



BAT ROOST ASSESSMENT

SHEEPWASH FARM (GARAGE), SHEEPWASH LANE, WATERLOOVILLE,
HAMPSHIRE

DRAFT REPORT

October 2023

Report conditions

<i>Report title</i>	Bat Roost Assessment – Sheepwash Farm (Garage), Sheepwash Lane, Waterlooville, Hampshire.		
<i>Client</i>	Rosehill Advisors Limited as Agents for the Southwick Estate		
<i>Report status</i>	Draft		
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Executive Summary

- This bat roost assessment report has been prepared in order to support a planning application for the demolition of an existing garage, and construction of a new replacement.
- A preliminary roost assessment survey was undertaken on the 24th July 2023.
- The building was considered to provide moderate suitability for roosting bats based on the features identified externally and internally and as a result there was considered to be a reasonable likelihood that bats would be present and impacted by the proposed works.
- In order to confirm the presence/absence of roosting bats, characterise any bat roosts present, assess the extent that they may be affected by the proposed works and develop a proportionate and appropriate mitigation strategy, further survey work in accordance with Natural England standing advice and the Bat Conservation Trust's (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) was undertaken.
- The recommended survey effort for structures with moderate roost suitability is two presence/absence surveys, to comprise either one dusk emergence and one dawn re-entry or two dusk emergence surveys.
- Two dusk emergence surveys were carried out during August and September 2023.
- The surveys have confirmed that the building supports a soprano pipistrelle and a brown long-eared day roost.
- The proposed works to replace the existing garage will result in the destruction of the identified bat roosts. As such, a European Protected Species Mitigation (EPSM) licence will be required to enable the development to proceed lawfully under a derogation from the Habitat Regulations 2017.
- A mitigation strategy has been designed that would ensure the maintenance of the favourable conservation status of bats. In summary, this comprises the provision of replacement roost opportunities which are proportionate to the scale of impact and the exclusion of bats and removal of roost features by hand, under the supervision of a licenced bat worker to ensure that individual bats are not killed or injured.
- Precautionary measures have been provided for nesting birds, should they be found to be nesting on the building, although no evidence of such was recorded during the Phase 1 survey.
- Information regarding the length of time the findings of this report are valid for can be found in section 5.

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1. Introduction

1.1 Report purpose

This report presents the findings of the bat roost assessment undertaken on the garage at Sheepwash Farm, Sheepwash Lane, Waterlooville, Hampshire, centred at National Grid Reference SU 65730 09569.

1.2 Description of proposal

The proposals for the site are for the demolition of the existing garage, and replacement with new, modern structure on the same footprint, details are provided in Appendix 1.

1.3 Report context

Phillips Ecology have been instructed by Rosehill Advisors Limited as Agents for the Southwick Estate, to undertake this preliminary bat roost assessment of the garage.

1.4 Survey area

The survey area comprised an external inspectional and internal assessment of the garage, and the immediate surrounds.

1.5 Limitations

No imitations were encountered during the course of the survey.

1.6 Relevant documents

Relevant plans are provided in Appendix 1, where necessary.

2. Survey Methodology

2.1 Preliminary Bat Roost Assessment Methodology

2.1.1 Surveyor/s

The survey was carried out by Trevor Codlin MCIEEM a Level 2 (CL18) licenced bat surveyor.

2.1.2 Survey area

The survey area comprised the existing garage, and the immediate surrounds where they will be impacted by the proposals. The survey area extended to all areas which will be modified by the proposed works in such a way that bats or their roosts could be impacted (directly or indirectly).

2.1.3 Survey date

The survey was carried out during the daytime on the 24th July 2023.

2.1.4 Survey description

The survey did not depart from the Bat Conservation Trust's (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) which states that "A preliminary roost inspection survey is a detailed inspection of the exterior and interior of a structure to look for features that bats could use for entry/exit and roosting and to search for signs of bats".

The external and internal features of the structure which will be modified by the proposed works in such a way that bats or their roosts could be impacted (directly or indirectly) if present, were systematically inspected in detail to compile information on potential and actual bat access points and roosting places such as lifted or broken tiles, loose brickwork and open eaves. This included a thorough search for evidence of bat activity such as bat droppings, urine splashes and fur staining.

