

PRELIMINARY ROOST & NEST ASSESSMENT

No Bats No Birds

Local Planning Authority: Cornwall Council

Gweath
Predannack
Mullion
Cornwall
TR12 7EY

October 2023



Ecological Surveys Ltd
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Bat Class Licence Holder Level 2

Contract Details

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Notice

Ecological Surveys Limited was commissioned to undertake an Internal / External Bat and Protected Species Scoping Survey of the above site proposed for development. This report details the results and conclusions of this survey. The results of this survey are deemed to be valid for 12 months from date of survey. If development works are to be carried out after this time has elapsed, an updated survey will be required.

This survey was undertaken with all proper and reasonable skill and care in a professional manner and in accordance with accepted standards, methodologies and guidelines.

This report is based on the evidence recorded at the site at the time of the survey. The information gathered is considered sufficient to provide an assessment of the ecological interest on the site and justify the recommendations provided in this report.

Refer to [Appendix 1: Legislation Bat and Bird Species](#) for details of Bat and Bird Law and Legislation and <http://www.nwcu.police.uk/> regarding avoiding committing wildlife crime.

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Executive Summary of Findings

Structure Surveyed & Assessed	Detached two-storey dwelling and single storey workshop
Proposed Works/ Development	<p>An Illustrated Design of proposed works has not been provided at this stage but a proposed site plan was. It is understood the proposed works include the replacement of the existing conservatory with a slightly larger one (in the same location) and the demolition of the existing workshop followed by the construction of a new single storey workshop linked to the house by glazing.</p> <p>The developer must comply with the legal protection of any onsite and specific offsite habitats and species which have been recorded as onsite or in the close vicinity. Significant harm to recorded species and habitats must be avoided, firstly through the project design, whenever feasible, or through mitigation or compensation. (Refer to Mitigation /Compensation Sections).</p>
Summary of Results	<p>Evidence and or potential suitability for bat species:</p> <ul style="list-style-type: none"> - None/negligible <p>Evidence the structure is presently utilised by nesting birds:</p> <ul style="list-style-type: none"> - None/negligible

BATS: - Legislative Context England & Wales

The developer must comply with the legal protection of onsite & offsite protected habitats and species.

Habitats Regulations (transposing the EC habitats Directive: Conservation of Habitats and Species regulations 2010 (as amended) & Wildlife & Countryside Act 1981 (as amended)

Confirmed Bat Roost? No	Suitability for Roosting Bats? None or Negligible
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Building Assessment Criteria	<p>No/Negligible value: - Building with none or very few features capable of supporting roosting bats.</p> <p>Commuting and Foraging habitats: negligible habitat features exist onsite unlikely to be used by roosting, commuting or foraging bats.</p>
Advisory	<p>The structure should be secured now to ensure opportunities for future roosting are unavailable prior to the development.</p> <p><u>Impact Avoidance During the Construction Stages</u> must be applied as Good Practice.</p>

BIRDS - Legislative Context

All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare.

Confirmed Nesting NO	Suitability for Nesting Negligible
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Advisory	<p>Structures should be secured to ensure opportunities for future nesting are unavailable prior to the development.</p> <p><u>Impact Avoidance During the Construction Stages</u> must be implemented to reflect Good Practice.</p>
Enhancement of the site is a requirement.	<p>As a minimum, LPAs now expect any new structure to include bat roost or bird nesting provision under the National Planning Policy Framework July 2021</p> <p>Required: 1 X bird brick/box – inbuilt.</p>

Additional Protected Species/Habitats - Protected Species - Legislative Context

<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

Ecological Surveys Ltd has a professional obligation to record and report protected species which might or will be affected by the proposed works onsite. As a courtesy to the client/developer, we will highlight where mitigation or further surveys will be necessary to protect species in order that the client/developer does not accidentally contravene the law.

Habitat/Species	A Cornish hedge with native species-poor hedgerow on top forms the south-eastern site boundary and has the potential to support nesting birds.
Mitigation	The Cornish hedge with native species-poor hedgerow on top will only be cut back/trimmed outside of the bird nesting season i.e. hedge trimming should take place between October and February inclusive.

Next Step	This report is ready to be submitted to the local planning authority.
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Survey Objectives & Methods

The survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat.
- The presence of, or past use of the site by, barn owl, or other nesting birds.
- The site's potential for use by any of the above.
- Any other ecological issues relating to the proposal.

Constraints

There were no perceived constraints to the survey of the dwelling which would trigger further investigation or Phase 2 Bat Emergence Surveys.

Internal and external surfaces were fully inspected, and a compliant assessment made of the roof structure.

