

# Bat Survey of Builders Store at Red Rock Barn, Tickenham Hill, Tickenham.

**Client** Mr Traviss and Mrs Jacquest

**Reference** J1140.001

**Issue** One

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# Non-technical Summary

## Background

In June 2022, Crossman Associates was commissioned by Mr and Mrs Jaquest to undertake a bat and bird scoping survey of a modern single storey 'L' shaped builders store at Red Rock Barn, Tickenham Hill, Tickenham, Somerset, BS21 6SW. The building is proposed for demolition and replacement with a single dwelling. A line of approximately 8 mature conifer trees that lay adjacent to the workshops eastern elevation are also proposed for felling.

## Methodology

The scoping survey was undertaken by Fairbrass Knowles, a fully licensed bat worker and experienced ecologist. The workshop was inspected both externally and internally for any evidence of bat presence, such as droppings, food remains, staining or actual bats. Bat activity surveys were carried out in June and July 2022.

## Results

The building is a modern 'L' shaped block work-built builders store with a standard double pitched roof clad with Roman style tiles. The interior is split into 2 un-connected bays, which serve as a builders workshop and store. The roof provides hidden crevices and the internal roof voids provide bats with Moderate Roosting Potential.

Adjacent habitats are rural and provide extensive areas of farmland and natural habitat.

**Bat activity surveys confirm likely absence of roosting bats.**

## Recommendations

- A precautionary approach to development in relation to bats and birds
- Install integral bat roosting and sparrow nest boxes.
- Exterior lighting to be strictly controlled.

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**Builders store  
@ Redrock Barn,  
Tickenham,  
Somerset.**



# 1. Background

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- 1.1. In June 2022, Crossman Associates was commissioned by Mr and Mrs Jaquest to undertake a bat survey of a modern, single-storey builders store at Redrock Barn, Tickenham Hill, Tickenham, Somerset, BS21 6SW (site Ordnance Survey grid reference ST 4736 7217).
- 1.2. Figure 1 within Appendix I provides a site location map.
- 1.3. The objectives of the survey were to:
  - Assess the likely presence or absence of bats and birds
  - Identify any legislative or planning policy constraints relevant to the site
  - Determine the need for further surveys, compensation, or mitigation

## Site Description

- 1.4. The Builders store consists of an L-shaped ground floor building with solid walls of concrete blockwork and standard-style double-pitched roof clad with clay Roman tiles. The interior provides two similar sized and unconnected bays with vaulted roofs. Overall, the workshop remains in good condition and remains in full and regular use.
- 1.5. The builders store is within the grounds of Red Rock Barn, which is a large high end dwelling that is situated on the north side of Tickenham Hill (B3128). The dwelling includes a larger than average garden that consists of lawns and paddocks.
- 1.6. Immediate surroundings consist of a small cluster of similar dwellings which occupy land to the south up to Tickenham Hill. Dwellings mainly have good sized

gardens. To the north, east and west the land is less populated and consists mainly of farmland.

- 1.7. The wider landscape to the east and west consists of Tickenham which is strung out along the Tickenham Hill, with dwellings occupying the sides of it and smaller roads that link off both the north and south carriageways. Also present to the west and to the north of Tickenham Hill is a moderate block of mixed broad-leaved woodland. To the south lays a more substantial block of mixed broad-leaved woodland known as Towerhouse Wood, also present is a river, beyond lays farmland. To the north lays farmland and further areas of mixed broad-leaved woodland.

## Proposals

- 1.8. Proposals are to demolish the builders store and replace it with one number dwelling.
- 1.9. A line of 8 tightly planted mature leylandii conifers that lay along the properties eastern boundary and close to the workshops eastern elevation are proposed for felling.

## Legislation

- 1.10. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully take into account bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application.

1.11. In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act (1981) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.

## 2. Methodology

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### Desktop Study

#### *Data search*

- 2.1. The MAGIC website was accessed to gain information on any statutory site designations within 4 km of the site that are designated for bats.

#### *Planning Policy*

- 2.2. National Planning Policy has been reviewed for policies that relate to nature conservation relevant to the site.