2.1.5 Survey equipment

Survey equipment comprised:

- High-powered torch
- Camera
- 8x magnification binoculars
- Ladder
- Endoscope

2.1.6 Weather conditions

Weather during the survey can be described as dry, with 50% cloud cover, a light (BF-1) northerly breeze and a temperature of 17°C. The weather conditions did not hinder the ecologist's ability to carry out the survey effectively.

2.1.7 Assessment methodology

The suitability of the building for supporting bat roosts will be assessed against the guidelines within Table 1 which have been adapted from the BCT Good Practice Guidelines.

Table 1: Suitability assessment guidelines

<i>Suitability</i>	<i>Description of Roosting Habitats</i>
<i>Negligible</i>	Structure has no reasonable likelihood of supporting roosting bats i.e. no suitable roosting features present.
<i>Low</i>	A structure which could be used opportunistically by individual bats i.e. one or more potential roost sites which do not provide sufficient space, shelter, protection, appropriate conditions (e.g. temperature, light, humidity) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
<i>Moderate</i>	A structure which could be used by bats but is not likely to support a roost of high conservation status (e.g. maternity roost). This structure would support features which exhibit suitable size, shelter, protection, conditions and surrounding habitat for roosting bats.
<i>High</i>	A structure which is obviously suitable for supporting larger numbers of bats, on a regular basis and for longer periods of time.

2.2 Emergence Survey Methodology

2.2.1 Surveyor/s

The surveys were led by Trevor Codlin MCIEEM (level 2 licenced bat ecologist) and Chris Drake, supported by two suitability experienced bat ecologists on each survey.

2.2.2 Survey area

The survey area comprised all elevations of the Sheepwash Farm garage building. This enabled survey coverage of all suitable access/egress and roosting features which were recorded during the preliminary bat roost assessment and will be affected by the proposal.

2.2.3 Survey date

The date and timings of the emergence surveys are presented in Table 2. The surveys commenced 15 minutes prior to sunset and continued for at least 1.5 hours post sunset.

Table 2 Survey dates and timings

Survey type	Date	Start	Finish	Sunset/sunrise
<i>Emergence</i>	20/08/2023	20:00	21:46	20:16
<i>Emergence</i>	05/09/2023	19:26	21:11	19:41

2.2.4 Survey description

The emergence surveys were undertaken in accordance Bat Conservation Trust's (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). Two surveyors were positioned in order to provide sufficient coverage of all potential access/egress points when stationary. All emergences, re-entries and general activity were recorded during the course of each survey. Recordings were later analysed using Sonobat and/or Kaleidoscope bat call analysis software to confirm species identification.

2.2.5 Survey limitations

No limitations were encountered during the course of the surveys.

2.2.6 Survey equipment

Survey equipment comprised:

- Pettersson D240X bat detector
- Echometer Touch
- Pulsar Helion XQ38F thermal imager

2.2.7 Weather conditions

Weather conditions during the surveys are provided in Table 3:

Table 3 Emergence and re-entry weather conditions

Survey	Date	Precipitation		Temperature		Wind		Cloud Cover	
		Start	Finish	Start	Finish	Start	Finish	Start	Finish
<i>Emergence</i>	20/08/2023	Nil	Nil	16°C	15°C	Bf 1	Bf 0	0%	0%
<i>Emergence</i>	05/09/2023	Nil	Nil	25°C	21.0°C	Bf 1	Bf 0	0%	0%

3. Survey results

3.1 Preliminary Bat Roost Assessment

3.1.1 General site overview

The site itself comprises a dilapidated garage located within the grounds of Sheepwash Farm. Several buildings are located within the farm, including a variety of barns, with corrugated metal and asbestos roof designs, a farmhouse and other outbuildings.

The site is located in a rural location along Sheepwash Lane. The landscape is rural in nature, comprising agricultural fields enclosed by a network of mature hedgerows, some with mature trees present. Scattered trees are located in some of the meadows. To the south an extensive area of semi-natural and replanted ancient woodland is located.

