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Report prepared for: Tony Blair

For the Site of: 25 Church Street, Stanwick, NN9 6PS

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Cherryfield Ecology has prepared this report for the named clients use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licenses to be from the most recent or current season. Therefore, should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Preliminary Roost Assessment (PRA)

0.0 Non-Technical Summary

0.1 Background

The survey undertaken follows national guidelines Collins (2016) allowing for a day-time inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of 25 Church Street, Stanwick, NN9 6PS.

The client commissioned Cherryfield Ecology to undertake a PRA as the proposals include for the demolition and reconstruction of the existing building. Plans have not been provided and a verbal description has been given. Parts of the existing dwelling are to be demolished for health and safety purposes as a result of the recommendations outlined within the structural report (David Smith Associates LLP, 2023).

0.2 Results and Findings

The site consists of a detached two-storey dwelling with conjoined sheds and outhouses (B1). A small outbuilding (B2) is located adjacent to B1.

Bat droppings and feeding evidence of bats were identified on site. Therefore, there is a confirmed roost present within B1. The droppings have been sent for DNA analysis to determine species.

0.3 Impact Assessment and Recommendations

B1 –A bat roost will be lost in the development.

Full roost characterisation surveys will be required to determine species, population and the entry/exit points used (three surveys, a minimum of three weeks apart). *Please see Section 4.3 for further details.*

Two surveys are to be undertaken within September 2023 which is considered sub-optimal. However, due to the extent of damage within the exterior and damage of

the buildings, this is considered as necessary under health and safety purposes due to the poor structural integrity of the buildings outlined within the structural report (David Smith Associates LLP, 2023).

B2- No further survey is required; if a bat is found, works must stop and an ecologist consulted for advice.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim of the Survey

This report aims to inform the client of any bat issues that may be present on site and that could affect the development. It recommends for further survey when considered necessary and provides possible mitigation and enhancement should this become required.

1.2 Background Information

The client, Tony Blair, has commissioned Cherryfield Ecology to undertake a PRA for the site of 25 Church Street, Stanwick, NN9 6PS. Planning permission is being sought for the demolition and reconstruction of an existing dwelling.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or features known to be used by bats e.g. crevices, gaps or holes that cannot be checked for a variety of reasons.

The inspection was conducted on the 11/09/2023.

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounds. The information is often sensitive and, therefore, a synopsis is provided.

The survey can be conducted year-round, however it can be limited due to bad weather and in the winter, when bats are not active, thus evidence and bats are often not found.

During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural

Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is well-defined by the legislation as the ‘resting place’ of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

2.0 Methods

The survey follows the national guidelines Collins (2016), and the following equipment is available for the inspection (it may or may not all be used):

- ♣ Torches (e.g. LED Lensar type).
- ♣ Ladders (Standard 4m telescopic surveying ladder).
- ♣ Endoscope where holes, cracks and crevices are accessible.
- ♣ Mirrors as above (extendable and movable mirror face).
- ♣ Binoculars (Pentax close focus).
- ♣ Thermometer/ hygrometer.
- ♣ Camera.
- ♣ Sample bags for collecting droppings and feeding evidence (should this be found).

The assessment allows for a detailed inspection of the site looking for bats, evidence of use by bats e.g. droppings/feeding remains, and features known to be used by bats for roosting e.g. gaps, crevices and holes. Trees and buildings are assessed from ground level only and may require climbed surveys of holes, cracks and crevices.

Biological records data is ordered from the local records centre to provide context and background information. As the data is often sensitive, a synopsis is provided.

If a deviation from the guidelines has been made, the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Bats are highly mobile and can turn up from time to time, unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys. The eastern side of the building (B1) was unable to be surveyed externally due to the adjacent house restricting the view.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins et al (2023) guidelines *Source: Adapted from Collins (2023) pp 44, Table 4.1.*

Likelihood of bat presence (Habitat Value)	Features that bats can use, regardless of evidence being present.
Confirmed Bat Presence	Bats are found to be present during the survey Evidence of bats is found to be present during the survey.
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.
Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.
Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.
None	No features suitable for roosting.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference –SP 98109 71326 and Postcode –NN9 6PS.

