



Bat Emergence Survey Report No Bats Emerged

Site Location

Sea Lodge, Tregurrian Hill
Newquay, Cornwall
TR8 4AD



Contract Details

Client:	Henry Ashworth
Architect/Planning Consultant:	Ben White Architecture
Report ref:	BESR_Sea Lodge_Ashwood_August 2023
Date of Survey & Report Expiry	21/08/2023
Other report ref. if applicable:	PEA_Sea Lodge_V2_Ashworth_March_2022_Aug 2023 EcA_Sea Lodge_Jillings Heynes_June_2016 Re-assessment_Sea Lodge_McInnes LLP_May_2018v1
Surveyor:	P.Diamond Bat Class Licence 1 & 2 V. Hunt - assistant
Date of report:	October 2023
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Latest Issue, date:	October 2023 V1
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Summary of Results.

BATS: - Legislative Context England & Wales

The developer must comply with the legal protection of protected habitats & species. Habitats Regulations (transposing the EC habitats Directive: Conservation of Habitats and Species regulations 2010 (as amended) & Wildlife & Countryside Act 1981 (as amended))

Result	Bats were not recorded emerging or exiting the assessed structure at the time of the Bat Emergence Surveys. Despite ingress features existing – the conclusion is, bats are not present within this structure.
Advisory	Structures should be secured now to ensure opportunities for future roosting are unavailable prior to the development – except where legal constraints exist for active nesting/fledging birds.
Next Step	Submit this report to the local planning authority
Mitigation for protected Species	<p>‘Impact Avoidance During the Construction Stages’ must be applied as Good Practice. Where birds were recorded nesting – Mitigation must be applied.</p> <p>Mitigation is NOT required as there is no roosting facility to replace and no other evidence of bats inhabiting the identified structures/s.</p> <p>Although no bat roosts were recorded, it is important that as a matter of good practice, any contractors should be made aware of the potential presence of bat/s associated with the roof structure, ridge line, bargeboards and wall tops.</p>
Mitigation for Bats	
Enhancement	Enhancement of the site is required.

Survey Detail

Lead Surveyor Present on each survey	- P. Diamond Cert (Hort), BSc (Hons), MSc, MCIEEM, MArborA MLI, N.E. Bat Class License Holder 1 and 2
Assistant Surveyors	- V. Hunt
No’ of surveyors	- Two
Survey Date/s	- 21/08/2023

Executive Summary

Ecological Surveys Limited was commissioned to undertake Bat Emergence Surveys at the Site for the client following a previous Ecological Assessment of the site which identified potential roosting features/ingress points which could be a conduit to a roost site, or a roost site.

It was concluded at that time that any unmitigated development works to the assessed structure might cause disturbance/harm or death to bat species and Emergence Surveys were therefore recommended in accordance with Bat Conservation Trust (BCT) guidelines (Collins, 2016) to glean sufficient evidence and inform licensing.

Emergence Surveys are 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 to be sufficient to provide an assessment of the ecological interest on the site and to justify the recommendations produced in this report.

It is the responsibility of the client/developer to ensure they familiarise themselves with and comply with any law and legislation relating to this survey's findings and recommendations. An overview of specific governance relating to this survey may be found within this report but is by no means comprehensive. Refer to [Appendix 1](#) for details of Bat and Bird Law and Legislation and <http://www.nwcu.police.uk/> regarding avoiding committing wildlife crime.

It should be noted that this report relates specifically to the specified brief and proposal description. If any changes to the brief or the proposal are made, then Ecological Surveys Ltd should be consulted. A re-appraisal or appraisal amendment may be required.

The results of the Bat Emergence Surveys are deemed to be valid for 12 months from date of issue provided any constraints or advisories recommended have been followed. If development works are to be carried out after this time has elapsed, an updated survey will be required.