3.1.2 Building description

The garage building comprises a timber framed structure with a clay, peg tiled roof constructed in a pitched and half-hipped design (Figure 1). Several additional structures have been added to the building over time, these all comprise timber framed buildings with corrugated metal, mono-pitched roofs (Figures 2 and 3). These structures are attached to the northern and western elevations, the structure attached to the western elevation forms part of a larger building that extends in a northerly direction.



Figure 1: Southern elevation of garage.



Figure 2: Northern and western elevation of garage.



Figure 3: Metal clad extension on western elevation.



Figure 4: Metal clad extension on northern elevation.

The southern elevation supports three up-and-over metal garage doors, with the remaining elevations wooden clad. The western extension is in good order and used to store refrigeration units (Figure 3), whereas the northern extension is partially collapsed and unused (Figure 4).

The building is constructed in a King post design, with the eastern side open plan. The western side is partitioned from the eastern side (Figure 5), and a ladder leads to a first-floor area. In the eastern part of the garage the clay peg tiles are unlined beneath and side elevations single skin. There are gaps in the roof where hip tiles have fallen off at the eastern end and along the ridge. The first-floor section is clad internally with timber and the underside of the tiles are not visible.



Figure 5: Interior view of eastern part of the building, showing timber partition wall.



Figure 6: First floor section with wooden panelling beneath clay tiles and behind side panels.

Where the northern section of the building adjoins the northern elevation, the building has partially collapsed, and large gaps are present in the roof tiles.

3.1.3 *Potential bat roosting features and recorded evidence*

No evidence of bat activity was recorded during the survey, and parts of the building were in a dilapidated state, and therefore unlikely to support a high-status bat roost, such as a maternity roost. However, there were numerous features present, both externally and internally that could support roosting bats.

These features included, against the ridge board (Figure 7, red oval), in the apex of the roof, where the main support beams are situated next to wooden cladding (Figure 7, red arrows) and beneath ridge tiles.

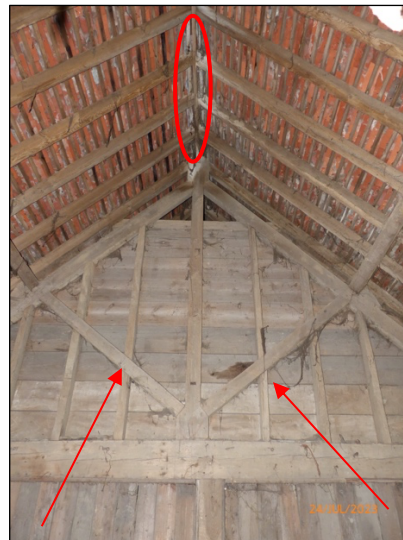


Figure 7: Interior view of garage showing potentially suitable roosting locations.

Table 4 below, provides a summary of potential roost and access features, and any confirmed bat evidence.

Table 4: Summary of potential roost and access features and confirmed bat evidence

	Suitability	Evidence
Sheepwash Farm - Garage - exterior	Potential bat access features noted during the survey are as follows: <ul style="list-style-type: none"> Beneath ridge tiles where suitable exist 	No evidence of bat activity was recorded externally on the building.
- Interior	Potential bat roosting features noted during the survey are as follows: <ul style="list-style-type: none"> Adjacent to the ridge board, within the apex of the building. Behind main support beams, where they are situated next to cladding. On the side elevations where the cladding attached to the timber frame. 	No evidence of bat activity was recorded externally on the building.

3.1.4 Building assessment

When assessed against the criteria in Table 1, the garage at Sheepwash Farm, to be directly impacted by the proposals was assessed as providing moderate suitability i.e. “A structure which could be used by bats but is not likely to support a roost of high conservation status (e.g. maternity roost)”.

Given the overall condition of the building, it is considered that it has the potential to be used on an occasional basis, by small numbers of bats, for example a day roost or male

mating roost.

3.1.5 Site grounds description relevant to bats

Phillips Ecology understands that there will be no changes to any areas of habitat, except where some small patches of scrub have established within the northern part of the building. These areas are so small that it is considered there will be no impact on bat foraging potential as a result of their loss.