### Field Survey

#### *Bat scoping survey*

- 2.3. The builder's store was methodically inspected internally and externally for any evidence of roosting bats, including actual bats, droppings, urine staining and evidence of feeding activity such as discarded insect wings and cases.
- 2.4. The builder's store was also assessed for its suitability to support roosting bats by considering several factors including whether bats can access internal and external voids within the building and whether these voids provide adequate protection and shelter for roosting bats. If the building is not confirmed as a roost, it is assessed from High to Negligible Suitability as follows;
  - **Confirmed Roost-** Actual presence of bats or evidence of bats, bats do not need to be present for roost confirmation.



- **High Suitability** – many roosting opportunities. Buildings tend to be old, large and rural
- **Moderate Suitability** – some roosting opportunities. Building tend to be old, rural with some recent maintenance
- **Low Suitability** – few roosting opportunities. Buildings tend to be modern, urban and well maintained
- **Negligible Suitability** – insignificant roosting opportunities. Buildings tend to be small, modern, urban and very well maintained.

*Evening emergence / activity survey*

- 2.5. Two activity surveys were conducted by suitably qualified personnel. Two surveyors attended the surveys and were positioned so that all aspects of the building suitable for roosting bats could be observed. Surveys was undertaken during suitable weather conditions. The emergence survey commenced at sunset and continued for 2 hours.
- 2.6. Echo meter touch and Peersonic bat detectors were used together with visual observations on flight patterns and feeding behaviour to aid identification to species level. Recordings of bat calls were made and later analysed using dedicated computer software Kaleidoscope by wildlife Acoustics.

*Birds*

- 2.7. The building was also inspected for the presence of birds including house sparrow *Passer domesticus*. The building was checked for field signs including nesting material, accumulations of droppings and/or pellets.

**Builders store  
@ Redrock Barn,  
Tickenham,  
Somerset.**



## 3. Results

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### Desktop Study

#### *Data Search*

- 3.1. The MAGIC website informed of the following statutory site designated for bats within 4km of the site.

#### North Somerset and Mendip Bats Special Area of Conservation (SAC)

- 3.2. The North Somerset and Mendip Bats Special Area of Conservation (SAC) is designated as a site of international significance for bats. The North Somerset and Mendip Bats SAC as a whole is designated for several important hibernation sites for Annex II species; lesser horseshoe bats *Rhinolophus hipposideros* and hibernation and maternity roost sites for greater horseshoe bats *Rhinolophus ferrumequinum* (supporting 3% of the UK population) as well as for Annex I habitats, semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (important orchid sites) and Tilio-Acerion forests of slopes, screes and ravines.
- 3.3. The SAC also comprises several component Sites of Special Scientific Importance (SSSIs) including the King's and Urchin Wood SSSI and Brockley Combe Stables SSSI both of which support important greater horseshoe bat maternity roosts.
- 3.4. The zone is divided into three distinct areas; A, B & C which reflect the likely importance of the habitats for greater and lesser horseshoe bats and proximity to maternity roosts. Within the consultation zone development is likely to be subject to particular requirements, depending on the sensitivity of the site. The guidance also identifies the juvenile sustenance zones for both the horseshoe species which lay 1 km around known maternity roosts.

- 3.5. There are two known maternity roosts for greater horseshoe bat, as outlined below:
- Brockley Combe Stables lays approximately 3.5 km to the north-east of the site.
  - Kings and Urchin Wood lays approximately 5 km to the south of the site.
- 3.6. The greatest amount of bat foraging activity is generally focussed within Bands A which are situated within a 2.2 km radius of known maternity roosts; however, the bats can make regular use of key foraging habitat that lies within 4 km of known maternity roosts i.e., within Bands B.
- 3.7. Where proposals within Bands A or B have the potential to affect significant features, early discussions with the local planning authority are essential and further surveys may be necessary.
- 3.8. The proposed site lies within Band C of the North Somerset Bat Consultation Zone for greater horseshoe bats.
- 3.9. The garden which is above average in size does provide potential foraging habitat for bats including both horseshoe species, adjacent habitats that surround the dwelling also provide further bat foraging and commuting habitat, which is also suitable for both horseshoe species.
- 3.10. The workshop provides very limited roosting suitability for horseshoe bats due to significant levels of light and internal disturbance, furthermore horseshoe bats tend to favour flying directly into their roosts through openings i.e. open windows / doorways and as the barn provides no such openings, so therefore access for horseshoe bats is sub-optimal. During the scoping survey no evidence of roosting horseshoe bats was found to be present. Both horseshoe species tend to roost in plain sight and given the full access and simple layout of the building, there

presence would not have gone un-noticed during the scoping survey and either bats or droppings would have been detected.