Responsibilities of the client/acting agent: -

- a) If this property is proposed for demolition, this action should be carried out as soon as possible upon receipt of notification of results, unless constraints for nesting birds applies.
Refer to point C.
- b) Potential ingress points identified on the structure should be sealed as soon as possible following the receipt of this report to prevent any future habitation by bats – unless constraints for nesting birds applies: - Refer to point C.
- c) Works are prohibited from proceeding if nesting has occurred on the structure until all nesting birds' chicks are fledged and flown. Usually between March to September. 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.
- d) 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.
- e) If protected species (bats or birds) subsequently inhabit the property, this may cause significant delay for the proposed development.
Although no bat roosts were recorded, it is important that as a matter of good practice, any contractors should be made aware of the potential presence of bat/s associated with the roof structure, ridge line, bargeboards and wall tops.
- f) In the event that a bat is found during any unsupervised stages of the works, activity should stop in the vicinity of the bat/s and advice should be sought from Ecological Surveys Ltd (Tel: 01503 240846 or 07736 458609) or from the Natural England Bat Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless with gloves and only then to protect is from harm), but should be left in situ, gently covered until advice is obtained.

Survey Objectives

The Bat Emergence Survey was undertaken in order to establish:

- ✓ Whether bats are currently using the structure/s for roosting;
- ✓ If so, to identify the species present;
- ✓ To locate access / entry / exit points;
- ✓ To identify any potential ecological constraints on the development;
- ✓ To provide guidance on the Natural England EPSL (European Protected Species Licensing) or alternative procedures if required.

The survey specifically aimed to provide:

- Confirmation of the bat species, number of bats and access points used.
- Advice on the need for further survey/s and/or appropriate mitigation required.

Survey Methodology

Bat Conservation Trust (BCT) guidelines recommend Bat Emergence Surveys should ordinarily consist of a minimum of one visit for low suitability, two visits for moderate suitability or three for high roost potential and confirmed roosts. The bat survey was undertaken in accordance with guidance provided by the Bat Conservation Trusts Good Practice Guidelines 3rd Edition (Collins 2016).

There is some professional judgement permitted in deciding the actual number of surveys, and on occasion, if sufficient data can be collected in two survey visits rather than three, Natural England are prepared to accept this.

- The surveyors were positioned to cover all aspects of the dwelling, with particular emphasis placed on those areas most likely to be used by emerging bats.
- When a bat was detected, it was identified with its position and activity noted on a field base plan. The time and position of each bat was recorded, along with its direction of flight (light permitting) and whether the bat was emerging/returning, foraging or commuting.
- Cloud cover, wind strength, precipitation, humidity and temperature were all recorded at the start and on completion of the survey.
- The surveyors were each equipped with a bat detector and recording device, comprising of an Echo Meter 3 (zero crossing and frequency division bat detector) with internal recording capability, or a Bat Box duet recording to Hn2 Digital Recorder. To aid species identification, all recordings were analysed using Kaleidoscope View (ver. 5.1.4), Analook (ver. 4.4a) and/or Bat Sound (ver. 3) computer software.
- The surveys followed guidance detailed in the Bat Conservation Trust Best Practice Guidelines 3rd Edition (Collins 2016).


Bat Conservation Trust (BCT) guidelines were followed according to the assessment of the site: -