3.2 Emergence Surveys

3.2.1 Visit 1 – 20th August 2023 – Emergence Survey

During the course of this survey at least six species of bats were recorded, these included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, serotine *Eptesicus serotinus*, noctule *Nyctalus noctula*, presumed brown long-eared *Plecotus auritus* and a bat of the *Myotis* genus. One bat, a presumed brown long-eared bat, was recorded emerging from the building at 21:25 (Figure 8).



Figure 8: Emergence location of long-eared bat and flightpath (red dot and arrow) following emergence. Surveyor locations blue dots.

The first bat was recorded at 20:07, when a common pipistrelle was recorded by the surveyor located to the west of the building, and immediately followed by a serotine at the same time. In both instances the bats were heard but not seen, suggesting that they had emerged from another building on the site, or in the local area, just offsite. At 20:08, a noctule bat was recorded high over the site.

At 21:12 bat activity was continuously recorded when at least one common pipistrelle bat was seen foraging between the farm buildings to the west of the garage, and over it. A soprano pipistrelle was first recorded at 21:17, and then occasionally as it foraged along Sheepwash Lane, to the east of the garage.

The first long-eared bat was recorded at 21:17 when a bat appeared from behind the surveyor in the farmyard, south of the garage, and flew north. At 21:25 a long-eared bat emerged from beneath a roof tile on the north facing elevation (Figure 8). Subsequent to the emergence the bat flew around the eastern end of the building and in a southerly

direction away from the building (Figure 8). The only other long-eared bat registrations were recorded at 21:29 and 21:30, but no further emergences were recorded.

Two registrations of bats of the *Myotis* genus, were recorded at 21:00 and 21:09. In both cases the recordings were of distant bats, and due to the poor quality of the recordings were not assigned to species.

3.2.2 Visit 2 – 5th September 2023 – Emergence Survey

During the course of the emergence survey carried out on the 5th September 2023, six species of bats were recorded, these were common and soprano pipistrelle, serotine, noctule, presumed brown long-eared bat and a bat/s of the *Myotis* genus, which based on call parameters were identified as Natterer's bats *Myotis nattereri*. Two bats were recorded emerging, a soprano pipistrelle and a presumed brown long-eared bat.



Figure 9: Emergence locations of soprano pipistrelle (green dot) and long-eared bat (red dot), followed by flightpath after emergence. Surveyor locations blue dots.

The first bat recorded was a soprano pipistrelle at 20:02, which was not seen. The next bat was at 20:04, when another soprano pipistrelle was seen to emerge from beneath a hip tile on the south-eastern hip end (Figure 9, green dot). Subsequent to that emergence, this species was recorded foraging semi-continuously along Sheepwash Lane.

The first common pipistrelle was recorded to the west of the garage, and within the farm buildings at 20:05. Foraging activity was almost continuous for the rest of the survey with only occasional gaps. At 20:46 a common pipistrelle was recorded social calling around the farm buildings.

The first serotine was recorded at 20:20 when a bat entered the site off Sheepwash Lane and flew directly over the garage and other farm buildings. Foraging activity for this species was recorded regularly throughout the survey. The only noctule registration was of a bat high over the site at 20:23.

The first long-eared bat was recorded at 20:21, when it was seen emerging from beneath a ridge tile on the garage flying directly into the canopy of an adjacent tree (Figure 9, red dot). Subsequent registrations were recorded at 20:24, 20:37 and 20:47, but no other bats were seen to emerge.

Activity from bats of the *Myotis* genus was limited to two close bat passes at 20:31 and 20:35 along Sheepwash Lane. This bat was considered to be a Natterer's bat based on call parameters and the sound of the call.

3.3 Other protected or notable species

3.3.1 *Breeding birds*

The proposals do not involve the removal of any significant areas of vegetation and therefore impacts on other species are only possible if birds, chose to nest within the building or vegetation in the immediate vicinity to it. No evidence of previous bird nesting was recorded during the survey.

4. Discussion and Assessment of Impacts

4.1 Bat roost assessment and potential impacts

The results of the preliminary roost assessment of the garage at Sheepwash Farm identified it as providing moderate suitability for bat roosting based on features identified during the survey. However, no evidence of bat activity was recorded.

On the basis that the proposals involve the demolition of the building, there was considered to be a reasonable likelihood that bats would be present and affected by the proposed works which will impact the features detailed in Table 4.

