



Preliminary Roost Assessment

Corndell 2 Mary Lane, North Waltham, Basingstoke ,RG25 2BY

Claire and David James

Status	Issue	Name	Date
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Final	2	Annabel Sharpe BSc (Hons) Graduate Ecologist. Bat Class License, level 1.	03/10/2023

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Industry Guidelines and Standards

This report has been written with due consideration to:

Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

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

Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.

British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Claire and David James to undertake a Preliminary Roost Assessment (PRA) at Corndell 2 Mary Lane, North Waltham, Basingstoke ,RG25 2BY (hereafter referred to as “the site”). The survey was required to inform a planning application for: extending the kitchen into the external undercroft to the east of the existing kitchen. Increase the width of the existing family room bay. Change the French doors in the living room bay for windows and a plinth wall (hereafter referred to as “the proposed development”).

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Table 5 of this report.

Feature	Survey Results Summary	Impact Assessment	Recommendations
Roosting bats B1	<p>There is a low volume of roosting features around the porch, but this is not in proximity to any area of the proposed works.</p> <p>The porch is not directly connected to the areas of the proposed works to allow bats to reach these areas.</p> <p>There are no plans to alter any roof space other than one of the bay windows.</p> <p>The kitchen extension will be filling out the undercroft and not change any field, hip or ridge tiles.</p>	<p>Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the extensions to this building.</p>	<p>In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat-licensed ecologist contacted for further advice.</p> <p>No work is to take place to the porch area.</p>

Contents

1.0 Introduction and Context	6
1.1 Background	6
1.2 Site Location and Landscape Context	6
1.3 Scope of the Report	6
2.0 Methodology	7
2.1 Desk Study	7
2.2 Field Survey	7
2.3 Breeding Birds and Other Incidental Observations	7
2.4 Suitability Assessment	7
2.5 Limitations	8
3.0 Results and Evaluation	9
3.1 Designated Sites	9
3.2 Historical Records	9
3.3 Field Survey Results	9
4.0 Conclusions, Impacts and Recommendations	15
5.0 Bibliography	17
Appendix 1: Proposed Development Plan	18
Appendix 2: Site Location Plan	19
Appendix 3a: PRA Plan	20
Appendix 4: Legislation and Planning Policy Related to Bats	21

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Claire and David James to undertake a Preliminary Roost Assessment (PRA) at Corndell 2 Mary Lane, North Waltham, Basingstoke ,RG25 2BY (hereafter referred to as “the site”). The survey was required to inform a planning application for: extending the kitchen into the external undercroft to the east of the existing kitchen. Increase the width of the existing family room bay window and change the French doors in the living room bay for windows and a plinth wall (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2016). No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

1.2 Site Location and Landscape Context

The site is located at National Grid Reference SU56244665 and has an area of approximately less than 0.1ha comprising of a detached residential house and surrounding gardens. It is surrounded by other large detached house and gardens in all directions, however, housing ends within 100m to the north, east and west. The wider landscape comprises of a mixture of arable and pasture fields, with arable field systems being the dominant type. The field system to the northeast has a poor hedgerow system. However the Steventon road, heading north from the site, is flanked by hedgerow, shrubs and trees, and this leads into a woodland area called West wood and Stubb’s Copse within 800m northwest of the site. A site location plan is provided in Appendix 2.

1.3 Scope of the Report

This report provides a description of all features suitable for roosting, foraging and commuting bats and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on possible constraints to the proposed development as a result of bats and summarises the requirements for any further surveys to inform subsequent mitigation proposals, achieve planning or other statutory consent and to comply with wildlife legislation.

To achieve this, the following steps have been taken:

- A desk study has been carried out.

- A field survey has been undertaken, including an inspection of built structures, to determine the presence or the suitability of any features which bats could use for roosting and to assess the suitability of the site’s bat foraging and commuting habitat.

- An outline of potential impacts on any confirmed or unidentified roosts has been provided, based on the proposed development.

- Recommendations for further surveys and mitigation have been made, along with advice on the requirements for a European Protected Species Licence (EPSL) application if appropriate.

Opportunities for the enhancement of the site for roosting, foraging and commuting bats have been set out.

2.0 Methodology

2.1 Desk Study

The desk study included a 2km radius review of statutory designated sites with bat qualifying interests and granted EPSL records for bats held on magic.gov.uk database. An assessment of the surrounding landscape structure was also completed using aerial images from Google Earth and OS maps.