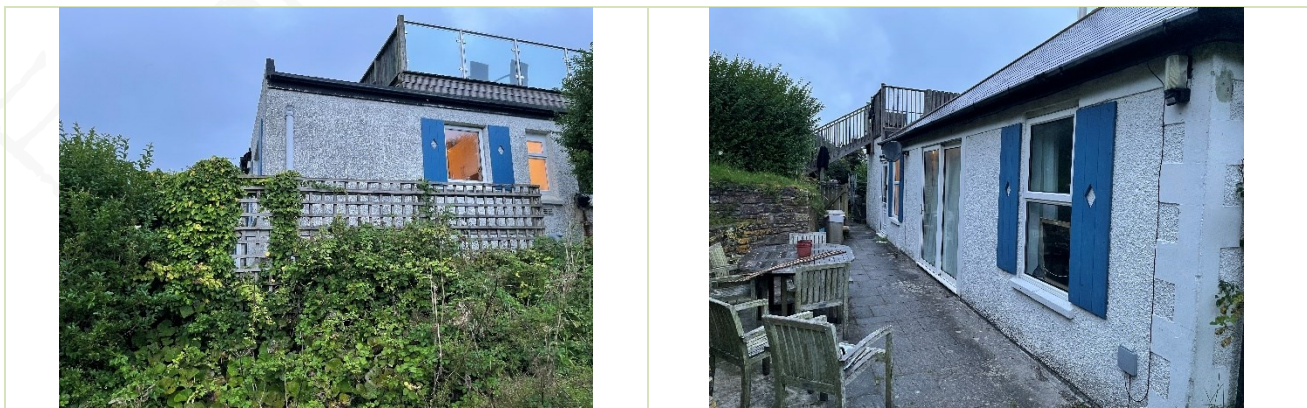
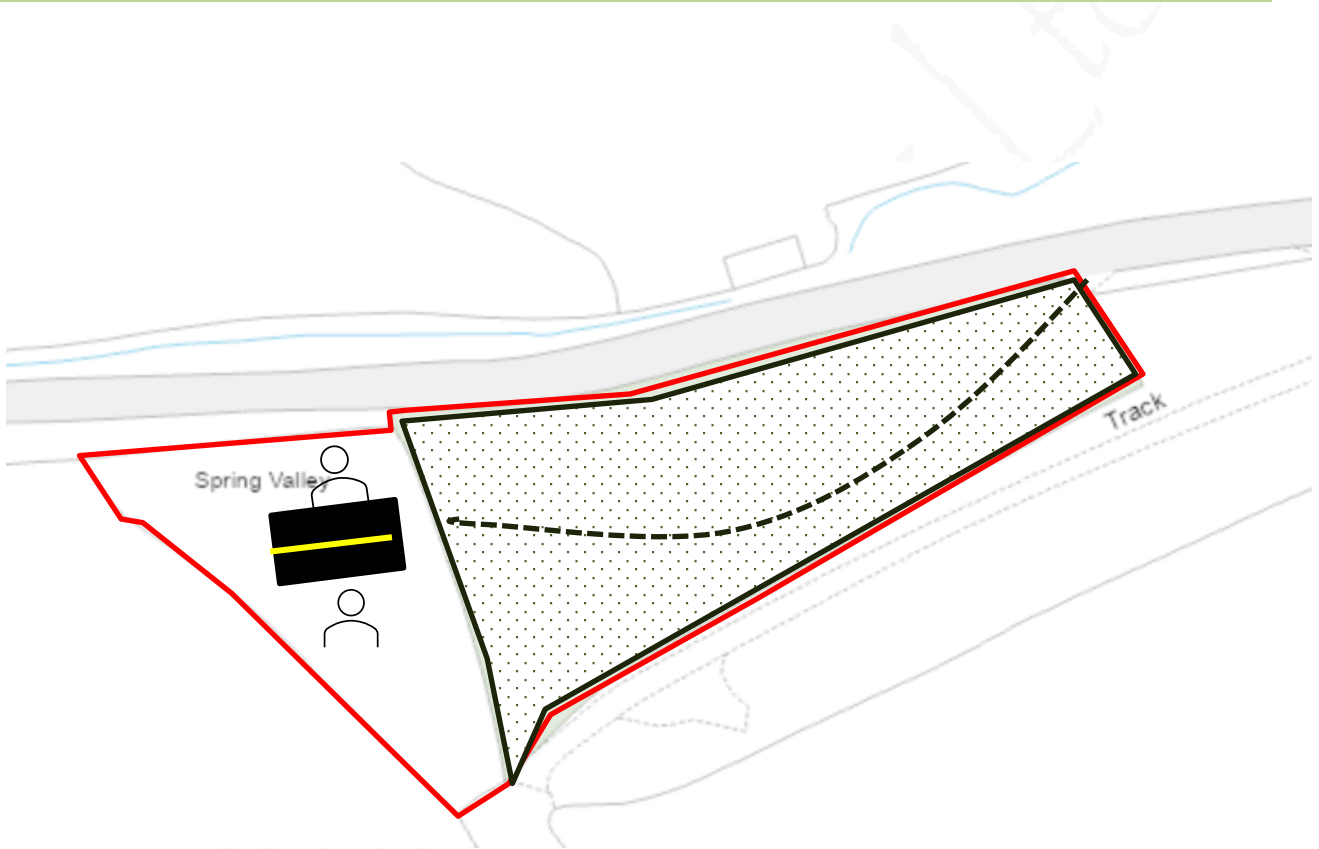
Recommended minimum number of survey visits for Presence/Absence Emergence Survey		
<u>Low Roost Suitability</u> One survey visit.	<u>Moderate Roost Suitability</u> Two separate survey visits.	<u>High Roost Suitability</u> Three separate survey visits.
One dusk emergence or dawn re-entry (structures). No further survey: Trees.	One dusk emergence and a separate dawn re-entry survey.	At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.
Timings		
May to August (structures) No further surveys (trees)	May to September with at least one of surveys between May & August.	May to September with at least two of surveys between May & August.