The phase 2 surveys have confirmed that the building supports a soprano pipistrelle and presumed brown long-eared day roost. It is considered that the building may also support a soprano pipistrelle mating roost.

The bat mitigation guidelines identify the scale of impact caused by the destruction of a mating roost to be medium, although roosts of single bats of common species, such as the soprano pipistrelle and brown long-eared, are considered to be of low conservation status.

4.2 Assessment of impacts

The soprano pipistrelle and brown long-eared day roosts will be lost to the proposed demolition works. This work would potentially cause the killing, injury or disturbance to any bats present within the roosts when the works are undertaken.

The assessment of the roost characteristics, the nature of the proposed works to the building and the conservation status of the roosts that will be impacted by the proposed works has informed a strategy to avoid, mitigate and compensate for the identified impacts.

The application site supports commuting bats leaving and returning to roost and a small number of a variety species foraging. Increasing lighting could impact this behaviour which would indirectly impact roosts.

4.3 Relevant legislation and policy

Circular 06/2005 identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development. The site is considered to support habitats with suitability and potential for protected species and these may be affected by the proposed development. Therefore, the proposal triggers 'reasonable likelihood' under the Circular.

The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (commonly referred to as the Habitats Regulations) may apply should protected species be confirmed on site.

In the case that a protected species is found to be present and impacted by the proposal, the local planning authority will be required to engage with the Habitat Regulations. Permission will be granted unless:

- a) the development is likely to result in a breach of the Habitat Regulations, and
- b) is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law (under licence).

When considering whether Natural England would not be unlikely to grant a licence for the identified impact, the local planning authority must consider the three tests which are set out in the Habitat Regulations:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

Case-law (*Morge vs. Hampshire County Council*) has clarified that planning authorities are able to grant permission for developments that would cause a breach of the Regulations is likely (i.e. in the case of this proposal, destruction of a bat roost), provided that sufficient information is provided to give the planning authority assurance that the relevant EPSM licence is not unlikely to be granted - i.e. planning authorities also have a duty to assess planning applications against these tests.

5. Recommendations

5.1 Requirement for further surveys

Where there is a reasonable likelihood that a protected species will be present and impacted by the proposed development, planning authorities require further surveys to properly assess development proposals against relevant planning policy. An assessment into the requirement for further surveys is presented below, however in summary, all further surveys considered necessary for the proposed works to the garage at Sheepwash Farm have been undertaken.

It is important that planning decisions are informed by current ecological survey data. As a result, there is a limited time frame that phase 1 and phase 2 surveys are valid before becoming outdated. This time frame can vary depending on any changes in project circumstances or plans but it is generally considered that phase 1 ecological surveys are valid for a period of 18 months (CIEEM, 2019). Projects that take place over periods longer than 18 months might be required to carry out further ecological surveys to ensure planning authorities have the necessary up-to-date information to make well informed, evidence-based decisions.

5.1.1 Bats

In order to provide robust confirmation of the status of bat roosts at the site and the extent that they may be affected by the proposed works as required by Circular 06/2005, further survey work in accordance with Natural England standing advice and the BCT Good Practice Guidelines was required for the garage. This same survey work will be used to inform the third test of the Habitat Regulations and licence application.

In accordance with these guidelines, further survey effort took the form of two dusk emergence presence/absence surveys, undertaken during the bat active season.

The proposals do not involve the loss of any extensive areas of habitat, therefore further surveys are considered unnecessary for understanding impacts on foraging and commuting bats beyond the presence/absence surveys which have been undertaken, subject to precautionary avoidance measures including a sensitive lighting scheme.

5.2 Mitigation strategy

5.2.1 Introduction

The overarching aim of the ecological survey and assessment work carried out at the Sheepwash Farm site is to inform the planning proposals in order to demonstrate how the proposals can proceed whilst avoiding or mitigating impacts on ecological receptors. The 'mitigation hierarchy' is an accepted approach which guides this process. The first consideration should always be to design a scheme that avoids the identified impact. Where this is not possible the next step should be to mitigate any impacts that cannot be avoided. The third, which should be used as a last resort, is compensation: this should only be used to off-set any unavoidable impacts.