The survey effort was considered sufficient to draw appropriate conclusions. It took into account the time of year (optimal period is April – September) and likely availability of evidence, with appropriate emphasis on suitable roosting or nesting conditions, opportunities for potential access through ingress points, free-flight, crawl spaces externally and internally, and features that may have been hidden from full view.

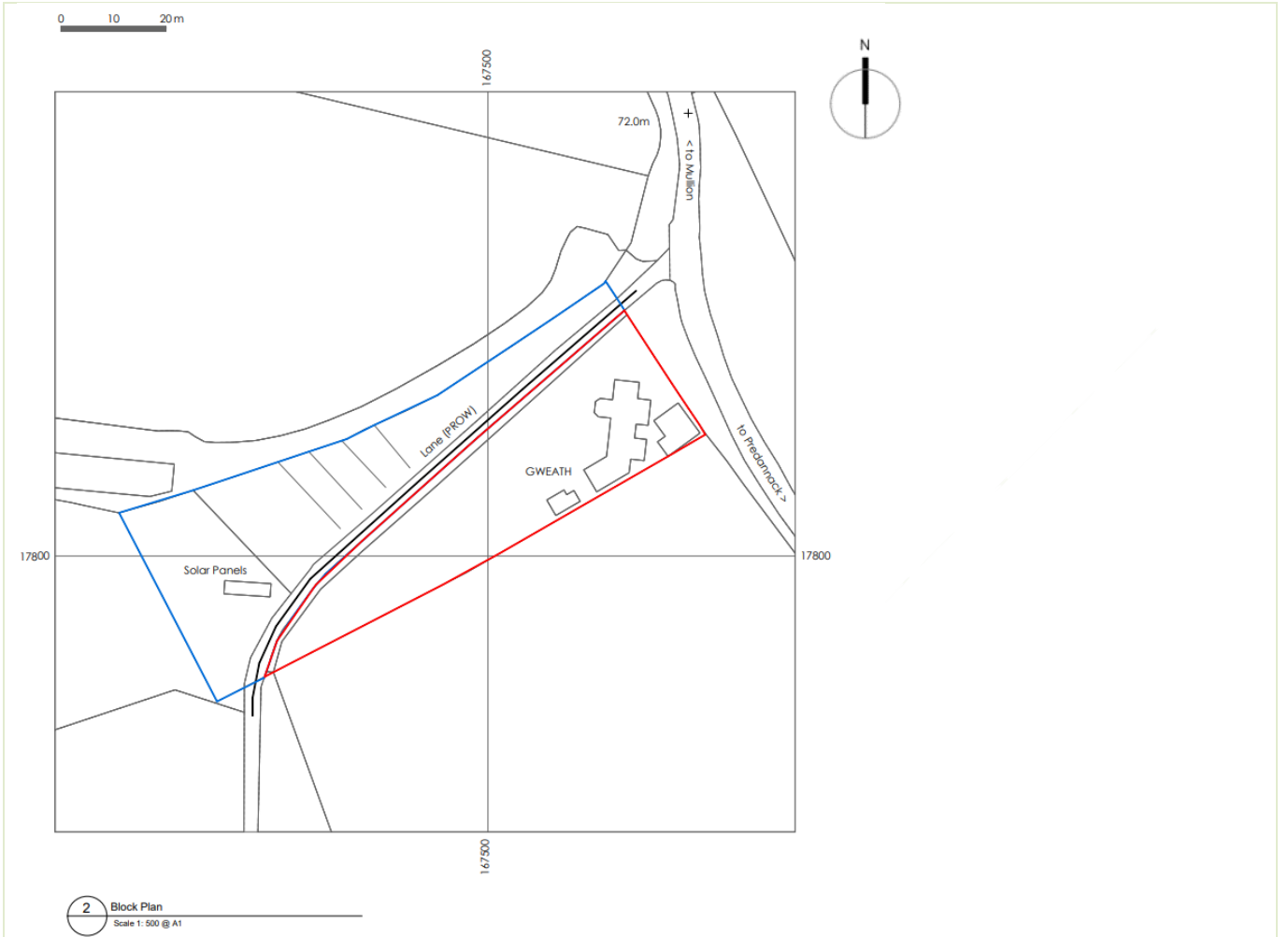
Internal & External Inspection

The aim of the survey was to assess levels of usage of specific structures or potential for usage by bats and birds through the presence of actual animals or their field signs. The survey was conducted with the aid of head and hand-held torches, an endoscope, close-range binocular/monocular, Bat-box Duet and a digital camera. Images and samples (where available) were taken for supporting evidence.

