



## PRELIMINARY ROOST & NEST ASSESSMENT

No Bats No Birds

LOCAL PLANNING AUTHORITY  
Chichester

SITE LOCATION

Rooks Hill

Lavant

Chichester

PO18 0BQ

GR: SU 85729 08335

December 2023



Ecological Surveys Ltd  
Director – Paul Diamond

Bat Class License Holder 1 and 2

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## Contract Details

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<b>Client:</b>	Mr & Mrs T Jones	
<b>Architect/Planning Consultant:</b>	Plan Research - Martha James	
<b>Report ref:</b>	PRNA_Rooks Hill_Jones_December 2023	
<b>Date of Survey &amp; Report Expiry</b>	06/12/2023	12/2024
<b>Other report ref. if applicable:</b>	N/A	
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<b>Latest Issue, date:</b>	December 2023	
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### Notice

Ecological Surveys Limited was commissioned to undertake an Internal / External Bat and Protected Species Scoping Survey of the above site proposed for development. This report details the results and conclusions of this survey. The results of this survey are deemed to be valid for 12 months from date of survey. If development works are to be carried out after this time has elapsed, an updated survey will be required.

This survey was 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 sufficient to provide an assessment of the ecological interest on the site and justify the recommendations provided in this report.

Refer to [Appendix 1: Legislation Bat and Bird Species](#) for details of Bat and Bird Law and Legislation and <http://www.nwcu.police.uk/> regarding avoiding committing wildlife crime.

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## Executive Summary of Findings

<b>Structure Surveyed &amp; Assessed</b>	The detached house at Rooks Hill
<b>Proposed Works/ Development</b>	It is understood the proposed work is for a small single-storey ground-floor flat-roof extension.
<b>Summary of Results</b>	Evidence and or potential suitability for bat species: - <b>Negligible</b> Evidence the structure is presently utilised by nesting birds: - <b>None</b>

### BATS: - Legislative Context England & Wales

The developer must comply with the legal protection of onsite & offsite protected habitats and species.

Habitats Regulations (transposing the EC habitats Directive: Conservation of Habitats and Species regulations 2010 (as amended) & Wildlife & Countryside Act 1981 (as amended)

Confirmed Bat Roost? <b>No</b>	Suitability for Roosting Bats? <b>Negligible</b>
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Structure Residential	Confirmed Bat Roost?			Suitability for Roosting Bats?		
	Non-Hibernation	Non-Classic Hibernation	Classic Hibernation	Non-Hibernation	Non-Classic Hibernation	Classic Hibernation
	No	No	No	Negligible	Negligible	No
Building Assessment Criteria	<i>No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.</i>					
Advisory	<u>Impact Avoidance During the Construction Stages</u> must be applied as Good Practice.					
Next Step	Submit this report to the local planning authority					

### BIRDS - Legislative Context

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.

<b>Confirmed Nesting NO</b>	<b>Suitability for Nesting Negligible</b>
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<b>Advisory</b>	<u>Impact Avoidance During the Construction Stages</u> must be implemented to reflect Good Practice.
<b>Enhancement of the site is a requirement.</b>	Required: 1 X bird brick/box – inbuilt where possible.

### Additional Protected Species/Habitats - Protected Species - Legislative Context

<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

Ecological Surveys Ltd has a professional obligation to record and report protected species which might or will be affected by the proposed works onsite. As a courtesy to the client/developer, we will highlight where mitigation or further surveys will be necessary to protect species in order that the client/developer does not accidentally contravene the law.

<b>Habitat/Species</b>	None
<b>Mitigation</b>	N/A

<b>Next Step</b>	<p>This report is ready to be submitted to the local planning authority.</p> <p>However, it should be noted that if the presence of further protected species is suspected prior to works proceeding where disturbance, harm or death might occur owing to the proposed works, consultation with the acting ecologist is imperative to prevent a potential Wildlife Offence.</p>
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## Survey Objectives & