



# Bat Report



44 Charlbury Road

On behalf of Lightbox Architects

June 2022

Project Code	Title	Date of Issue
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	Name	Date
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## Contents

<b>1</b>	<b>Executive Summary .....</b>	<b>4</b>
<b>2</b>	<b>Introduction .....</b>	<b>5</b>
2.1	Background .....	5
2.2	Site Description .....	5
2.3	Proposed Works.....	5
2.4	Aims of Report .....	5
2.5	Personnel .....	5
2.6	Limitations .....	5
<b>3</b>	<b>Methods .....</b>	<b>7</b>
3.1	Desk Study .....	7
3.2	Preliminary Roost Assessment.....	7
3.3	Emergence and Re-Entry Surveys .....	7
3.4	Limitations/Constraints.....	8
<b>4</b>	<b>Results and Interpretation .....</b>	<b>9</b>
4.1	Desk Study .....	9
4.2	Preliminary Roost Assessment.....	10
4.3	Emergence and Re-Entry Surveys .....	11
	Dusk emergence survey 11 <sup>th</sup> May 2022 .....	11
	Dusk emergence survey 8 <sup>th</sup> June 2022 .....	11
4.4	Site/ Species Valuation for Bats .....	11
<b>5</b>	<b>Potential Impacts and Recommendations .....</b>	<b>12</b>
5.1	Bats .....	12
<b>6</b>	<b>Relevant Legislation and Policy .....</b>	<b>13</b>
6.1	Exit from European Union.....	13
6.2	National Planning Policy Framework .....	13
6.3	Local Planning Policy .....	15
6.4	Bats .....	16
<b>7</b>	<b>References .....</b>	<b>17</b>
<b>Appendix 1 -</b>	<b>Photographs .....</b>	<b>18</b>
<b>Appendix 2 -</b>	<b>Survey Plan .....</b>	<b>19</b>
<b>Appendix 3 -</b>	<b>Proposed Enhancement .....</b>	<b>20</b>

# 1 Executive Summary

<b>Report purpose</b>	<p>This report identifies the potential ecological impacts, mitigation, compensation and enhancement measures in relation to extension works proposed at 44, Charlbury Road, Oxford, OX2 6UX .</p>
<b>Date and methods of survey</b>	<p>A preliminary roost assessment of the outbuilding and garage was conducted in October 2021 which identified the need for further survey for bats comprising two Emergence Surveys, conducted in May and June 2022.</p>
<b>Key findings</b>	<p>The site, situated in Oxford, Oxfordshire, comprises a residential property, garage and associated garden, hard and soft landscaping.</p> <ul style="list-style-type: none"> <li>• A preliminary roost assessment of the house (B1) and garage (B2) concluded that they had moderate potential to support roosting bats;</li> <li>• Two dusk emergence surveys were undertaken during which no bat roosts were identified within either of the buildings; and</li> <li>• Three common species of bat were recorded actively foraging and commuting in and around the site.</li> </ul>
<b>Potential impacts</b>	<p>The proposals include a double storey extension on the northern aspect of the main house (there is currently an existing single storey extension which will be demolished to facilitate this) a single storey link will also be created to join the new extension to the existing garage building, which will be converted into a liveable space. The loft space of the main house will also be converted into liveable space and dormer windows installed on both the eastern and western elevations.</p> <p>In the absence of mitigation, development within the site may result in the disturbance of bats foraging and commuting within the site through increased levels of lighting.</p>
<b>Measures to avoid and/or reduce impacts and deliver biodiversity enhancements</b>	<ul style="list-style-type: none"> <li>• Implementation of a sensitive lighting scheme; and</li> <li>• Installation of a bat box on one of the buildings, on a south or west elevation, following construction.</li> </ul>

## 2 Introduction

### 2.1 Background

2.1.1 Ecology by Design Ltd was commissioned by Lightbox Architects, on behalf of a private client, to undertake bat surveys of 44 Charlbury Road, Oxford, OX2 6UX (central grid reference SP 51409 08527).