Interior: - The interior spaces were checked for light ingress and access points for bats and birds. Bat droppings, insect prey remains, urine stains, oil stains from bats repeatedly moving over a small area and polishing the surface and the potential presence of bats either dead or alive was considered. Bird droppings, whitewash, pellets, nesting materials, birds, dead or alive, and potential for nesting was considered, including areas hidden from sight.

Exterior: - The building exteriors were searched visually using binoculars or a close range monocular and photographed with a digital zoom camera for field evidence of bats or birds, with particular attention being paid to sheltered areas such as window ledges and pipes where bat/bird droppings might lie undisturbed from the weather and areas hidden from sight.

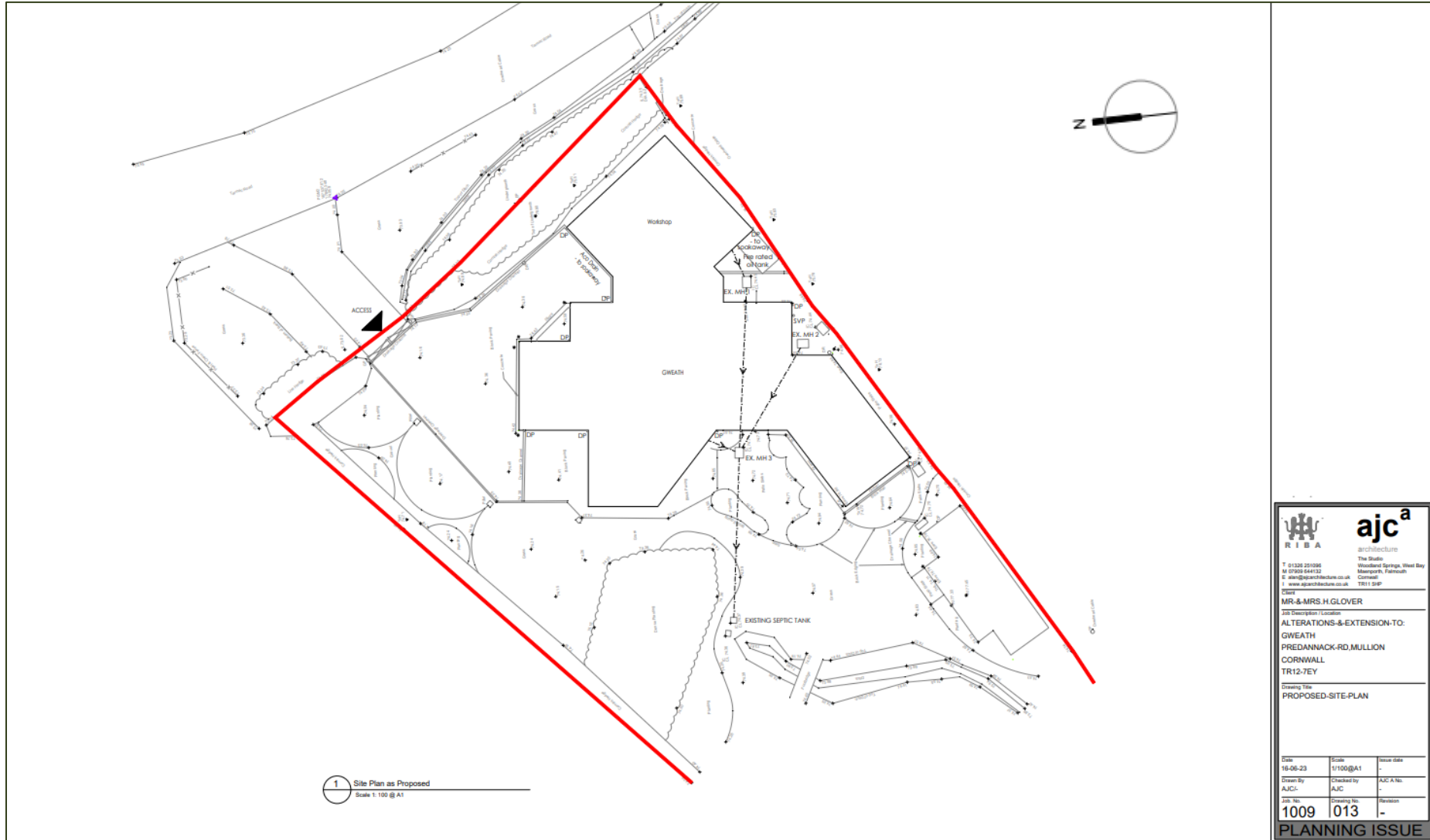
Map of Site Location



Assessment of adjacent and surrounding habitat: The structure surveyed is at the eastern end of a residential garden within an area of agricultural fields and heathland. It is not located within any significant land or marine designations which it would negatively impact. However, it is adjacent to The Lizard Special Area of Conservation (SAC), Mullion Cliff to Predannack Cliff Site of Special Scientific Interest (SSSI) and The Lizard National Nature Reserve (NNR) – the southern tip of the site is adjacent to the north-eastern edge of these sites, with the adjacent habitat comprising lowland heathland Habitat of Principal Importance (as designated under the NERC Act 2003).

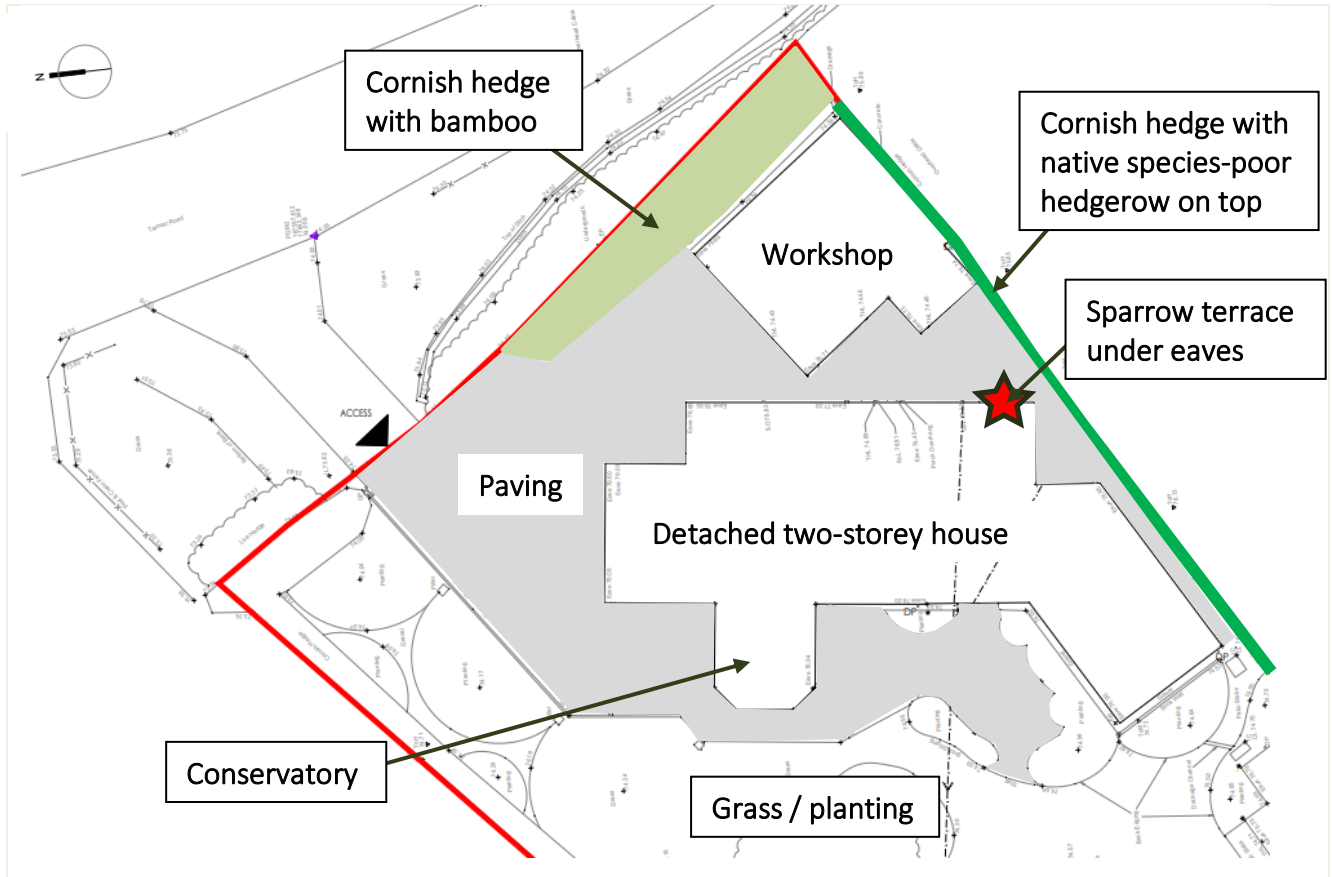
The site is also within the Cornwall Area of Outstanding Natural Beauty.

Proposed Site Plan



Building / Structure Descriptions

The buildings were assessed against the criteria laid out in [Appendix 3: Assessing the Potential Value for Buildings](#).