Table 2: Weather Records

Parameter	Unit/ Value
Temperature	20°C
Cloud cover	10%
Precipitation	None
Wind	0/ 12

3.2 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 3: Magic search results

Receptor	Distance and Direction (m/Km)	Description
Statutory sites	-911m west	Upper Nene Valley Gravel Pits (SSSI, Ramsar)
Granted protected species licenses (bats)	n/ a	n/ a
Priority habitat	-1147m southwest	Coastal and Floodplain Grazing Marsh
	-1516m northwest	Lowland Fens
	-478mm northeast	Deciduous Woodland
	-844m southwest	Traditional Orchard:

MAGIC

Magic Map

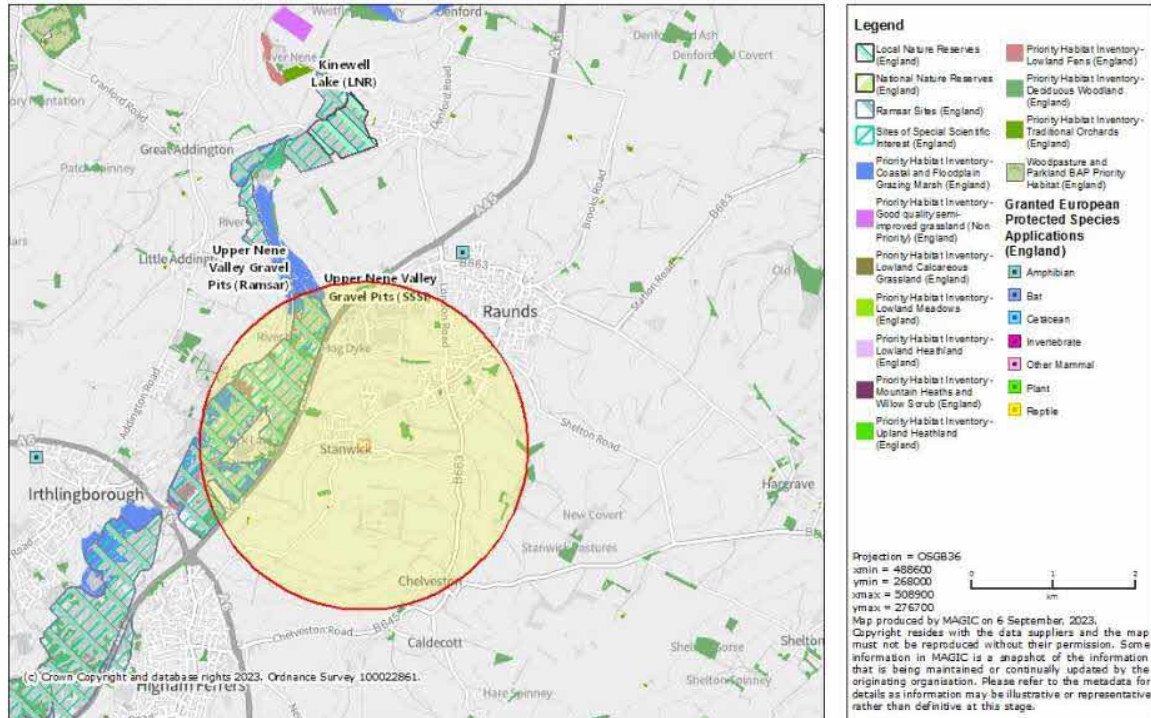


Figure 1: Magic Map Search

3.3 Biological Records Data

A 2km data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context.

Biological records were obtained from Northants Bat Group (2023). A total of 8 records were provided from a total of 5 confirmed bat species.

Table 4: Biological Records

Species	Number of Records	Closest record (accuracy)	Most recent record (year)
Barbastelle <i>Barbastella barbastellu</i>	-	-	-
Brown Long-Eared <i>Plecotus auritu:</i>	1	353m (1km)	2004
Common Pipistrelle <i>Pipistrellus pipistrelli</i>	1	2.1km (1km)	2008