2.2 Field Survey

The survey was undertaken by Annabel Sharpe Graduate Ecologist, license number 2023-11145-CL17-BAT on 28/09/2023

The PRA focussed on 1 built structures which will be affected by the proposed development as well as providing an overview of the wider site and the surrounding landscape for bat roosting, foraging and commuting habitat.

For any surveyed buildings

A non-intrusive visual appraisal was undertaken from the ground, using binoculars to inspect the external features of the building for features which bats could use for roosting, including access or egress points and for signs of bat use including droppings, scratch marks, insect remains and urine smear marks. An internal inspection of the building was also made, including the living areas and any accessible roof spaces, using a torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the roof space

2.3 Breeding Birds and Other Incidental Observations

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for barn owls *Tyto alba*.

2.4 Suitability Assessment

Built structures were categorised according to the likelihood of bats being present and the types of roost that the identified features could support. This is summarised in Table 1 below. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Table 1: Features of a building that are correlated with use by bats

Classification	Feature of building and its context
Moderate to high	Buildings or structures with features of particular significance for larger numbers of roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data). Buildings with high suitability could support roosts of high conservation value such as maternity or hibernation roosts.
Low	A small number of possible roost sites or features, used sporadically by individual or small numbers of bats. Potential roost features may be suboptimal for reasons such as shallow depth, poor thermal qualities or upwards orientation with exposure to inclement weather or predators. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.
Negligible	Unsuitable for use by bats.

2.5 Limitations

It should be noted that whilst every effort has been made to describe the features on site in the context of their suitability for roosting bats, this does not provide a complete characterisation of the site. This survey provides a preliminary view of the likelihood of bats being present. This is based on the suitability of the habitats on site and in the local area, the ecology and biology of bats as currently understood, and the known distribution of bats as recovered during the desk study. Bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time.

A biological records data search has not been undertaken. However, given the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The loft space in B1 was not fully accessible as it was not boarded and a safe route could not be determined in the very narrow space. The loft space was viewed from the loft hatch. Therefore, some roost features or evidence of bats (if present) may have been missed. However from what could be observed, the loft area and lining appeared to be in very good condition and there was very little evidence seen around, including rodent. This is likely due to the recent construction of the building. No alteration to any loft spaces are proposed either.

These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.

3.0 Results and Evaluation

3.1 Designated Sites

No statutory designated sites with bat qualifying interests were identified within 2km of the site.

3.2 Historical Records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. EPSL records for bats are summarised in Table 2.

Table 2: Granted EPSLs for bats within 2km of the site

EPSL reference	Distance from the site	Bat species affected	Impacts allowed by licence
2014-349-EPS-MIT	1.35km northwest	Brown long-eared bat, common pipistrelle, serotine	Damage of a resting place

3.3 Field Survey Results

The weather conditions recorded at the time of the survey are shown in Table 3. The results of the field survey are detailed in Table 4 and illustrated in Appendix 3.

Table 3: Weather conditions during the survey

Date:	28/09/2023
Temperature	17°C
Humidity	71%
Cloud Cover	100%
Wind	10mph
Rain	None

Table 4: PRA Results

Feature	Description	Photographs
<p>Bat foraging and commuting habitat</p>	<p>B1 has a large vegetated garden on all sides with an array of flowering plants which would attract nectar-foraging species. There is a non-native hedgerow on the southwest boundary of the site, but this is part of a network of trees and hedgerows on Mary Lane, which leads through the village and to woodland within 2km north of the site. This could be used by foraging and commuting bats.</p>	 <p>arbtech Sept 28, 2023 01:08:21 pm</p>
<p>B1 - overview</p>	<p>B1 is a detached one-storey residential building, with an upper internal floor, with six wall dormers, rather than a full two-storey height.</p> <p>The building was constructed in 2009.</p> <p>It has clay ridge, hip and field tiles. It has PVC windows and wooden doors. There are hanging clay tiles on the dormer windows</p> <p>There are two hipped-roof bay windows on the west elevation.</p> <p>There are two red-brick chimneys at either end of the double gable-ended wall.</p> <p>There is a one-storey roof height part of the building, on the southern end. The building is a double-gable-ended building.</p> <p>This building has no soffit box and there are several skylight window.</p>	 <p>arbtech Sept 28, 2023 12:34:48 pm</p>

B1 – southern elevation

These photographs are of the southern elevation of B1 which is the part of the building that has a one-storey roof structure.