### 2.2 Site Description

2.2.1 The house is located along Charlbury Road on the St Margaret's suburb of Oxford city. The house is situated on a residential street and the surrounding landscape is urban with a treeline and the well-maintained sports grounds of the Cherwell School bordering the house to the north. There are also arable fields and the River Cherwell to the east of the site in the wider landscape.

### 2.3 Proposed Works

2.3.1 The plans include a double storey extension to the north aspect of the main house (there is currently an existing single storey extension which will be demolished to facilitate this) a single storey link will also be created to join the new extension to the existing garage building, which will be converted into a liveable space. The loft space of the main house will also be converted into liveable space and dormer windows installed on both the eastern and western elevations.

### 2.4 Aims of Report

2.4.1 This report presents an appraisal of the potential impacts of the proposed development works on bats. The report outlines recommendations for avoidance, mitigation, compensation, and enhancement measures.

### 2.5 Personnel

2.5.1 The project was led by Ecology by Design Senior Ecologist Kate Philpot BSc, MSc ACIEEM who has seven years of experience in ecological consultancy including bat surveys and assessments of this scale.

2.5.2 Project supervision and review of the report was provided by Associate Laura Grant BSc (Hons) MCIEEM who has been an ecological consultant for 15 years.

### 2.6 Limitations

2.6.1 Although permission was requested from the neighbouring property (via a letter sent at the beginning of May 2022) to access their garden for an optimal view of the western elevation,

permission was not granted. Therefore, the view of the western elevation had to be from the road. If a bat had emerged from this elevation, it would not have been clear exactly from which feature it emerged, but it would have still been obvious from the surveyor viewpoint that a bat had at least emerged from that side of the building; therefore, it is not considered to be a constraint on this occasion.

### 3 Methods

#### 3.1 Desk Study

3.1.1 Records of bats within a 2km radius of central OS national grid reference SP 51409 08527 were requested from Thames Valley Environmental Records Centre (TVERC) with records returned on 10<sup>th</sup> June 2022.

3.1.2 A search of MAGIC ([www.magic.gov.uk](http://www.magic.gov.uk), accessed 17<sup>th</sup> June 2022) was undertaken for granted European Protected Species Mitigation (EPSM) licences granted for bats within 2km of the site.

#### 3.2 Preliminary Roost Assessment

3.2.1 An external and internal Preliminary Roost Assessment was conducted of all buildings on site on 20<sup>th</sup> October 2021 by Ecology by Design. The assessment was based on the guidance in Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016) and government guidance (Gov.uk., 2015).

3.2.2 The survey was conducted by Senior Ecologist Kate Philpot (Natural England Licence Number Level 2 – 2020-47515-CLS-CLS) and Assistant Ecologist Anna Kogioni.

3.2.3 The surveyors used a high-power torch (LEDLenser Lamp) and 10x42mm close focusing binoculars to inspect features of interest. All external areas of the buildings were inspected as well as internal areas. Evidence searched for included the presence of free hanging bats and bats within gaps and crevices, bat droppings, urine stains, rub marks, scratch marks and feeding remains.

#### 3.3 Emergence and Re-Entry Surveys

3.3.1 Two dusk emergence surveys were conducted of buildings which had suitability for roosting bats to confirm presence or likely absence of roosting bats. The surveys undertaken within the site are detailed in Table 3.1.