Daubenton's <i>Myotis daubentoni</i>	1	2.1km (1km)	2008
Leisler's <i>Nyctalus leisleri</i>	-	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	-	-	-
Natterer's <i>Myotis nattereri</i>	-	-	-
Noctule <i>Nyctalus noctula</i>	1	2.1km (1km)	2008
Serotine <i>Eptesicus serotinus</i>	-	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	1	2.1km (1km)	2008
Unidentified Bat <i>Chiroptera</i>	-	-	-
Unidentified Long-Eared <i>Plecotus sp.</i>	-	-	-
Unidentified Myotis <i>Myotis sp.</i>	-	-	-
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	3	353m (1km)	2009
Unidentified Vesper <i>Vespertilionidae</i>	-	-	-
Whiskered <i>Myotis mystacinus</i>	-	-	-
Whiskered/ Brandt's <i>Myotis mystacinus/brandti</i>	-	-	-

3.4 Site Location and Surrounds

The site is located in Stanwick, Northamptonshire and is surrounded by housing and arable fields in the immediate local area. Table 5 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 5: Habitat features suitable for bat use in the general area.

Feature	Description
Water course	There are no significant water courses within the search area.
Water bodies	Stanwick Lakes, part of Upper Nene Valley Gravel Pits (SSSI, Ramsar), are located approximately 964m northwest.
Woodland	Areas of woodland are located approximately 49m northeast, and 560m northwest of the site. A smaller area of woodland is located approximately 639m west of the site.
Linear e.g. hedgerows	Field margin and garden hedgerows are found throughout the search area.
Pasture/ arable/ grassland	Arable fields dominate the search area. A bowling green belonging to Stanwick Bowls Club is located approximately 272m northwest of the site. Stanwick Pocket Park is located approximately 274m northeast of the site.
Other	n/a

3.5 Building, Tree or Other Structure

This section details the structures reference and description (see Figure 23 for Site Plan).

Building/tree/structure reference –B1 (Main Building)

- B2 (Outbuilding)

3.5.1 Description

3.5.2 General

The site consists of a detached dwelling (B1) with associated gardens surrounded by low-density residential housing. Due to the complexity of the building, different sections have been labelled as B1, B1a, B1b etc for the ease of the report.

Table 6: Building/Tree/Structure description(s)

Building/ Tree/ Structure Number	Description
B1	<p>B1</p> <p>External</p> <p>The main house is a detached dwelling with several conjoined buildings via cross gables The northern and southern end of the building has a gable end. The external walls comprise of a mixture of traditional Northamptonshire stone and brick. A singular wooden door with a wooden door frame and eave is present with an adjacent double patio door with a PVC door frame.</p> <p>The windows are predominantly made of wooden frames. The windows are embedded into the brick/stone of the walls. One gap is present along the top of a western facing window frame. The brickwork and windowsills are in good condition with no gaps or damage.</p> <p>Cast iron steel guttering is present around the exterior of the main house.</p>



Figure 2- Western facing side of the main house (B1).



Figure 3- Main house with external walls and windows (B1).

A brick chimney extends out of the roof.

The roof is pitched with a ridge that runs along the centre of the roof. Clay tiles are present on the roof.

Internal

The interior of the second storey of the main house has no ceiling or insulation present within the loft, the loft comprises only of wooden joists and rafters which are exposed.



Figure 4- Exposed joists and rafters in second storey of the house.

External

B1a-

The main house is joined to a wooden paneled building with a pitched roof comprising of metal sheets. PVC windows are present within the exterior of the building. A wooden door and door frame are present.



Figure 5- Wooden paneled building joined to the main house.

Internal

A two-storey section with a mezzanine floor and exposed wooden stairs is present. The ceiling of the building is exposed, with visible rafters, batons and tiles from the roof. Wooden joists run across the top of the building. To the side of this, is a room with metal sheet ceiling.



Figure 6- Ceiling with exposed tiles.

B1b-

A pitched roof extends from B1a to a building comprised of traditional stone and brick (B1b). The roof is comprised of interlocking clay tiles. The ridge board and associated rafters are comprised of timber in poor condition and have warped over time.

The building has warped over time and the exterior brickwork and walls lean at an angle.

The roof is comprised of interlocking clay pantile tiles on top of wooden rafters and batons.



Figure 7- Pitched roof joining the buildings.



Figure 8- Building (B1b) with clay tile roof.

Internal

The roof and associated building have rafters which are undersized resulting in gaps between the rafters and the ridge. The brickwork and stone are in poor condition with cracks extending throughout the wall and localised areas of stone and brickwork missing. The rafters have shifted over time leading to gaps between the wall plate.

Gaps between the tiles are visible.



Figure 9- Rafters and joists in poor condition across the roof of the building.