Site Map

Structure: Main house with conservatory

External features: Rendered block built house with a well-sealed tile roof and chimneys. The soffits are also well maintained and sealed. The conservatory has a low rendered block wall with glazing above and a glazed roof.

Internal features: Well-sealed loft space.



West elevation showing existing conservatory



Middle section of east elevation

East elevation with adjacent workshop



North elevation

Structure: Workshop

External features: Rendered block-built workshop with a pitch roof comprising metal sheet with some clear plastic sheets to let in light. Two up-and-over garage doors on north-west elevation and a small utility room with windows built onto south-west elevation.

Internal features: Storage and workshop space.



North-west elevation



South-west elevation showing small built on utility room

Results and Assessment

The proposed development comprises the removal of the existing conservatory and the construction of a new conservatory in the same location but extended slightly to the south (as shown in the proposed site plan). This will remain a single-story conservatory and will not impact the existing house – neither the roof nor the external walls.

The proposed development also comprises the demolition of the existing workshop to the east of the house, followed by the construction of a new workshop on the same footprint but linked to the house with a glass roof to create a linear boot room. Works will involve demolishing the workshop but will not directly impact the house – no sections of roof or wall will be removed.

As the roof of the house will not be impacted and because the roof (including the tiles, ridge tiles and soffits) were well-sealed, the loft space was not inspected/searched.

Rationale: Bats

The building exteriors were searched visually using binoculars or a close range monocular for evidence of bats, with particular attention being paid to sheltered areas such as window ledges and pipes where bat droppings might lie undisturbed from the weather and areas hidden from sight.

- Externally there were no/negligible ingress points, no evidence, or other potential roosting sites recorded. Features commonly associated with bat roosting (roof tiles, barges/soffits, fascias, window and door frames/lintels) are tight and secure with no or negligible gapping, crawl spaces or free flight. This would indicate roosting to be highly unlikely within this structure.

Predicted Impact to Bats

Illustrated Proposal

The LPA will consult the associated planning documents submitted with this application to ensure the understanding of the works within this report reflects those submitted as the final Illustrated Proposal.

- Features generally and specifically associated with bats are not evident or are of negligible significance and can be discounted. Therefore, no loss to roosting features are expected under this development.

Phase 2 Survey for Bats

Further Phase 2 Bat Emergence Surveys are not required.

Advisory

Whilst no evidence of bats exists at present, it might be possible for bats to become associated with this structure in the future. Lack of evidence at point of survey does not discharge the client/agent of their responsibilities to protected species.

Irrespective of survey findings, contractors should be made aware that there is always the potential presence of bats in association with roofing layers, ridgelines and wall tops. In the event that a bat is found during works, all activities near the discovered bat(s) will cease and advice sought from Ecological Surveys Ltd (Tel: 07736 458609) or the Bat Conservation Trust Helpline (Tel: 0345 1300 228). Bats should not be handled (unless with gloves) and only to protect them

from harm. Wherever possible, any species should be left in situ until advice is obtained.

Rationale: Birds

Nests and nesting material were not recorded.

Active future nesting could occur upon external walls or roof areas. There was a sparrow terrace on the east elevation of the house, high up under the eaves. This will not be impacted by the proposed development.

Predicted Impact to Birds

Illustrated Proposal

The LPA will consult the associated planning documents submitted with this application to ensure the understanding of the works within this report reflects those submitted as the final Illustrated Proposal.

- Features generally and specifically associated with birds are not evident or are of negligible significance and can be discounted. Therefore, no loss to nesting features are expected under this development.
- A Phase 2 Bird Survey is not required.
- Mitigation to recreate nesting habitat is not required.

Bird Nesting Advisory

It is possible that bird nests could be newly established in association with this site during future bird nesting seasons. The bird nesting season generally extends from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period and it is the nesting behaviour that must be observed, not the supposed time frame. For example, collared doves (*Streptopelia decaocto*) and barn owls (*Tyto alba*) have been observed to nest in every month of the year.

All British birds and their nests are protected whilst in use; therefore, if a nest is found during construction work, all activity must cease within proximity and ecological advice sought immediately.

Predicted Impact to Habitats / Other Species

The site boundaries adjacent to the workshop which is proposed for demolition are Cornish hedges and neither could be accessed immediately adjacent to the workshop. The Cornish hedge forming the north-eastern boundary is covered in bamboo and the Cornish hedge along the south-eastern boundary has a native species-poor hedge on top comprising predominantly of blackthorn (*Prunus spinosa*). The latter hedge has limited potential to support nesting birds.