The bat survey was undertaken in accordance with guidance provided by the Bat Conservation Trusts *Good Practice Guidelines 3rd Edition* (Collins 2016). This guidance covers all aspects of emergence surveys, including recommendations relating to the months during which the surveys should be carried out, as well as recommended timings of the surveys themselves.

Results: - Surveyor Position and Observed Ingress Points

The positioning of the surveyors allowed for a clear view of all potential ingress points.

Structure/s observed	Sea Lodge SW 84830 65137	Location of surveyor	
Ingress Features		Viewpoint of surveyor	



Surveyor locations north & south

Results: - Supporting Evidence Survey Results

Results Table 1: Timings and Environmental Conditions on Date of Survey

Date of each survey visit	Start & End Times Time of Sunset	Weather			Structure Reference Sea Lodge
		Start	End		
21 st August 2023	Start: - 20.15 Sunset: - 20.30 End: - 21.15	Temp °C	17	16	
		Wind (B)	3	3	
		Precip.'	0	0	
		Humidity %	81	83	
Date of each survey visit	Start & End Times Time of Sunset	Weather			
		Start	End		
NA	Start: - Sunset: - End: -	Temp °C			
		Wind (B)			
		Precip.'			
		Humidity %			
Date of each survey visit	Start & End Times Time of Sunset	Weather			
		Start	End		
NA	Start: - Sunset: - End: -	Temp °C			
		Wind (B)			
		Precip.'			
		Humidity %			

Results Table 2: Summary of Bat Emergence

Bats Emerging / Re-entering					
Emergence Survey 1		2		3	
NONE		NA		NA	
Species Total	0	Species Total	0	Species Total	
Total (all bats)	0	Total (all bats)	0	Total (all bats)	
Notes of interest: NA					

Results Table 3: Bats Passing and in Association with the Site.

Bats Passing & In Association with the Site					
Survey 1		Survey 2		Survey 3	
COMMON PIPISTRELLE		NA		NA	
Species Total	1	Species Total		Species Total	
Total (all bats)	2	Total (all bats)		Total (all bats)	
Notes of interest: low bat activity – could not be accounted for, as all conditions appropriate for survey. Bats simply not utilising this area.					

Assessment: Roost and Habitat Characterisation

- The survey results indicate that this structure is not being used by bats.
- The survey results indicate that bats are associated with and near this habitat, as there were recordings of bats passing/feeding.

‘Passes’ should not be confused with the number of individual bats, as the actual number of individual bats is difficult to ascertain where the species remains of the same type. The passes in this case could be just one or two individuals flying back and forth or could be individual bats.