This showcases the area of the kitchen extension proposed which is to line up the brick wall with the external undercroft, with no alteration to any roof.

There was no evidence of bat droppings within the undercroft area, on any items, windowsills, or walls or floor.

There is some netting under here to discourage roosting birds, which would also disrupt bats.

There were no features at this gable end wall suitable for roosting bats.



B1 – eastern elevation

These photographs are of the eastern elevation of B1.

There are no roosting features seen on any of the field, hipped, ridge or hanging clay tiles.



There are some roosting features under the ridge of the porch area, as the second photograph shows looking from underneath, where tiles do not sit flush and there is no ridge beam.


This porch is not connected via the roof to the one-storey area of proposed works or the bay windows on the west elevation.

There was no evidence of roosting bats under this porch, such as noticing any staining on the wood rafters or seeing any bat droppings underneath.

No droppings were seen on any windowsills.



<p>B1 – northern elevation</p>	<p>This photograph is of the northern elevation of B1- There are no roosting features seen at this elevation, and no dropping evidence is seen around the hipped bay window.</p> <p>No proposed works are set for this elevation.</p>	 <p>arbtech Sept 28, 2023 12:59:11 pm</p>
<p>B1 – western elevation</p>	<p>This photograph shows the western elevation.</p> <p>This showcases the mixed roof height of the building, as well as the bay windows that are to be altered.</p> <p>There was no suitable roosting feature for bats seen on this elevation. No evidence such as droppings was seen on the patio slabs, around the bay windows, or any other doors and windowsill areas.</p>	 <p>arbtech Sept 28, 2023 12:34:48 pm</p>

<p>B1 – interior</p>	<p>This shows the interior space of B1. Due to the upstairs floor within B1, the loft area is very narrow. With a ridge height of 1.09m, a width of 1.9m at the base and a length of 10.6m. At the time of the survey internal temperature was 18°C and humidity 77%.</p> <p>The insulation is a loose wool insulation, with no historical insulation underneath. There are no crawl boards within this loft space, which made access to this space very limited, and only an inspection from the loft hatch area was possible.</p> <p>The membrane is a breathable membrane, which does pose a mortality risk to any bats. From what could be seen around the hatches there was no evidence of roosting bats, or evidence of other species, such as rodents.</p> <p>There was no natural light seen filtering through which could indicate any access point into this space, or breeze felt to indicate this either.</p> <p>There were floor-to-ceiling cobwebs seen throughout the length of this loft space, this could indicate any lack of flying within this space.</p> <p>No alterations are proposed to this loft space, and this loft space is not near any working area proposed.</p>	
<p>B1 – suitability assessment</p>	<p>Overall B1 has a negligible value for roosting bats in the area of construction. Though there are features around the eastern porch, these are not connected to the bay windows on the west elevation or the one-storey roof of the south elevation. If bats are using the porch these won't be affected by any works.</p> <p>No evidence of roosting bats was seen anywhere in or around B1.</p>	<p>N/A</p>
<p>B1 - breeding birds and other incidental observations</p>	<p>The clients claim they have an issue with a volume of pigeons, but the building offers no opportunity to support pigeon nesting and no evidence of nesting of this species anywhere in or around B1. There was no evidence of other nesting birds in and around. B1.</p>	

4.0 Conclusions, Impacts and Recommendations

Taking the desk study and field survey results into account, Table 5 presents an evaluation of the value of the site for bats and also details any other ecological constraints identified such as nesting birds in relation to the proposed development which will comprise extending the kitchen into the external undercroft to the east of the existing kitchen. Increase the width of the existing family room bay window and change the French doors in the living room bay for windows and a plinth wall