As mentioned above, the site is adjacent to The Lizard Special Area of Conservation (SAC), Mullion Cliff to Predannack Cliff Site of Special Scientific Interest (SSSI) and The Lizard National Nature Reserve (NNR) – the southern tip of the site is adjacent to the north-eastern edge of these sites, with the adjacent habitat comprising lowland heathland Habitat of Principal Importance. However, the proposed development is not likely to have a significant effect on the SAC as it is limited in size, extent and the demolition of the workshop will be screened somewhat by the house.

Mitigation – bats and birds

Under the National Planning Policy Framework (NPPF), Local Planning Authorities (LPAs) have an obligation to promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). Local Planning Authorities will seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. Mitigation is the process of replacing any ecological / biodiversity losses because of development.

Mitigation specifically for roosting bats and nesting birds is not required.

Good Practice for the protection of any species is a requirement.

Impact Avoidance During the Construction Phase

All activities on site will bear in mind the potential for wildlife or the environment being harmed through the process of development from inception to end. A proactive approach for the lawful protection of wildlife and the environment regarding use of materials, machines, chemicals, and human activity on site will be implemented.

- Contractors must ensure that no harm can come to wildlife by maintaining the site efficiently, clearing away any material such as wire in which animals can become entangled and preventing access to toxic substances.
- Trenches or large excavations will be covered overnight to prevent wildlife such as badgers or hedgehogs falling in and failing to escape. If this is not possible, then a strategically placed plank might provide a means of escape.
- Any large bore pipes will be capped at the end of the day to reduce the potential for badgers and other wildlife entering and becoming trapped.
- Areas that are being retained will be protected from damage during construction by erecting Heras (or similar) fencing around these features. The fencing will be erected outside the line of the canopy as this helps protect the roots from compaction of the soil.
- Any areas proposed for planting post-development will be fenced off where possible to prevent compaction of the soil through vehicle movements.
- If there is a substantial delay before development commences, the site will be maintained in a way that would prevent wildlife colonising it and causing constraints in the future. Such management will include mowing grassland at least twice a year and preventing scrub encroachment.
- Piles of brush wood and or log piles will be carefully inspected for signs of wildlife prior to their removal. This is especially crucial during the period March – September (inclusive) as some species of bird choose such sites to construct their nests. Ideally removal of such features will be done outside of the nesting season. If this is not possible, it is recommended that these features are covered in such a way as to exclude / prevent birds/hedgehogs and / or reptiles taking up residence.
- If nesting birds or reptiles be discovered, work must cease immediately, and ecological advice sought.
- All hedgerows / trees / shrubs removal will be done outside of the bird nesting season March – September (inclusive). If removal is not possible during this period, careful

checks of such, must be conducted by a suitably experienced ecologist prior to works commencing.

Additional Protected Species/Habitat Constraints & Mitigation

The client/developer is required to protect species and their habitats from impact. Unmitigated works could potentially cause negative impact to important ecological features or disturbance, harm or death to protected species.

- The cutting back of the Cornish hedge with native species-poor hedgerow on top will be undertaken outside of the bird nesting season i.e. hedge trimming should take place between October and February inclusive.

Enhancement

The National Planning Policy Framework (NPPF) sets out the UK Government’s national policies on enhancement of biodiversity and promotion of ecosystem services through the planning system. Under NPPF, Local Planning Authorities (LPAs) have an obligation to promote the preservation, restoration and recreation of priority habitats, ecological and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). LPAs will therefore seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. As a minimum LPAs now expect any new structure to include bat roost or bird nesting provision.

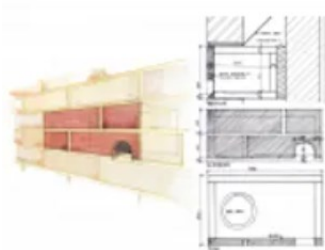
Enhancement for Birds: -

Birds must be accommodated by either adapting the structure of a building to allow access to parts otherwise sealed by modern construction, or through the provision of purpose-built nesting boxes.

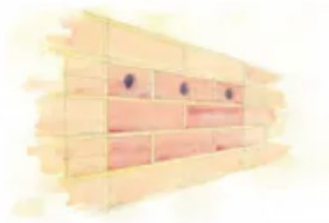
The client must:

- Incorporate features which support the nesting of birds in the construction of new development on the north or east orientation to avoid eggs and chicks overheating at a height of 3m+ to prevent predation or vandalism.
- Only boxes of robust or permanent construction – preferably those constructed to be incorporated within the building fabric itself – are likely to be suitable. Some account must be taken of the potential need to maintain, and in the case of wall mounted units, replace boxes after a number of years in use.
- Generally, only where it is not possible to build a bird nesting box into a structure for construction reasons, will externally mounted boxes be acceptable to the LPA.