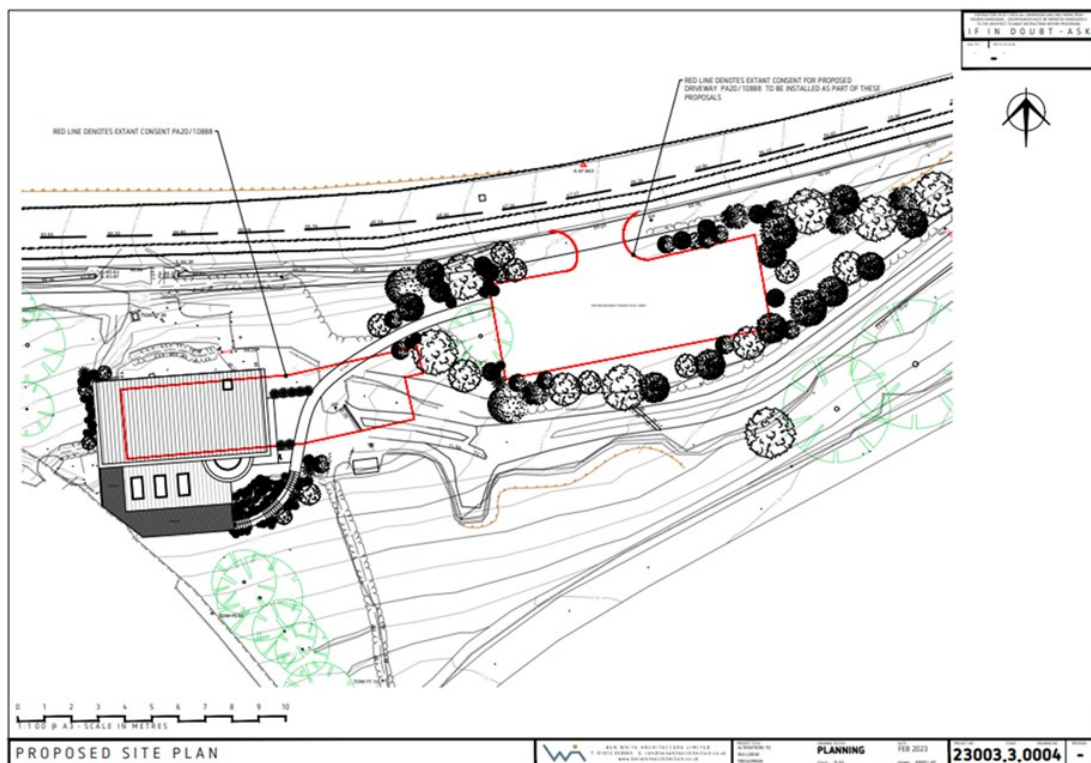
The presence of passing bats indicates weather conditions were suitable for bats to emerge.

- The results have informed the decisions for Enhancement.

Predicted Impact of the Proposed Design

The proposal brief seeks the demolition of the current dwelling and construction of a new residential dwelling within a similar footprint. A new parking area and access point is proposed within an area of scrub habitat.

An overview only is given here. Reference must be made to the full illustrated proposal details as submitted with the application.



The Bat Emergence Surveys did not evidence the presence of roosting bats onsite. Therefore, the assessment of predicted impact is that bat roosting/ingress features, will not be impacted by the proposal brief.

Where additional habitats and species have been recorded as either onsite, potentially onsite or adjacent, reference must be made to the associated ecological report for this site. The developer must comply with the legislation for protected species and the results of the Bat Emergence Surveys do not discharge these responsibilities.

If any species take up habitation of the Site prior to works, the client should satisfy themselves that no legislation for their protection applies. If in doubt, the acting ecologist should be consulted for advice.

Mitigation Requirements

BATS: - Not required

The guidance below is considered general Good Practice and should be referred to by the client and construction team as although no species are onsite at present, absence of presence can never be proof of complete or ongoing absence.

Impact Avoidance During the Construction Phase

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

- Prevent invasive non-native plants on development land managed during this time from spreading into the wild or a neighbour's property and causing a nuisance, refer to [Law and Legislation](#)
- Restrictions apply to mulching and earth moving which may cause the spread of [invasive non-native plants](#) and animals.
- Restrictions apply to activities that cause the spread of non-native animals into the wild.
- ✓ 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 should 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 may provide a means of escape.

- ✓ Any large bore pipes should 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 should be protected from damage during construction by erecting Heras (or similar) fencing around these features. The fencing should 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 should 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 should be maintained in a way that would prevent wildlife colonising it and causing constraints in the future. Such management should include mowing grassland at least twice a year and preventing scrub encroachment.
- ✓ Piles of brush wood and or log piles should 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 should 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 and / or reptiles taking up residence. Should nesting birds or reptiles be discovered, work must cease immediately, and ecological advice sought.
- ✓ All hedgerows / trees / shrubs removal should 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.

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 (LPA) 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). LPA's 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 LPA's now expect any new structure to include bat roost or bird nesting provision.

Bat Provision



Conclusions

Bats and their roosts are afforded legal protection: making it illegal to destroy a bat roost, or to disturb bats within a roost. Therefore, Bat Emergence Surveys were undertaken on this site to determine the status of roosting bats owing to the overall suitability for bats and the presence of roosting features.