- 3.11. The garden which includes a small paddock does provide potential foraging habitat for horseshoe bats, however the relative smallness of the site in context with the wider landscape means that the site on its own provides bats with no significant foraging or commuting potential. Furthermore, the garden and the paddock will remain un-affected by the proposals.
- 3.12. No further survey effort in respect of horseshoe bats is considered necessary.

#### Exterior lighting

- 3.13. Any planned exterior lighting will require strict control and is covered under the final Recommendation section at the end of the report.

#### *Planning Policy*

- 3.14. National policy guidance is provided by National Planning Policy Framework (NPPF), which sets out the Government' planning policies for England and how they should be applied to planning applications.

#### Conserving and enhancing the natural environment

- Planning decisions should contribute to and enhance the natural and local environment by:
  - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services –

including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

## Field Survey

### *Bat scoping survey*

- 3.15. Survey work was undertaken by Fairbrass Knowles an experienced ecologist and fully licensed bat worker, (licence number 12392 CLS-CLS) and took place on 23 June and 14 July 2022. The workshop was fully accessible.
- 3.16. The external and internal conditions of the builder's store is described in the table below and photographic reference can be found within Appendix II.

- 3.17. A table within Appendix III; information sheets set out the criteria for the way a building is assessed for its potential to support roosting bats.

Building	Feature	Feature Description	Bat suitability
<b>Builders store</b>	Overview	<p>The Builders store consists of an 'L' shaped ground floor building with solid walls of concrete blockwork and standard style double pitched roof clad with clay Roman tiles. The interior provides 2 similar sized; un-connected bays, with vaulted roofs supported by modern style timber truss roofs underlined with traditional type 1 f felt.</p> <p>The workshop provides an area of approximately 100 m<sup>2</sup></p> <p>Overall, the workshop remains in good condition and remains in full and regular use.</p>	Moderate Suitability ☒
	Exterior	<p>The supporting walls are composed of solid, unrendered concrete block work to apex apart from the south facing gable, which is composed of a triangular panel of well-fitted timber feather edge cladding. All block work remains well-pointed and free of any significant cracks or holes.</p> <p>The southern elevation has 2 wooden doors that access the two individual bays, both doors shut well when closed. Two further doors and two windows are also present on the western end of the</p>	



Building	Feature	Feature Description	Bat suitability
		<p>southern elevation, all 4 openings are tightly sealed shut with plywood sheets.</p> <p>A native hedge forms the southern boundary of an adjacent field, the hedge runs close the northern elevation of the workshop.</p>	
	Interior	<p>The interior provides two individual and un-connected bays, both follow a similar layout and provide open bays to the apex. Interior walls are of well-pointed concrete block (which is the rear side of the front walls). The wall that separates the two bays consists of a full height plywood partition wall, which while preventing normal access between the two bay, does have a gap along the top which would provide access for bats between the two bays.</p> <p>Roofs are both supported by modern style gang nail truss timber designs which both remain in good condition. Both roofs are underlined with traditional type 1 f felt, which remains well fitted throughout with no evidence of tears or holes and is well fitted beneath the ridge.</p>	

Building	Feature	Feature Description	Bat suitability
		<p>Along the tops of the walls where the timber rafters form the eaves, the intervening gaps between the rafter legs are sealed with traditional glass fibre loft insulation.</p> <p><b>During the survey no bats or evidence of bats was found to be present in either bay.</b></p>	
	Roof	<p>The roof provides a simple 'L' shaped double pitched design clad with traditional clay double Roman clay tiles throughout, simple half round clay tiles cap the ridge on the roof.</p> <p>All tiles are present and remain well fitted.</p> <p>This type of tile tends to be loose fitting and by design provides multiple crevices throughout and combined with the open eaves design provides numerous, significant crevices that lead to the shallow and hidden cavity that lays beneath the tiles and subsequent access to the roof void.</p> <p>The western gable verge has lost some of its mortar in-fill, generating a further and significant crevice.</p>	