The illustrated type or similar provision and functionality is required to enhance this site post development.



Swift Box - Smooth Brick



Terraced Sparrow Box - Custom Brick Facing



Swift Box - Custom Brick facing



Sparrow Block



SwiftLoft



Bird Block



Schwegler Brick Nest Boxes



Vivara Pro Cambridge Brick Faced Swift Nest Box



WoodStone Build-in Invisible Swift Box



Vivara Pro WoodStone House Sparrow Nest Box



Dual Chamber Sparrow Terrace



1SP Schwegler Sparrow Terrace

Conclusions

The application site has been surveyed and the results assessed.

The final assessment concludes that the present potential roosting value is negligible or none. Active or inactive bird nests were not recorded, therefore, unmitigated works/development at this site, at this present time, are not considered likely to cause disturbance, harm or death to either protected species: bats or birds.

- Mitigation for bats and birds is therefore not a requirement.
- Advisories have been provided regarding future occupation by bats and birds.

Enhancement of the site post development is required. The habitat value has been taken into account when making enhancement recommendations. It is considered that enhancement for birds will be of value owing to the habitat onsite/offsite offering biodiversity value for this species.

Providing Enhancement recommendations are agreed and enacted, there would appear to be no ecological reasons why this proposal should not go ahead.

- Enhancement / Mitigation might be subject to Conditioning within any granting of Planning Permission.

Additional habitat was recorded on site: a Cornish hedge with native species-poor hedgerow on top. This hedgerow will only be cut back/trimmed outside of the bird nesting season i.e. hedge trimming should take place between October and February inclusive.

Although the southern tip of the proposed development site lies adjacent to The Lizard Special Area of Conservation (SAC), Mullion Cliff to Predannack Cliff Site of Special Scientific Interest (SSSI) and The Lizard National Nature Reserve (NNR), the proposed development itself is not likely to have a significant effect on these sites as it is limited in size, extent and the demolition of the workshop will be screened somewhat by the house.

The Local Planning Authority (LPA) 'Building Control' will ensure that Mitigation / Enhancement measures have been implemented as per recommendations.

Please refer to client/agent personal responsibilities: [Appendix 1: Legislation Bat and Bird Species](#) and [Enhancement](#).

References

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- Wildlife & Countryside Act 1981, as amended. HMSO.

Appendices

Appendix 1: Legislation Bat and Bird Species

Bats

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations.

In summary, it is an offence to

- Deliberately, capture, injure or kill a bat.
- Deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young.
- Damage or destroy a roost (this is an 'absolute' offence).
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc. performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Birds

All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare. In addition to the protection afforded to all wild birds, rarer or particularly vulnerable species



listed on Schedule 1 of the 1981 Act, such as the barn owl, receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

If nests, whether completed or in the process of being built, are found on site, any works with the potential to damage or destroy the nest, eggs or young birds, must stop until the birds have completed breeding. This includes any activity that could potentially cause an adult bird to desert the nest resulting in death or egg failure. Nesting sites should be inspected only by experienced ecologists.

Any disturbance of a breeding bird on Schedule 1 is an offence, regardless of whether this impacts upon the breeding attempt. These nests can only be visited by an ecologist with a licence for the specific species concerned.

Birds might nest on machinery or scaffolding and other temporary site structures. If this happens the equipment cannot be used until the birds have finished nesting and such areas might need to be sealed off to prevent disturbance.

Breaking the law can lead to fines of up to £5000 per offence and potential prison sentences of up to six months. Vehicles implicated in an offence can be compounded and both the company, and/or the individual(s) concerned, can be held liable.

Appendix 2: Why the need for a Bat Scoping Survey?

A Bat Survey is ordinarily triggered when there is to be:

Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial and derelict buildings) which are:

- Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams.
- Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water.
- Pre-1960 detached buildings and structures within 200m of woodland and/or water.
- Pre-1914 buildings within 400m of woodland and/or water.
- Pre-1914 buildings with gable ends or slate roofs, regardless of location.
- Located within, or immediately adjacent to woodland and/or immediately adjacent to water.
- Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment, the site appears to be particularly suited to bats.
- At the behest of the LPA / County Ecologist.
- Further details of other triggers can be found below.

Development and Planning Trigger for Bat Surveys

Development and planning trigger list for bat surveys, which can be adapted to local circumstances (taken from the Association for Local Government Ecologists (ALGE) template for biodiversity and geological conservation validation checklists 2007, available from <http://alge.org.uk/publication/index.php>).