Figure 10- Interior wall of building with door.



Figure 11- Internal brickwork of building.



Figure 12- Underside of roof.

B1c-

The old building yard is comprised of metal sheeting with a metal roof which is joined internally to the main house.



Figure 13-Metal sheet building joined to the main house.

Internal

The internal of a section of the building yard has metal sheet ceiling with metal joists. Exposed brickwork walls are present.



Figure 14- Interior of building yard (B1c).



Figure 15- Interior of building yard (B1c).

B2

External

B2 is a small flat roofed outbuilding comprised of brick. Plastic guttering extends around the roof. PVC windows are embedded into the brickwork. No soffit or fascia boards are present.



Figure 16- Exterior of B2.

Internal

B2 has likely asbestos ceiling within the interior so the building was not entered.

3.6 Bats, Evidence or Likelihood of Bat Presence

The following table details the results of the survey.

Table 7: Bats, evidence or likelihood of bats being present.



Bats found	No bats were found at the time of the survey
Evidence of bat use	<p>Several bat droppings (six) were found on the floor and stuck to the wall in two separate locations within B1. These were collected for eDNA analysis to determine species.</p>  <p>Figure 17- Bat dropping identified within B1a.</p>  <p>Figure 18- Bat dropping identified within B1b.</p> <p>Scattered feeding remains including insect wings were identified within the building (B1a).</p>



Figure 19- Feeding evidence identified within B1a.

Urine staining was present in localised areas within the second storey of B1a.



Figure 20- Urine staining within B1a indicating bat presence.

	<p>Figure 19- Feeding evidence identified within B1a.</p> <p>Urine staining was present in localised areas within the second storey of B1a.</p> <p>Figure 20- Urine staining within B1a indicating bat presence.</p>
<p>Potential for bat use</p>	<p>Level of likelihood of presence –</p> <p>B1 –Confirmed presence</p> <p>There is a confirmed presence of a bat roost with evidence found throughout B1a and B1b. The site provides suitable habitat for foraging, roosting and commuting bats. There are a number of potential roosting features including gaps between rafters and wall plates and cracks within the stone and brickwork walls.</p>



Figure 21- Cracks within the brickwork of B1b.



Figure 22- Gaps between rafters and wall plate of B1a.

3.7 Supplementary Observations

A small pond was located within the site however the site is located in a residential area with limited suitable habitat for Great Crested Newt. No other ponds are located within 250m. Therefore, it is unlikely for Great Crested Newt to be present on site.