Building	Feature	Feature Description	Bat suitability
		<p><i>Ground floor section</i></p> <p>The ground floor has a separate roof that consists of at the northern end a lean-to style design that links onto a small double pitched design at the southern end.</p> <p>A large gap is also present near to where the western roof meets the eastern roof; forming the cross-gable section of the roof, the gap provides potential access into the interior of the eastern bay.</p>	
<p><b>8 number mature Leylandii conifer trees</b></p>	<p>Overview</p>	<p>A line of approximately 8 number tightly growing mature leylandii conifer trees. The trees are present along the property's eastern boundary and close to the eastern, side elevation of the workshop.</p> <p>The trees provide an unsuitable roosting location for bats.</p>	<p>Negligible Suitability ☒</p>

Birds

3.18. No birds or nests were found to be present in association with either the workshops exterior or interior.

Evening emergence surveys

3.1. The Builders store has been assessed as having **Moderate Suitability** for roosting bats. Therefore, in line with survey guidance (2016), 2 number activity survey were undertaken with two surveyors attending each of the surveys. The surveys were led by Fairbrass Knowles licence number 12392 CLS-CLS assisted by Rosie Lockstone. The results are outlined in Table 2 below.

Table 2; Bat activity table

Date	Emergence Survey 23/06/2022	Emergence Survey 14/07/2022
Structure	Builders store	
Survey type	Evening emergence	Evening emergence
Surveyors	Fairbrass Knowles & Rosie Lockstone	Fairbrass Knowles & Rosie Lockstone
Survey Fundamentals	Cloud: 10% / 95% at the end. Weather: Dry Wind level: (0-12): 0 Start temp: 20°C End temp: 19°C Sunset time: 21:33	Cloud: 0% Weather: Dry Wind level: (1-12): 0 Start temp: 17°C End temp: 16.5°C Sunset time: 21:24
Emergence survey	No bat emergence or entry.	No bat emergence or entry.

<p>General bat activity. Non emergence / re-entry</p>	<p><u>Common pipistrelle <i>Pipistrellus pipistrellus</i></u>          Very low levels of activity recorded. Occasional fleeting foraging passes made by individual bats in the general vicinity.</p> <p><u>Serotine <i>Eptesicus serotinus</i></u>          2 number serotine foraging passes. North to south.</p> <p><u>Noctule <i>Nyctalus noctule</i></u>          Occasional passes made by individual bats high over the site.</p>	<p><u>Common pipistrelle and soprano pipistrelle <i>Pipistrellus pygmaeus</i></u>          recorded. Occasional fleeting foraging passes made by individual bats in the general vicinity.</p> <p><u>Noctule</u>          Occasional passes made by individual bats high over the site.</p>
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Other species

- 3.2. The adjacent hedgerow which runs close to the workshop’s northern elevation and the line of approximately 12 mature leylandii trees that run along the sites eastern boundary and close to the workshops eastern elevation provide a range of farmland and garden birds, e.g. black bird *Turdus merula* and wood pigeon *Columba palumbus* with potential nesting habitat.

Evaluation

*Bat Habitat*

- 3.3. The builders store is situated in a rural location that provides adjacent farmland and areas of natural habitat associated with woodlands that lay close by. These habitats provide bats with good commuting and foraging habitat.
- 3.4. The grounds also provides bats with potential foraging habitat, which is likely to be used in conjunction with habitats within the wider surrounding landscape. The site however within the wider context is small and in isolation, is not considered to form a significant habitat component for any local bat population.

*Builders store*

- 3.5. The interior of the builders store generally provides a suboptimal bat roosting location as the interior lacks significant complexities (the roof is supported by a modern gang nail truss system), additionally the interior is subject to significant noise because the workshops bays serve as a builders workshop and store and are regularly accessed. Potential Roosting Features (PRF's) are more focussed on the roof which is clad with traditional clay Roman tiles, which provides numerous crevices suitable for crevice-dwelling bats, typically common pipistrelle *Pipistrellus pipistrellus*. Such features cannot be accessed and therefore the presence of a bat roost associated with these areas cannot be fully assessed on a daytime scoping survey alone.
- 3.6. The workshop is assessed as having **moderate suitability** for bats.