3.3.2 **Table 3.1:** *Details of bat roost surveys completed in 2022*

Date	Building ID	Surveyors	Type
11 <sup>th</sup> May 2022	House (B1) and garage (B2)	Jan-Piet Struursma (Natural England Licence Class 2 2019-44236-CLS-CLS), Hannah Smith (Natural England licence 2015-12267-CLS-CLS), Steven Allen (Natural England Licence Class 2 (CL18) 2015-11941-CLS-CLS) and Olyvia Hall.	Dusk

8 <sup>th</sup> June 2022	House (B1) and garage (B2)	Tony Wells, Hannah Smith (Natural England licence 2015-12267-CLS-CLS), Steven Allen (Natural England Licence Class 2 (CL18) 2015-11941-CLS-CLS). A thermal scope camera was utilised in the place of a surveyor during this survey.	Dusk
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3.3.3 The surveys were based on the guidance included in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016). Bat detectors utilized included Elekon Batlogger M detectors to record any bats emerging from or re-entering the buildings. As well as a TrackIR pro 19mm thermal imaging monoscope, recording at 1280x960 HD display and 50Hz frame rate.

3.3.4 The emergence surveys commenced approximately 15 minutes before sunset and lasted until 1.5 hours after sunset.

3.3.5 Surveyors were located on each aspect of the buildings, focused on features identified during the preliminary roost assessment as being suitable for roosting bats. During the survey emergence and/or re-entry points were mapped, species were identified (where possible) and flight lines were noted. The results of the survey are detailed in Figure 1 in Appendix 2.

### 3.4 Limitations/Constraints

3.4.1 The wildlife and wider ecological interest of a site can change. The report presented here is a statement of the findings of the surveys carried out between October 2021 and June 2022.

3.4.2 Any appreciable delay in making reference to this report may necessitate a re-survey.



## 4 Results and Interpretation

### 4.1 Desk Study

4.1.1 77 records of at least eight species of bat were returned by TVERC within 2km of the site. Six granted Protected Species Mitigation Licences were located within 2km of the site during a search of MAGIC (accessed 17<sup>th</sup> June 2022).

**Table 4.1:** Details of bat records located within 2km of the site

Species of Bat	Latin Name	Date of Most Recent Record	Approx. Location of Nearest Record	Records
Unidentified bats	<i>Chiroptera</i> sp.	2014	1.3km NW	2
Daubenton's	<i>Myotis daubentonii</i>	2009	1.0km S	1
Leisler's	<i>Nyctalus leisleri</i>	1995	1.7km SW	2
Noctule	<i>Nyctalus noctula</i>	2018	1.8km E	8
Pipistrelle species	<i>Pipistrellus</i> sp.	2014	1.4km SW	18
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	2018	1.9km SE	20
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	2018	1.8km SE	14
Brown long-eared	<i>Plecotus auritus</i>	2018	2.0km SE	9

**Table 4.2:** Details of granted protected species mitigation licenses located within 2km of site

Species of Bat	Start Date	Approx. Location	Resting Place	Breeding Site
Common pipistrelle ( <i>Pipistrellus pipistrellus</i> )	2014	0.95 km W	Yes	No
Common pipistrelle ( <i>Pipistrellus pipistrellus</i> )	2016	1.0 km S	No	Yes
Soprano pipistrelle ( <i>Pipistrellus pygmaeus</i> )	2019	1.1 km NW	No	Yes
Common pipistrelle ( <i>Pipistrellus pipistrellus</i> )	2013	1.6 km NW	No	Yes
Soprano pipistrelle ( <i>Pipistrellus pygmaeus</i> )	2015	1.9km NW	Yes	No
Soprano pipistrelle ( <i>Pipistrellus pygmaeus</i> )	2018	1.9km S	Yes	No

## 4.2 Preliminary Roost Assessment

4.2.1 Table 4.3 includes descriptions of the buildings within the site, any evidence of roosting bats found and an assessment of their suitability to support roosting bats (see photographs in Appendix 1 and survey plan in Appendix 2).