Table 5: Evaluation of the site for bats and any other ecological constraints

Building	Survey Results Summary	Impact Assessment	Recommendations	Biodiversity Enhancement Opportunities ¹
Roosting bats B1	<p>There is a low volume of roosting features around the porch, but this is not in proximity to any area of the proposed works.</p> <p>The porch is not directly connected to the areas of the proposed works to allow bats to reach these areas.</p> <p>There are no plans to alter any roof space other than one of the bay windows.</p> <p>The kitchen extension will be filling out the undercroft and not change any field, hip or ridge tiles.</p>	Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the extensions to this building.	<p>In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat-licensed ecologist contacted for further advice.</p> <p>No work is to take place to the porch area.</p>	<p>The installation of 1 bat boxes at the site will provide additional roosting habitat for bats.</p> <p>The bat boxes will be installed on The adjacent garage wall, or on a poll in the corner of the garden.</p> <p>Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p> <p>The bat boxes will be a specification suitable for general purpose such as a low profile woodstone or a similar alternative brand.</p>
Foraging and commuting bats	The garden around the site, and hedgerow that line the street boundary could be used by local bat populations for foraging	The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.	None.	None.

¹ The Local Planning Authority has a duty to ask for enhancements under the NPPF (2021).

	and commuting. These could also be used by bats dispersing from nearby roosts outside of the site.			
Nesting birds B1	The building offers no opportunities for nesting birds.	None.	None.	The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
Other ecological constraints	None identified.	N/A	N/A	N/A