- | | |
|-------------------|---|
| <p>(1)</p> | <p>Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:</p> <ul style="list-style-type: none"> ➤ Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams; ➤ Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water; ➤ Pre-1960 detached buildings and structures within 200m of woodland and/or water; ➤ Pre-1914 buildings within 400m of woodland and/or water; ➤ Pre-1914 buildings with gable ends or slate roofs, regardless of location; ➤ Located within, or immediately adjacent to woodland and/or immediately adjacent to water; ➤ Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment, the site appears to be particularly suited to bats. |
| <p>(2)</p> | <p>Development affecting built structures:</p> <ul style="list-style-type: none"> ➤ Tunnels, mines, kilns, ice-houses, adits, military fortifications, air-raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction; |

	➤ Bridge structures, aqueducts and viaduct (especially over water and wet ground).
(3)	Floodlighting of <ul style="list-style-type: none"> ➤ Churches and list buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water; ➤ Any building meeting the criteria listed in (1) above.
(4)	Felling, removal or lopping of: <ul style="list-style-type: none"> ➤ Woodland; ➤ Field hedgerows and/or lines of trees with connectivity to woodland or water bodies; ➤ Old and veteran trees that are more than 100 years old; ➤ Mature trees with obvious holes, cracks or cavities, or that are covered with mature ivy (including large dead trees).
(5)	Proposals affecting water bodies: <ul style="list-style-type: none"> ➤ In or within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats.
(6)	Proposal located in or immediately adjacent to: <ul style="list-style-type: none"> ➤ Quarries or gravel pit; ➤ Natural cliff faces and rock outcrops with crevices or caves and swallets.
(7)	Proposals for wind farm developments <ul style="list-style-type: none"> ➤ of multiple wind turbines and single wind turbines (depending on the size and location) (NE TIN 051 – undergoing updates at the time of writing)
(8)	All proposals in sites where bats are known to be present ¹ <ul style="list-style-type: none"> ➤ This may include proposed development affecting any type of buildings, structures, features or location.
Notes:	
¹ : Where sites are of international importance to bats, they may be designated as SACs. Developers of large sites 5-10km away from such SACs may be required to undertake a HRA.	

Appendix 3: Assessing the Potential Value for Buildings

Classification Criteria

It should be noted that the grading system below only reports on the situation at the time of survey; should bat activity levels change after the initial survey, or should the buildings be modified (for example if roof tiles are removed or fascia boards develop cracks), the category may need revision.

Category (Potential value)	Description
<i>Please note: Intermediate categories (e.g. Low – Moderate value) may apply.</i>	
No/Negligible value	Buildings with no or very few features capable of supporting roosting bats. Often buildings are of ‘sound’ well-sealed structure or have a single skin and no roof void. They tend to have high interior light-levels, and little or no insulation. Buildings without any roofs may also fall into this category.
Low value	Buildings of largely unsuitable construction, but with few features of potential value to bats (e.g. gaps above windows, apparently shallow crevices). No supporting evidence (e.g. droppings / staining) found. Buildings may be surrounded by poor or sub-optimal bat foraging habitat, as is often the case in urban-centre locations.
Moderate value	Buildings usually of brick or stone construction with a number of features of obvious potential value to roosting bats e.g. loose roof / ridge tiles, gaps in brickwork, gaps under fascia boards, and/or warm sealed roof-spaces with under-felt.
High value	Buildings with a large number of features of obvious potential value to bats (as above). Bats may be suspected to roost within the building (at least at certain times of year), but no supporting evidence found.
Confirmed roost	Bats discovered roosting within the building or recorded emerging from / entering the building at dusk and / or dawn. Building found to contain conclusive evidence of occupation by bats, such as bat droppings. A confirmed record (as supplied by an established source such as the local bat group) would also apply to this category.

Appendix 4: Bat Species

1	Alcathoe	<i>Myotis alcathoe</i>
2	Barbastelle	<i>Barbastella barbastellus</i>
3	Bechstein's bat	<i>Myotis bechsteinii</i>
4	Brandt's bat	<i>Myotis brandtii</i>
5	Brown long-eared bat	<i>Plecotus auritus</i>
6	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
7	Daubenton's bat	<i>Myotis daubentonii</i>
8	Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>
9	Greater mouse-eared bat	<i>Myotis myotis</i>
10	Grey long-eared bat	<i>Plecotus austriacus</i>
11	Leisler's bat	<i>Nyctalus leisleri</i>
12	Lesser horseshoe bat	<i>Rhinolophus hipposideros</i>
13	Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>
14	Natterer's bat	<i>Myotis nattereri</i>
15	Noctule	<i>Nyctalus noctula</i>
16	Serotine	<i>Eptesicus serotinus</i>
17	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
18	Whiskered bat	<i>Myotis mystacinus</i>