5.2.2 Bats

Licensing

As this work will result in the destruction of bat roosts for two species, an EPSM licence will need to be obtained from Natural England before the proposed works can commence. A licence can be applied for once planning permission has been obtained. Natural England will grant the relevant licence to allow the developer to legally carry out the work that would otherwise be illegal – i.e. to destroy a bat roost and disturb / take bats. Provided the development accords with other national and local planning policy in terms of being an acceptable development that will provide a modern, energy efficient dwelling and helping the Local Authority meet local housing needs, the first two tests should be passed.

The Bat Mitigation Strategy set out below will ensure the development passes the third of the derogation tests, that of maintaining the favourable conservation status of bats.

Demolition mitigation strategy

The following measures will be required where there is a need to remove potential/identified bat roosting features (e.g. roof tiles and ridge tiles, and side cladding).

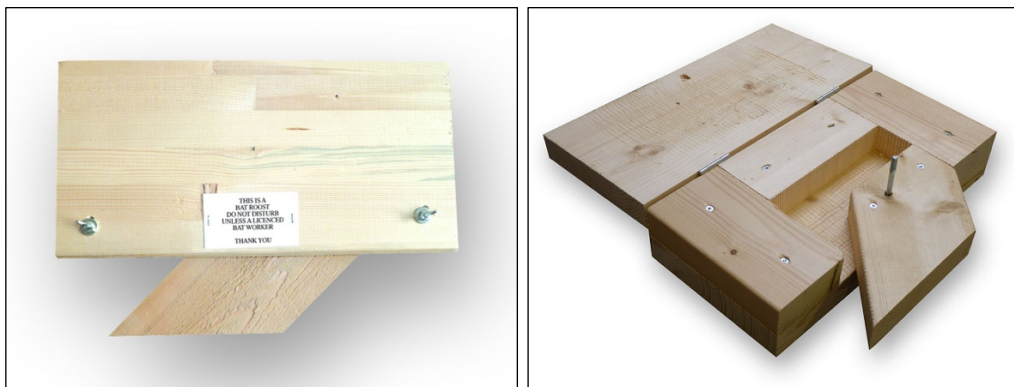
- The destructive search of Sheepwash Farm garage will be carried out during the active season i.e. April to late-October.
- A toolbox talk will be given to contractors prior to any works relating to the demolition of the building commencing stripping. The toolbox talk will provide an introduction to the legal protection afforded to bats, the status of bats at the site including likely species and roosting locations, evidence to look out for and the protocol which will be followed if a roosting bat is located. Appropriate signage will be provided and displayed on site to inform contractors of the required protocol when working where a bat roost has been recorded.
- The destructive search works will be led by a licensed bat worker, accompanied by construction contractors. There will be no disturbance of identified roost features without the supervision of a bat worker. This is because during any proposed tile stripping period bats, if present, may be very difficult to locate and easily be overlooked by contractors. ***It is important to note, that although bats were recorded emerging from beneath roof tiles at specific locations, it is possible that the locations observed were just the access/egress locations, and that the bats were actually roosting within the building, for example adjacent to rafters or beams, where they are located next to cladding.***
- Immediately prior to any works commencing, inspections of all identified roost features will be carried out by a licensed bat worker, using an endoscope where required, to check for the presence of roosting bats. Any bats encountered and accessible will immediately be transferred to a holding bag before being placed within the previously erected bat box within the site grounds.

- Following this, the roof materials will be carefully removed by/under the supervision of the licensed bat worker using hand tools. The works will be carried out from a suitably erected scaffold or mobile elevated work platform, as required. **Note: given the potential difficulty in locating roosts within the garage, the best approach may be to remove the roof, and leave the building exposed overnight to allow bats to leave on their own accord.**
- Any bats which are found during the destructive search works will be captured by the licenced bat worker with the use of thin gloves or a hand net. The bat will immediately be transferred to a holding bag before being placed within the previously erected bat box within the site grounds. Any injured bats will immediately be taken into care.
- Once the licensed bat worker is satisfied that the roost has been safely removed, the contractors can complete the extension works, whilst being mindful that a bat may try to return to a favoured roost site.
- If a bat is found during unsupervised works, all works will cease and the supervising bat worker will be contacted immediately.