Bat Conservation Trust (BCT) guidelines recommend Bat Emergence Surveys should ordinarily consist of a minimum of one visit for low suitability, two visits for moderate suitability or three for high roost potential and confirmed roosts. The bat survey was undertaken in accordance with guidance provided by the Bat Conservation Trusts Good Practice Guidelines 3rd Edition (Collins 2016).

The surveyors were positioned to cover all aspects of the dwelling, with particular emphasis placed on those areas most likely to be used by emerging bats.

Cloud cover, wind strength, precipitation, humidity and temperature were all recorded at the start and on completion of the survey.

The surveyors were each equipped with appropriate recording apparatus for identification.

The surveys followed guidance detailed in the Bat Conservation Trust Best Practice Guidelines 3rd Edition (Collins 2016).

The survey results indicate that bats are not roosting within the structure/s surveyed. Therefore, it is concluded no offence is likely to be committed as a result of the proposed works.

Additional habitat must be considered for this development to proceed lawfully. Please refer to Mitigation: - additional habitats and any associated biodiversity/ecology report for this site.

Providing the recommendations and enhancement measures contained within this report are agreed and adhered to, it is considered that the proposed development will have no negative impact on local bat populations within this area.

It should be noted it is possible that bats may on occasion utilise restricted and concealed spaces, such as upon wall tops, within deeper cracks or crevices or even within wall cavities of a structure with their subsequent field signs remaining concealed. Therefore, it is always possible that bat roosts/roosting locations may remain unidentified. It is also possible that any alteration to the structure or structures on site, might render an unsuitable structure, suitable. Examples could include: storm damage or partial completion of works which create opportunities for bats or birds to enter a structure.

Please refer to client/agent personal responsibilities: [Appendix 1: Legislation](#), and [Mitigation](#) and [Enhancement](#) sections.

Appendices

Appendix 1: Legislation Bat and Bird Species

Bat: - 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

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.

Legal Status, Birds

Bird: - 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 Schedule 1 bird 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 may 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 may 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: Bat Survey Triggers.

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>)

Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises 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.

Development affecting built structures:

- 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).

Floodlighting of:

- Churches and listed 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.

Felling, removal or lopping of:

- 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).

Proposals affecting water bodies:

- In or within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats.

Proposal located in or immediately adjacent to:

- Quarries or gravel pit;
- Natural cliff faces and rock outcrops with crevices or caves and swallets.

Proposals for wind farm developments:

- Of multiple wind turbines and single wind turbines (depending on the size and location) (NE TIN 051 – undergoing updates at the time of writing)

All proposals in sites where bats are known to be present¹

- 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)	Description
Please note: Intermediate categories (e.g. Low – Moderate value) may apply.	
None / 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

Appendix 4: Bat Species

1	Alcathoe	<i>Myotis alcathoe</i>
2	Barbastelle	<i>Barbastella barbastellus</i>
3	Bechstein's	<i>Myotis bechsteinii</i>
4	Brandt's	<i>Myotis brandtii</i>
5	Brown long-eared	<i>Plecotus auritus</i>
6	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
7	Daubenton's	<i>Myotis daubentonii</i>
8	Greater horseshoe	<i>Rhinolophus ferrumequinum</i>
9	Greater Mouse eared	<i>Myotis myotis</i>
10	Grey long-eared	<i>Plecotus austriacus</i>
11	Leisler's	<i>Nyctalus leisleri</i>
12	Lesser horseshoe	<i>Rhinolophus hipposideros</i>
13	Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>
14	Natterer's	<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	<i>Myotis mystacinus</i>

References

- Battersby, J. (Edited and compiled; 2005). *UK Mammals: Species Status and Population Trends*. JNCC/Tracking Mammals Partnership 2005. ISBN 1-86107568-5 <http://www.jncc.gov.uk/page-3311>
- Conservation of Habitats & Species Regulations 2010. HMSO
- Cornwall Planning for Biodiversity Guide (2018)
- <https://www.cornwall.gov.uk/media/35514048/biodiversity-spd-v7.pdf>
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