5.0 Bibliography

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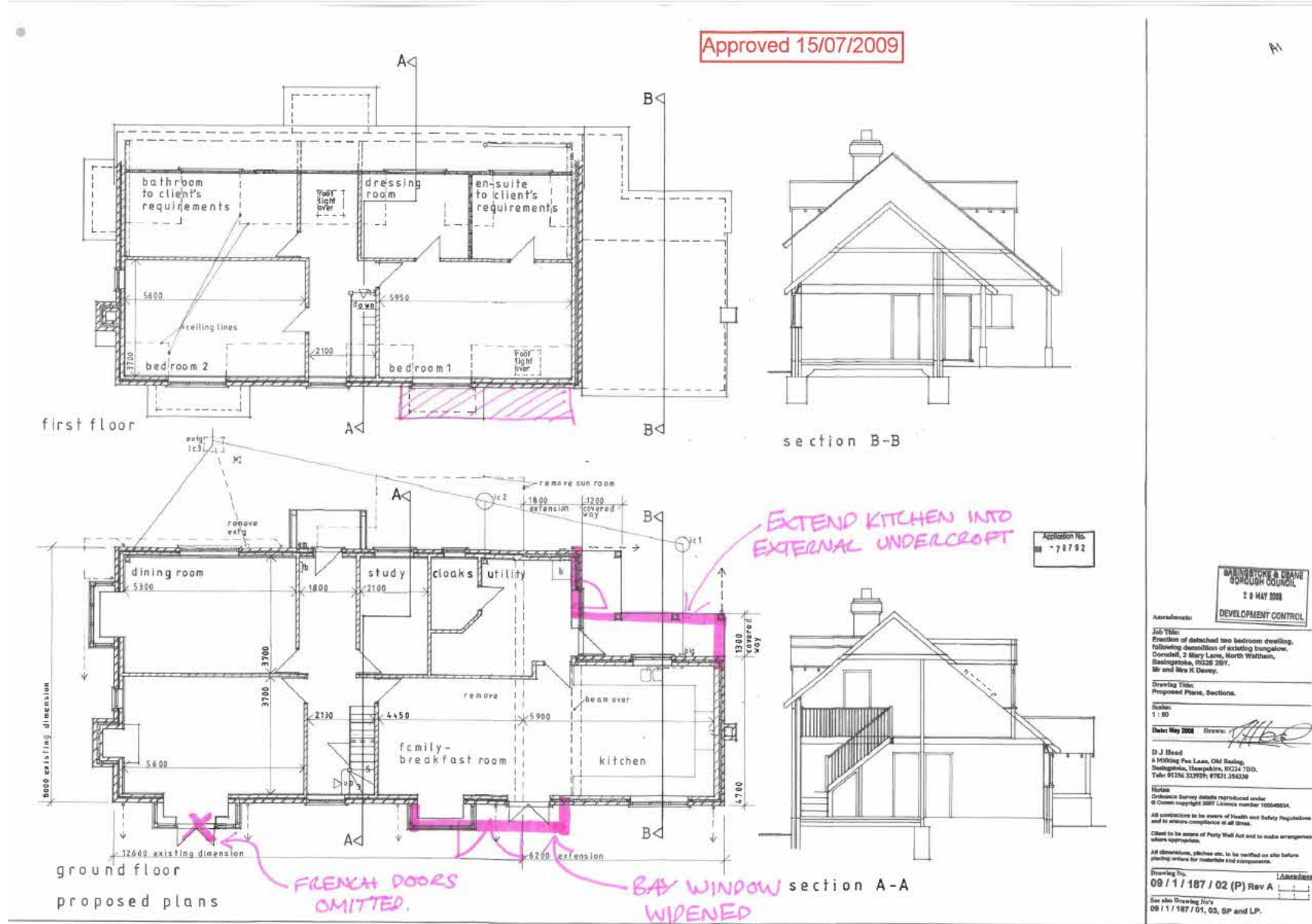
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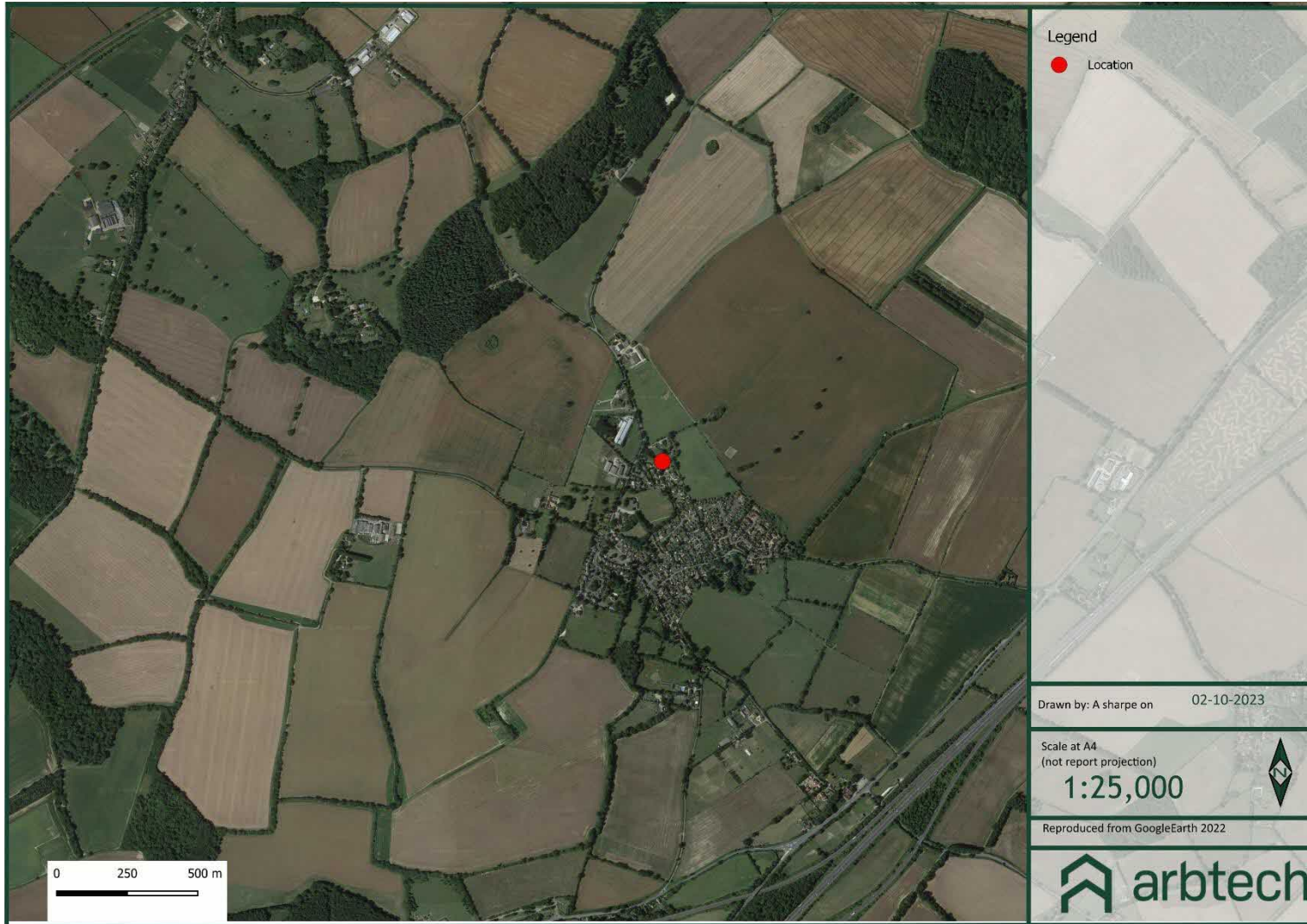
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Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3a: PRA Plan



Appendix 4: Legislation and Planning Policy Related to Bats

LEGAL PROTECTION

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2.