Bat activity survey

- 3.7. **During the survey, no bats were recorded either emerging or re-entering the builders store, so bats are not considered to be roosting in association within any aspect of the building.**

## 4. Recommendations

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- 4.1. The recommendations in the paragraphs below are provided to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.
- 4.2. The Natural Environment and Rural Communities (NERC) Act (2006) states that a public authority must 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity; Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.
- 4.3. Under the Government's National Planning Policy Framework (NPPF, 2021) opportunities to incorporate biodiversity in and around developments should be encouraged.

### Species recommendations

#### *Bats*

- 4.4. Due to the lack of evidence of roosting bats within any aspect of the builders store, it is not considered necessary or beneficial to undertake any further survey work.
- 4.5. Due to the transitory nature of bats, there is a small possibility that bats could be encountered during demolition / renovation works; therefore, all works must proceed under a cautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times and in the very unlikely event that a bat is

found, then works must stop immediately and advice should be sought from Crossman Associates or Natural England (telephone number 0300 0603900).

### Lighting

- 4.6. The activity surveys have confirmed that the site is used as a foraging site by at least 4 species of bats.
- 4.7. The rural location which is generally unlit, provides good habitat for foraging / commuting bats and other nocturnal wildlife, therefore the inappropriate use of external lighting has the potential to disturb and discourage the areas usage by bats and other nocturnal wildlife, leading to the potential severance of wildlife corridors, therefore any external lighting schemes planned for the site should aim to avoid light spill onto this area and new exterior lighting schemes should consist of modern LED lights that provide directional and softer less harsh lighting; alternatively lights can be cowed or louvered. Refer to Appendix III for an information sheet on lighting.

### *Birds*

#### Tree felling and hedge cutting

- 4.8. Hedge cutting and tree felling operations should ideally avoid the bird nesting season (March to September). If this is not possible then a thorough search for nesting birds should be carried out by a suitably qualified ecological or ecological Clerk of Works (ECoW) prior to cutting / felling. If birds are found to be nesting or rearing young, then works must be delayed until all young have left the nest.
- 4.9. It is recommended that the conifer trees are replaced with a native hedgerow
- 4.10. It is recommended that the hedgerows is planted with a mix of native species of local provenance including hawthorn, hazel *Corylus avellana*, blackthorn *Prunus spinosa*, wayfaring tree *Viburnum lantana* and guelder rose *Viburnum opulus*.



- 4.11. To maximise viability and encourage healthy growth the young trees should be protected by biodegradable tree guards and weed fabric.

## Ecological enhancements

- 4.12. The following paragraphs provide recommendations for biodiversity gain, which is a requirement under national planning policy.

### *Bats*

- 4.13. It is recommended that one Habibat bat boxes (type 001) are installed within the new development. This model is the size of a large shoebox and is designed for a variety of bat species and has good thermal properties making it suitable as both a maternity roost and hibernation roost. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, making the box unobtrusive and aesthetically pleasing.
- 4.14. The bat box ideally should be placed beneath the eaves or on gable ends and away from windows and doors and ideally should be fitted in a location that gives bats immediate access to foraging habitat. A southerly / westerly elevation is desirable. But the final placement should be done in consultation with a suitably qualified ecologist.
- 4.15. An information sheet detailing this type of bat roosting box can be found in Appendix III.
- 4.16. Boxes are available from [www.habibat.co.uk](http://www.habibat.co.uk) or [www.wildlifeservices.co.uk](http://www.wildlifeservices.co.uk)

### *Birds*

#### House sparrow

- 4.17. There is an opportunity during the development works to enhance the ecological value of the site for birds and new nesting opportunities can be provided for the

local bird population with a particular emphasis on house sparrows (which have suffered significant decline) which can be easily accommodated on site. Inexpensive sparrow nesting boxes can be fitted either integrally or externally beneath the eaves of onsite buildings. Four sparrow terraces are recommended. Sparrow nest boxes are ideally fitted below eaves on northerly or easterly facing elevations. Suitable models include the Vivara Woodstone Sparrow Nest Box, which is also suitable for surface mounting. This model is strong, durable, long lasting and available in stone colour and is available from [www.wildcare.co.uk](http://www.wildcare.co.uk) or [www.wildlifeservices.co.uk](http://www.wildlifeservices.co.uk)

- 4.18. The final fitting location should be completed in consultation with a suitably qualified ecologist.
- 4.19. An information sheet on bird nesting boxes is provided under Appendix III; information sheets.

