
- 5) promoting native tree planting and well targeted woodland creation, and encouraging retention of trees, with a view to enhancing biodiversity

##### *North Somerset and Mendip Bats SAC Supplementary Planning Document (adopted January 2018)*

The North Somerset and Mendip Bats SAC is designated under the Habitats Directive 92/43/EEC, which is transposed into UK law under the Conservation of Habitats and Species Regulations 2010 (as amended) ('Habitat Regulations'). This means that the populations of bats supported by this site are of international importance and therefore



afforded high levels of protection, placing significant legal duties on decision-makers to prevent damage to bat roosts, feeding areas and the routes used by bats to travel between these locations.

## LEGISLATION

### General

#### *The Conservation of Habitats and Species Regulations 2017*

This transposes the EU Habitats Directive into UK law, and provides protection for European Protected Species and European Protected Sites.

All bat species are covered under Schedule 2 (animals) of this legislation, and are known as European Protected Species.

You need a mitigation licence if your work will have impacts on European protected species that would otherwise be illegal, such as:

- capturing, killing, disturbing or injuring them (on purpose or by not taking enough care)
- damaging or destroying their breeding or resting places (even accidentally)
- obstructing access to their resting or sheltering places (on purpose or by not taking enough care)

#### *The Natural Environment and Rural Communities Act 2006*

This act established Natural England, and extended the duties of public bodies in relation to biodiversity by amending the CROW Act 2000 and the Wildlife and Countryside Act 1981. It established the Section 41 species and habitats of principal importance for the purpose of conserving biodiversity, which need to be taken into account by a public body when performing any of its functions. There are currently 7 bat species of principle importance:

- Barbastelle
- Soprano pipistrelle
- Lesser horseshoe
- Bechstein's
- Brown long-eared
- Noctule
- Greater horseshoe

#### *The Countryside and Rights of Way Act 2000*

This act places a duty on Government departments and the National Assembly for Wales to have regard for the conservation of biodiversity, and to maintain lists of species and habitats for which conservation steps should be taken or promoted (those these lists have been superseded by the S41 lists of the NERC Act 2006), in accordance with the Convention on Biological Diversity. It amends the SSSI provisions of the Wildlife and Countryside Act 1981 by providing increased power for their protection and management.

It strengthens the legal protection for species named on the Wildlife and Countryside Act 1981, including changing the maximum penalty to a term of imprisonment rather than a fine, and creates a new offence of reckless disturbance. This means that if a person takes an unacceptable risk, or fails to notice an obvious risk, they will be liable.

### *The Wildlife and Countryside Act 1981*

This act provides legal protection for wild birds, Sites of Special Scientific Interest, plants, reptiles and other amphibians and other animals, and makes it a criminal offence to kill, injure or take those species listed in the act, and to damage, obstruct or destroy their resting places, or disturb them in their resting places.

Under Schedule 5 of the Act, all species of bat (*Chiroptera* spp.) and their place of rest or shelter more generally known as 'roosts' are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and Conservation of Habitats and Species Regulations 2017. This makes it illegal to kill, injure, capture or disturb bats or obstruct access to, damage or destroy bat roosts. Under the law, a roost in any structure or place used for rest or shelter is protected. As bats tend to reuse roosts, the roost is fully protected whether the bats are present or not.

## APPENDIX B: NOTES AND LIMITATIONS

IES Consulting staff and their sub-consultants have endeavoured to identify the presence of protected species wherever possible on site, where this falls within the agreed scope of works.

Up to date standard methodologies have been used, which are accepted by Natural England (previously English Nature) and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on site. IES cannot take responsibility where Government, national bodies or industry subsequently modify standards.

The results of the survey and assessment work undertaken by IES Consulting were representative at the time of surveying.

IES Consulting have advised on the optimum survey season for a particular habitat/species prior to undertaking the survey work. However, IES Consulting cannot accept responsibility for the accuracy of surveys undertaken outside this period.

IES Consulting cannot accept responsibility for data collected from third parties.