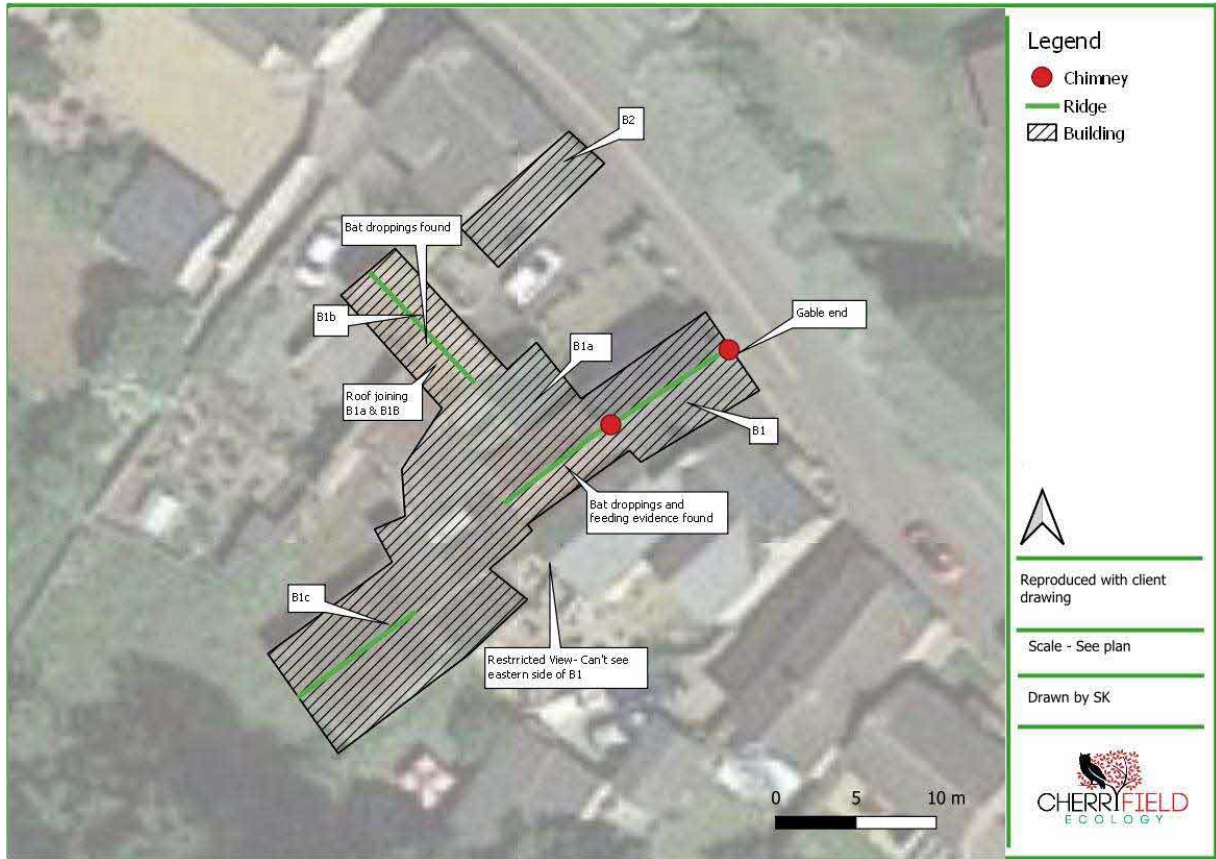


Figure 23: Site Plan

4.0 Conclusions, Discussion and Recommendations

The following section details the conclusions, discussion, potential impacts and recommendations in the context of the proposed works.

Building/tree/structure reference –B1 (Main Building)
- B2 (Outbuilding)

4.1 Conclusion and Discussion

The proposals include for the demolition of the main house and localised areas of buildings connected to the main house due to health and safety.

The site consists of a main house with attached buildings (B1, B1a, B1b & B1c) including a building yard and stone building. A small outbuilding (B2) is located adjacent to B1. Evidence of bats including scattered feeding remains and droppings were found in two locations within B1 (B1a & B1b).

There is therefore a confirmed roost located within B1. Several potential roost features are located throughout the building including damaged rafters, gaps on top of the wall plate and crevices within the brickwork.

The main house has no signs of bat evidence and would be considered as low potential due to the lack of roosting features and entry points for bats.

B2 has negligible potential for roosting bats due to the lack of potential roosting features and access points for bats.

4.2 Potential Impact

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following details a proportionate impact assessment based on current information.

Table 8: Impact Assessment.

Impact	A bat roost will be lost in the development
Characterisation of unmitigated impact on the feature	A bat roost will be destroyed when the buildings are demolished resulting in a low-level loss/impact at a local level.
Effect without mitigation	Without mitigation individual bats could be killed, injured or trapped during the works.

Mitigation or/ and Enhancement	See Table 9 and 10
Significance of effect of residual impacts (after mitigation)	If lost roosts are replaced by bat boxes, the effects would be negligible.

4.3 Recommendations

B1 – Full roost characterisation surveys will be required to determine species, population and the entry/exit points used (three surveys, a minimum of three weeks apart).

It is advised a total of five surveyors to cover B1 will be required. Two surveys are to be undertaken within September 2023 which is considered sub-optimal. However, this is considered necessary for health and safety reasons due to the poor structural integrity of the buildings outlined within the structural report (David Smith Associates LLP, 2023).

B2- No further survey required, if a bat is found, works are to stop and an ecologist consulted.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

4.4 Recommended Mitigation and Enhancements

The following table details the recommended mitigation if bats are found following further surveys (Table 9).

Table 9: Proposed mitigation and compensation if bats are found following further survey.