**Table 4.3:** *Suitability of buildings for roosting bats and summary of roosts found*

Building Reference	Description	Assessment
<p>B1 – The house</p> 	<p>The main building is a brick built detached house, with a single-storey extension on the north elevation, both of which have pitched clay tile roofs. Multiple roof tiles on all elevations of all the roofs are lifted. The soffits on the main house and the extension are in good condition mostly flush with the wall. There are gaps on the east elevation between the end of the soffits and the brickwork on both sides large enough for bat access. The walls of the buildings are in good condition and no gaps in the mortar are present.</p> <p>Internally the loft is timber framed, bitumen felt lined with breeze block gable ends. The space is boarded in the centre but not near the eaves where the floor is covered by insulation. Due to the lack of boarding and a large water tank in the middle of the loft, the space could not be fully inspected, although the surveyor was able to walk on the timber beams and inspect most areas well. The bitumen felt is in good condition, overall very well sealed and the insulation is clean without bat droppings or urine stains. There is light ingress from the eaves on both east and west sides, however this is formed by the soffit vents which were too small for bat access. The loft was empty and did not appear to be in use. No obvious signs of bats were present and no access points were determined, however there are suitable roosting features in the loft.</p> <p>Due to the multiple features externally that would be suitable for crevice dwelling bats, the house was assigned as having moderate potential to support roosting bats.</p>	<p>Moderate</p>
<p>B2 – The garage</p> 	<p>The garage is situated to the north of the main building. The garage is brick built and detached, with a pyramid hip clay tile roof. The garage has white wooden soffits with a few small gaps which are too small for bat access. The garage is open to the roof, without a loft space. Internally the garage roof is timber framed and bitumen felt lined which is in good condition. There are gaps around the garage doors which are suitable access features for bats. Only one mouse dropping was found in the garage and no obvious bat signs were present, the garage was thoroughly searched.</p> <p>Due to the multiple features externally, that would be suitable for crevice dwelling bats, the garage was assigned as having moderate potential to support roosting bats.</p>	<p>Moderate</p>

### 4.3 Emergence and Re-Entry Surveys

4.3.1 The survey timings and weather conditions for the dusk emergence surveys are detailed in Table 4.4 below.

**Table 4.4:** Survey weather conditions

Date	Sunset/ Sunrise	Start	End	Weather
11 <sup>th</sup> May 2022	20:45	20:39	22:15	16°C to 12°C, Cloud 0/8 <sup>1</sup> , 1 Beaufort <sup>2</sup>
8 <sup>th</sup> June 2022	21:21	21:06	22:51	13°C to 12°C, Cloud 8/8 , 2 Beaufort

#### Dusk emergence survey 11<sup>th</sup> May 2022

4.3.2 No bats were recorded emerging from either the house (B1) or garage (B2) during the survey. Three species were recorded during the survey between 20:59 and 22:09 comprising common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*). Common and soprano pipistrelle individuals were seen by surveyors foraging within the garden, and along Charlbury Road. Activity levels throughout the survey were quiet.

#### Dusk emergence survey 8<sup>th</sup> June 2022

4.3.3 No bats were recorded emerging from either the house (B1) or garage (B2) during the survey. Bats were recorded between 21:31-22:50 comprising common pipistrelle, soprano pipistrelle and noctule. Low level commuting activity from these species were recorded, comprising brief and distant passes and occasional passes between the house and garage. Activity throughout the survey was quiet.

4.3.4 The thermal imaging data was analysed using motion meerkat and no emergences were recorded.

### 4.4 Site/ Species Valuation for Bats

4.4.1 The site is considered to be of negligible value in relation to roosting bats but has some intrinsic value as foraging and commuting habitat.

<sup>1</sup> Cloud cover is measured using the system called oktas. The visible sky is divided into eight and cloud presence is determined within each section. A value of one to eight is then assigned (1 okta being cloudless to 8 oktas being total cloud cover).

<sup>2</sup> The Beaufort scale is an empirical measure from 0-12 which relates wind speed to observed conditions. 0- Calm, 1- Light air, 2- Light breeze, 3- Gentle breeze, 4- Moderate breeze, 5- Fresh breeze, 6- Strong breeze, 7- Moderate gale, 8- Fresh gale, 9- Strong gale, 10- Whole gale, 11- Storm, 12- Hurricane force.