Provision of new roosting sites

Phillips Ecology understands that the proposals for the site are for a building of similar design and construction, in that it will be a timber framed structure with a pitched roof in a half-hipped design (see Appendix 1). Based on our understanding the following measures could be incorporated, if possible.

- The provision of two wooden (truss type) bat boxes, to be erected within the new building to mimic roosting opportunity within main support beams.



Figures 10 & 11: Wooden bat box to be erected in new garage building to provide roosting opportunity that mimics gaps in rafters.

- In addition, two wooden bat boxes should be erected internally, on the side elevations of the new building at eave height on the western and eastern elevations.

If it is not possible to provide these measures, or the building is unsuitable, the following should be provided.

- Four Schwegler 2FN bat boxes or similar should be installed on mature trees located within the site grounds (Figure 12). These will provide temporary alternative roosting opportunity at the site whilst the proposed development works are undertaken and will be retained as compensatory roost features post development.

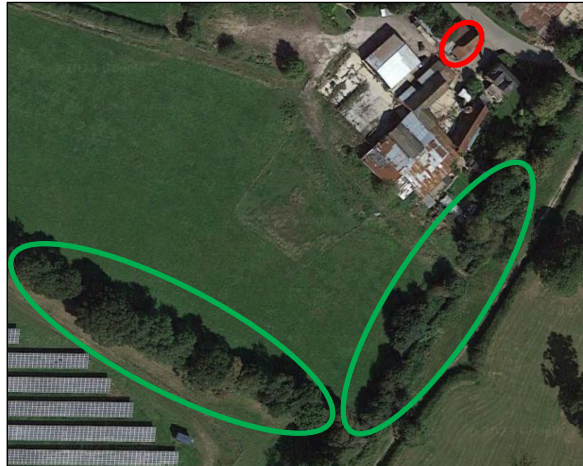


Figure 12: Location of existing garage (red circle) and proposed locations of bat boxes (green ovals), with two to be erected on suitable trees within each oval.

In order to limit any effects on foraging and commuting bats, external lighting should be limited to only that which is absolutely necessary for safety purposes, both during the construction phase and once the proposals are complete. The following lighting measures are required:

- Construction works between March and October should be undertaken during daylight hours only to avoid disturbance to bats that may forage and commute through or near the site.
- Lighting to the completed development should be as low brightness as possible, kept at a low level and directed away from existing roof. Lighting on sensors should not be so sensitive that foraging bats trigger them.

5.2.3 *Breeding birds*

Although no evidence of nesting birds was recorded care should be taken to ensure that the proposed works do not disturb breeding birds. The bird nesting season is taken to be from March to August, inclusive. If an occupied nest is present, then the nest must not be removed and works around the nest can only recommence once the nest becomes unoccupied of its own accord, for example when chicks have fledged the nest.

5.3 Enhancements

The delivery of biodiversity enhancement is promoted by the National Planning Policy Framework (NPPF) and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006.

Where opportunities exist, it is best practice to provide enhancement features which encourage greater biodiversity within development sites in accordance with the NPPF and Local Planning Authority's responsibilities under the NERC Act.

Opportunities for enhancement which are proportionate to the scale of the proposed works could include the provision of the following:

- The provision of two nest boxes suitable for little owl *Athene noctua* will be erected on mature trees within the site or around the site boundary.
- The provision of three nest boxes suitable for house sparrow *Passer domesticus* to be erected on the new garage or other farm buildings on the site.

6. Conclusion

The preliminary roost assessment confirmed that the garage at Sheepwash Farm to be impacted by the proposals provides moderate suitability for bat roosting.

Given the moderate suitability assessment further survey work was required in order to confirm presence/likely absence and status of any roosts present.

This survey work has confirmed that the garage supports low conservation status roosts for a soprano pipistrelle and presumed brown long-eared bat.

The proposals will result in the loss of the identified soprano pipistrelle and brown long-eared bat roosts and as such a Natural England EPSM licence will be required in order for the proposed works to proceed. A mitigation strategy has been designed that would provide alternative roosting opportunities within the proposal which are proportional to the scale of impact. The mitigation strategy also sets out recommended timings and methods to be followed during the development.