Regulation 43: Protection of certain wild animals - offences

(1) A person is guilty of an offence if they:

- (a) Deliberately captures, injures or kills any wild animal of a European protected species,
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal,

(2) For the purposes of paragraph (1) (b), disturbance of animals includes in particular any disturbance which is likely—

- (a) To impair their ability:
 - (i) To survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) To affect significantly the local distribution or abundance of the species to which they belong.

Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

Intentional or reckless disturbance (at any level)

Intentional or reckless obstruction of access to any place of shelter or protection

Selling, offering or exposing for sale, possession or transporting for purpose of sale

NATIONAL PLANNING POLICY

National Planning Policy Framework 2021

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

LOCAL PLANNING POLICY

Basingstoke and Deane Local Plan 2011-2029

The Basingstoke and Deane Local plan -can be viewed here: <https://www.basingstoke.gov.uk/planningpolicy>

The following planning policies have implications for developers in relation to bats:

Policy EM4 – Biodiversity, Geodiversity and Nature Conservation

1. Development proposals will only be permitted if significant harm to biodiversity and/ or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that:

- a) There will be no adverse impact on the conservation status of key species; and
- b) There will be no adverse impact on the integrity of designated and proposed European designated sites; and
- c) There will be no harm to nationally designated sites; and
- d) There will be no harm to locally designated sites including Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs); and
- e) There will be no loss or deterioration of a key habitat type, including irreplaceable habitats; and
- f) There will be no harm to the integrity of linkages between designated sites and key habitats.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned.

2. Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/ or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.

3. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

4. In order to secure opportunities for biodiversity improvement, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats.

Approaches to secure improvements could be achieved through:

a) A focus on identified Biodiversity Opportunity Areas and Biodiversity Priority Areas as identified in the councils Green Infrastructure Strategy (and subsequent updates) where appropriate; and through

b) On-site and/ or off-site provision linked to new development in accordance with the council's adopted green space standards.

The Hampshire BAP volume 2 can be viewed here: <http://documents.hants.gov.uk/biodiversity/HampshireBiodiversityActionPlanVolume2.pdf>

Bat Species mentioned.

Bechstein, barbastelle. Pipistrelle, grey long ear, greater horseshoe, serotine.

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A European Protected Species Licence (EPSL) issued by Natural England will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored. The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded de facto protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008).

There are 17 species of bat breeding in England and Natural England issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

Licences are issued for specific purposes stated in the Regulations, if the following three tests are met:

The purpose of the work meets one of those listed in the Habitats Regulations (see below);

That there is no satisfactory alternative;

That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range

The Habitats Regulations permits licences to be issued for a specific set of purposes including:

1. include preserving public health or public safety or other imperative reasons of over-riding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
2. scientific and educational purposes;
3. ringing or marking; and,
4. conserving wild animals.

Development works fall under the first purpose and Natural England issues bat mitigation licences for developments.

EUROPEAN PROTECTED SPECIES POLICIES

In December 2016 Natural England officially introduced the four licensing policies throughout England. The four policies seek to achieve better outcomes for European Protected Species (EPS) and reduce unnecessary costs, delays and uncertainty that can be inherent in the current standard EPS licensing system. The policies are summarised as follows:

Policy 1; provides greater flexibility in exclusion and relocation activities, where there is investment in habitat provision;

Policy 2; provides greater flexibility in the location of compensatory habitat;

Policy 3; provides greater flexibility on exclusion measures where this will allow EPS to use temporary habitat; and,

Policy 4; provides a reduced survey effort in circumstances where the impacts of development can be confidently predicted.

The four policies have been designed to have a net benefit for EPS by improving populations overall and not just protecting individuals within development sites. Most notably Natural England now recognises that the Habitats Regulations legal framework now applies to 'local populations' of EPS and not individuals/site populations.