Work	Specification
General Information	No development will occur until bat surveys consistent with the Bat Survey Professional Ecologists: Good Practice Guidelines (4th edition) (Collins et al. 2023)

	<p>have been undertaken in the appropriate survey season, May to September (Mid -May to August optimal).</p> <p>The Three Tests to be answered before planning can be granted (NE, 2017):</p> <p><i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.</p> <p>Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning officer will on grant of consent.</p> <p><i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”</p> <p>Test 2 would be achieved on the grant of consent as no other sites have been considered for the development.</p> <p><i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”</p> <p>Test 3 will be achieved once full emergence/re-entry surveys are conducted and full mitigation appropriate to species and population has been designed and implemented via an NEPS licence issued from the statutory authority (Natural England), if this becomes necessary following a dusk and pre-dawn survey.</p>
Mitigation	<p>Based on Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield, <u>subject to change following surveys.</u></p> <p>Under license demolition of suitable bat roosting features e.g. rafters and tiles will require the supervision of a bat licensed ecologist.</p> <p>The suitable bat roosting features e.g. clay pantiles and rafters will be stripped by hand only. All areas across the roof/wall tops/weatherboarding etc. will be checked for bats i.e. endoscope (where possible) and via destructive search. If bats are found, these will be removed by hand (Ecologist only) and placed in bat boxes that will be in place before works begin.</p> <p>Bat boxes will be installed. These will be no less than 3m above ground level and away from any neighbouring ledge to prevent local cats preying on bats using the boxes.</p>

A minimum of two Chillon Woodstone bat box(es), or similar boxes (Figure 24) will be hung on the trees at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void dwelling species.



Figure 24: Chillon Woodstone Bat Box (British-made)

Bat tubes can also be built into the building (Figure 25). These require no maintenance, can be installed on a gable end/under an eave, no less than 3m above ground level, face south or north and can be faced in any material to provide an aesthetic matching the remaining building.



Figure 25: Example of bat tube

Commuting bats may be using the grounds and surrounds –therefore, any tree, hedges or linear feature should be retained where possible.

<p>Roof and Tile Linings</p>	<p>Bitumen Felt - When a bat roost is present and being mitigated/compensated we only recommend this type of linear for the tiles/roof covering. There is no reason that building regulations will not allow a traditional 'cold roof' and, therefore, we recommend this as the best design for bats in any project where bats are able to access the roof/loft or hung tile/weather boarding etc.</p>
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	<p>The reasoning for this is twofold; firstly, bats can damage the Modern Roofing Membrane (MRM) meaning that the MRM will become useless allowing water to pass through from above and, secondly, bats will become trapped in the fibres and die from dehydration and starvation.</p> <p>However, Natural England will accept an MRM being used in a bat roost under the following circumstances –</p> <p>The MRM must have passed the testing regime set out in Essah <i>et al</i> (2020) and a certificate must be provided as proof of this. Assuming the certificate is provided with the license application, NE will issue/register the site.</p> <p>It is for the client to provide the certificate to the Ecologist applying for the licen</p>
Lighting	<p>Any lighting near or shining onto any tree or buildings, especially those with bat boxes in or commuting routes shown to be present at further survey stage, will be designed to minimise the impact it has on potential bat roosting and commuting.</p> <p>Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.thelp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/)</p> <p>This lighting where possible will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimized to as low a lux as possible. This is because moonlight is 0.3lux, any lighting currently present on site will exceed this, thus making it impossible to achieve a lux on site of less than 1lux.</p> <p>This will ensure that the roosting and commuting resources that the bats are likely to be using is maintained.</p>
Precautions to be undertaken during works.	<p>The following must be undertake :</p> <ul style="list-style-type: none"> ♣ All works must be undertaken within 12 months of this report, thereafter a material change check will be required to check for changes that could affect potential bat habitat. ♣ If a bat is found at any point whatsoever during works, works will stop, and further advice will be sought.
Timing	<p>Once the NEPS licence is obtained, works can occur during the designated timeframe ; it is best to avoid the maternity (mid-May to August) and hibernation (December to March)</p>

	<p>seasons. It is not always necessary if the roost can be shown to be a day roost of common species.</p> <p>Works will be timed in order to take advantage of mild weather conditions. Several consecutive nights with temperatures no lower than 7°C to avoid disturbing potentially hibernating bats.</p> <p>Ideally, the demolition will occur when bats are active and can be moved to alternative roosts in the area e.g. Autumn when bats are moving away from summer roosts to mating roosts.</p>
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The local planning authority have a duty to impose enhancements. The following table details the affordable and simple enhancements suitable for the site (Table 10).

Table 10: Enhancements to allow a net gain for protected species.