## 5 Potential Impacts and Recommendations

### 5.1 Bats

5.1.1 No bat roosts were identified within the main building (B1) or garage (B2) during the surveys therefore roosting bats do not pose a constraint to the proposed demolition of the buildings.

5.1.2 The habitats within the site provide foraging and commuting opportunities for bats. Increased levels of artificial light can cause disturbance to bats. Though several bat species can take advantage of artificial lighting systems for foraging, feeding off the insects they attract, other species avoid them as foraging within an illuminated area increases the risk of predation by nocturnal birds of prey or even domestic cats. If lighting is intensive and widespread, particularly lighting from lamps, which emit UV light (such as mercury vapour); it can deter some bats from utilising the site and in some instances can act as a barrier across commuting lines. Research has also shown that certain types of artificial lighting have been proven to disturb the emergence patterns of bats when they are placed within the vicinity of entrances to a bat roost.

**Recommendation R1:** Any lighting for the development will be designed sensitively in accordance with industry standard guidance (BCT & ILP, 2018) and the following principles will be adopted:

- Maintaining a dark corridor along the site boundaries;
- Not illuminating planted trees on site or offsite trees;
- Where lighting is required, ensuring:
  - Light levels are less than 3 Lux;
  - LED luminaires with a warm white spectrum ideally <2700 Kelvin (to avoid blue / UV elements);
  - Bollard or low-level downward directional luminaires are used and mounted on the horizontal (with no upward tilt); and
  - Security lighting, if required, is motion-activated with short (1 minute) timers.

5.1.3 **Recommendation R2:** In line with planning policy, which requires developments to enhance the site for wildlife, one Beaumaris Woodstone bat box (or equivalent) will also be installed on the exterior of one of the buildings on completion to provide roosting opportunities for bats. The box should be affixed to a south or west elevation at least 3m from the ground, preferably as close to the eaves as possible (where safe to do so) with a clear flight path. See example in Appendix 3.

## 6 Relevant Legislation and Policy

### 6.1 Exit from European Union

6.1.1 The Conservation of Habitats and Species Regulations 2017 (as amended), referred to as the '2017 Regulations,' are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). Changes to the 2017 Regulations have been made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (referred to as the '2019 Regulations') to transfer functions from the European Commission to the appropriate authorities in England and Wales.

6.1.2 The amendments prescribed by the 2019 Regulations allow existing protections afforded by current wildlife legislation and transposed EC Council Directives to be operable from 01 January 2021.

6.1.3 The 2019 Regulations protect rare and vulnerable birds and the habitats that they depend upon. This is achieved in part through the classification of Special Protection Areas (SPAs). The Habitats Directive aims to protect plants, habitats and animals other than birds. This is achieved in part through the creation of Special Areas of Conservation (SACs). SPAs and SACs are collectively referred to as the 'National Site Network'.

6.1.4 Designated Wetlands of International Importance (known as Ramsar sites) do not form part of the National Site Network, however, all Ramsar sites remain protected in the same way as SACs and SPAs.

6.1.5 At the time of writing (June 2022), the 2019 Regulations are still Draft; therefore the 2017 Regulations have been referred to within this report.

### 6.2 National Planning Policy Framework

6.2.1 The National Planning Policy Framework (NPPF) was updated in July 2021 (MHCLG, 2021) thereby replacing the older version of February 2019. The new framework sets out in section 15 that to protect and enhance biodiversity and geodiversity, plans should:

- identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and

- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

6.2.2 When determining planning applications, local planning authorities should apply the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

6.2.3 The following should be given the same protection as habitats sites:

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

6.2.4 The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

### 6.3 Local Planning Policy

6.3.1 The Oxford City Council Local Plan 2016-2036 was adopted in June 2020. The following policies are of relevance to this development:

#### 6.3.2 **Policy G2: Protection of biodiversity and geo-diversity**

6.3.3 Development that results in a net loss of sites and species of ecological value will not be permitted.

6.3.4 Sites and species important for biodiversity and geodiversity will be protected. Planning permission will not be granted for any development that would have an adverse impact on sites of national or international importance (the SAC and SSSIs), and development will not be permitted on these sites, save where related to and required for the maintenance or enhancement of the site's importance for biodiversity or geodiversity.