## 5. Limitations

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- 5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.
- 5.2. This report represents a preliminary assessment only. Recommendations and conclusions are subject to change should further findings significantly differ from those collected from the survey efforts to date.
- 5.3. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

## 6. References

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**HMSO (1981)** *Wildlife and Countryside Act 1981 (and subsequent amendments)*. HMSO

**HMSO (1995)** *Biodiversity*. The UK Steering Group Report

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**Mitchell-Jones, A.J , & McLeish A.P. (2012)** *The Bat Worker's Manual* (4<sup>th</sup> Edition)

**Multi-Agency Geographical Information for the Countryside (MAGIC)**  
**Website** at [www.magic.gov.uk](http://www.magic.gov.uk)

**Stace, C. (1997)** *New Flora of the British Isles 2<sup>nd</sup> Edition*. Cambridge University Press

**TSO (2012)** *National Planning Policy Framework*. TSO

**TSO (2006)** *Natural Environment and Rural Communities Act* TSO

# Appendix I – Site Figures



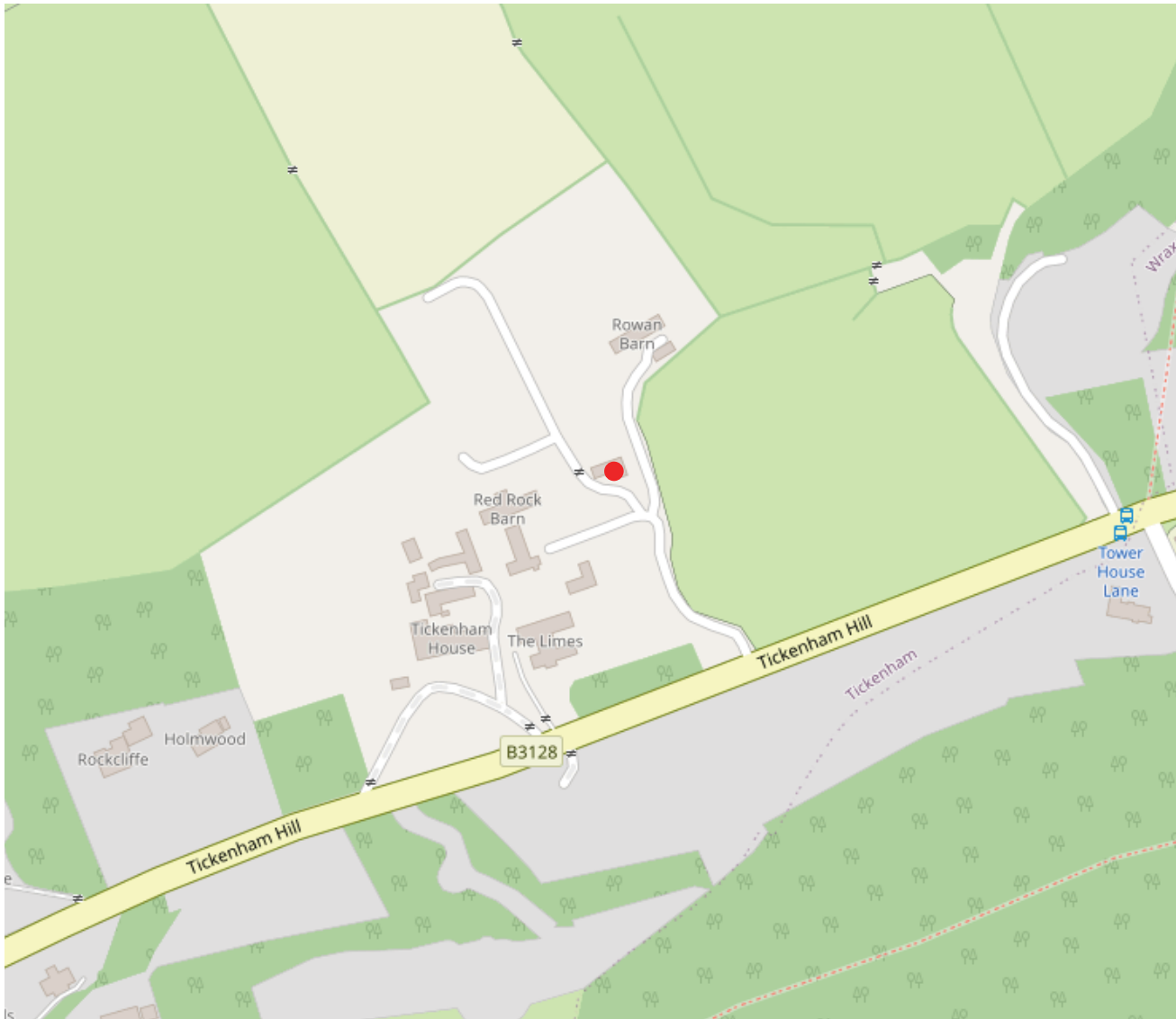
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Site location