Work	Specification
<p>Enhancements to provide a net gain as per the LPA's duty.</p>	<p>A minimum of two Chillon Woodstone bat boxes or similar boxes (Figure 26) will be hung on the building at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void dwelling species.</p> <div data-bbox="810 1205 1013 1514" data-label="Image">  </div> <p>Figure 26: Chillon Woodstone Bat Box (British-made)</p> <p>Two bat tubes can also be built into the building (Figure 27); these require no maintenance and can be hidden by facing the tube with the cladding/brick etc. for aesthetics.</p>



Figure 27: Example of bat tube

5.0 References

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland:

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accessed as report date.

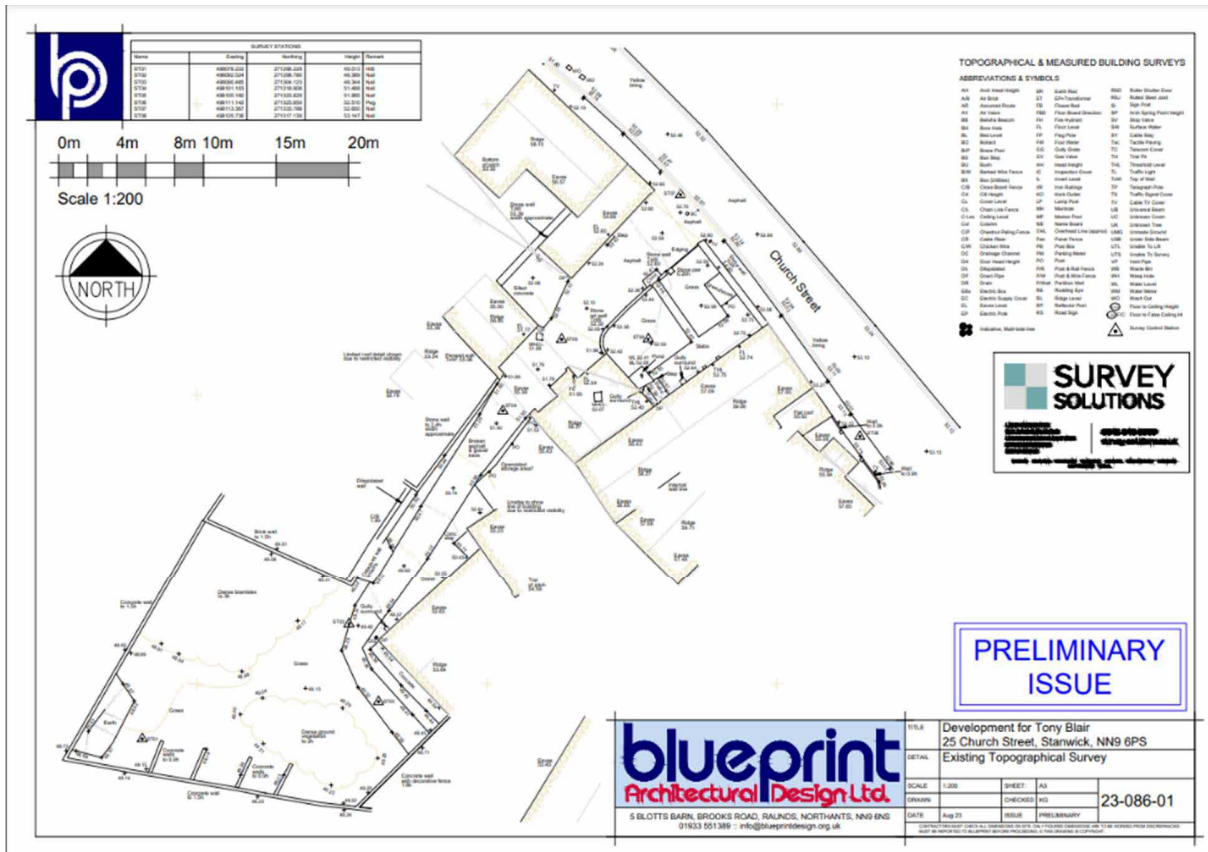
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Chartered Institute of Ecology and Environmental Management, Ampfield

Records: Northants Bat Group (2023)

Appendix I – Site Plans



Existing Site Plan (Blueprint Architectural Design, 2023)

N/A

Proposed Site Plan (Architect, 2022)