6.3.5 Development proposed on land immediately adjacent to the SSSIs should be designed with a buffer to avoid disturbance to the SSSIs during the construction period.

6.3.6 On sites of local importance for wildlife, including Local Wildlife Sites, Local Geological Sites and Oxford City Wildlife Sites, on sites that have a biodiversity network function, and where there are species and habitats of importance for biodiversity that do not meet criteria for individual protection, development will only be permitted in exceptional circumstances whereby:

6.3.7 there is an exceptional need for the new development and the need cannot be met by development on an alternative site with less biodiversity interest; and

6.3.8 adequate onsite mitigation measures to achieve a net gain of biodiversity are proposed; and

6.3.9 where this is shown not to be feasible then compensation measures will be required, secured by a planning obligation.

6.3.10 Compensation and mitigation measures must offset the loss and achieve an overall net gain for biodiversity. For all major developments proposed on greenfield sites or brownfield sites that have become vegetated, this should be measured through use of a recognised biodiversity calculator. To demonstrate an overall net gain for biodiversity, the biodiversity calculator should demonstrate an improvement of 5% or more from the existing situation. Offsetting measures are likely to include identification of appropriate off- site locations/projects for improvement, which should be within the relevant Conservation Target Area if appropriate, or within the locality of the site. When assessing whether a site is suitable for compensation, consideration will be given to the access, enjoyment and connection to nature that the

biodiversity site to be lost has brought to a locality. A management and monitoring plan might be required for larger sites. The calculation should be applied to the whole site.

## 6.4 Bats

6.4.1 Bats and their roost sites are protected by UK legislation.

6.4.2 The Wildlife and Countryside Act (1981) (as amended) makes it an offence to:

- Intentionally kill, injure or take a bat;
- Possess or control any live or dead specimen or anything derived from a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

6.4.3 Additionally, The Conservation of Habitats and Species Regulations 2017 (as amended) make it an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding site or a resting place of a bat; and
- Keep, transport, sell or exchange or offer for sale or exchange a live or dead bat or any part of a bat.



## 7 References

BCT & ILP (2018). *Guidance Note 08/18 Bats and artificial lighting in the UK*. Bats and the Built Environment series

Collins, J. (ed.) (2016). *Bat surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

Oxford City Council (2020). Local Plan 2036

[https://www.oxford.gov.uk/info/20067/planning\\_policy/1311/oxford\\_local\\_plan\\_2016-2036](https://www.oxford.gov.uk/info/20067/planning_policy/1311/oxford_local_plan_2016-2036) (accessed 20th May 2022)

## Appendix 1 - Photographs

Photograph 1: North elevation (main building and extension)



Photograph 2: South elevation (main building)



Photograph 3: Garage (east elevation)



Photograph 4: Loft



Photograph 5: Garage roof internally

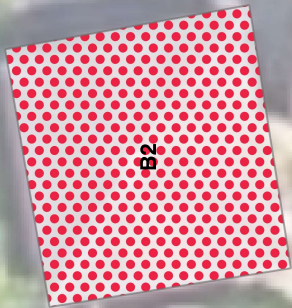


Photograph 6: Gap between soffit and brick



## Appendix 2 - Survey Plan

See next page



## Appendix 3 - Proposed Enhancement

Products	Description
	<p><b>Beaumaris Woodstone bat Box</b></p> <p>Suitable for hanging on trees or external walls/fences and made of long lasting woodstone, this bat box has a narrow internal cavity favoured by crevice-roosting species such as soprano pipistrelle. With an entrance hole at the bottom, this box is self-cleaning and requires little-no maintenance.</p> <p><a href="https://www.nhbs.com/beaumaris-woodstone-bat-box">https://www.nhbs.com/beaumaris-woodstone-bat-box</a></p>