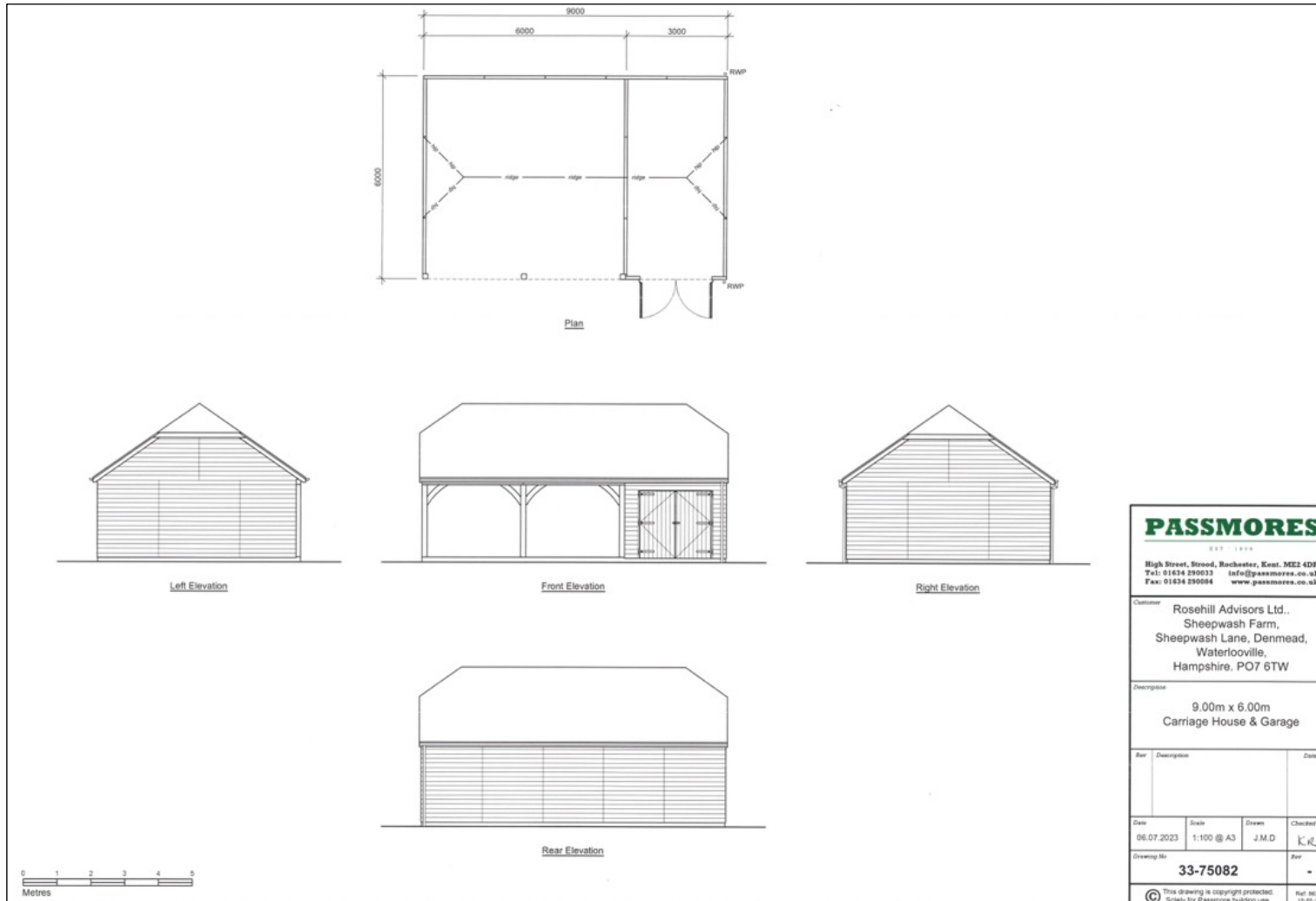
Precautionary measures have been provided for breeding birds, but only in the event they are nesting within the building.

Enhancement measures have been recommended for breeding birds.

7. References

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Appendix 1 – Site Proposals



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Description:
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Rev	Description	Date

Date	Scale	Drawn	Checked
06.07.2023	1:100 @ A3	J.M.D	K.R.

Drawing No	Rev
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