**Client** Mr Traviss and Mrs Jacquest

**Title** Location plan

**Site** Red Rock Barn

**Figure** 1

**Date** 18 July 2022

**Scale** Indicative




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 Line of mature Leylandii conifers

 Native boundary hedge

**Client** Mr and Mrs Jaquest

**Title** Site overview

**Site** Red Rock Barn

**Figure** 2

**Date** 18 July 2022

**Scale** Indicative



## Appendix II – Site Photographs





## Photographs 1- 3



Photograph 1:

Southern elevation



Photograph 2:

Southern gable.

The top section is composed of a triangular section of feather edge timber cladding, all cladding remains well fitted and free of any significant crevices.



Photograph 3:

Western gable.

A small area of the verge has lost its in-fill.

## Photographs 4 - 6



Photograph 4:

Eastern elevation



Photograph 5:

Northern elevation



Photograph 6:

Detail showing significant crevices associated with the roof tiles.

## Photographs 7 - 9



Photograph 7:

Western bay



Photograph 8:

Eastern bay



Photograph 9:

Detail; showing well-fitted type 1 sarking felt, typical throughout.



## Appendix III– Information Sheets

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## Bat Habitat Suitably Criteria

Bat Roosting Suitability	Criteria	Survey requirement to prove likely absence
Negligible	Negligible habitat features on site likely to be used by roosting bats.	No further survey work required
Low	A building, structure or tree with one or more potential roosting sites that could be used by individual bats opportunistically; however, these possible roost sites do not provide enough space, shelter, protection and/or suitable surrounding habitat to be used by large numbers of bats and are unlikely to be suitable for maternity or hibernation roosts.	One activity survey
Medium	A building, structure or tree with one or more potential roost sites that could be used by bats due to the size, shelter, protection, conditions and surrounding habit, but is unlikely to support a roost of high conservation status.	Two activity surveys
High	A building, 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.	Three activity surveys

Survey requirements are taken from Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016), which is the recognised industry standard guidance used by local planning authorities and other statutory consultees.

# Information sheet Artificial bird nesting boxes for Buildings: Swifts, house martins and house sparrows



Habibat house sparrow nest box



Vivara woodstone sparrow nest box; suitable for both integral fitment or surface mounting

Ibstock Swift boxes are also suitable for house sparrows. Can be customised to suit any exterior finish. Site boxes under eaves, away from windows and direct sunlight.

Sparrow boxes should be grouped together and be at least 2 m of the ground. The boxes can be also be sited on gable walls. At least 3 per averaged size house.

Swifts boxes should be at least 5 m above the ground with an clear un-obstructed flight path.

Schwegler house martin box model 9 b double is a suitable box for house martins and can be used to encourage the uptake of a building by this species. The boxes can be attached to the exterior walls in a sheltered position; ideally beneath the eaves. At least two sets should be placed on an averaged size house.

Ibstock Box



Schwegler model 9b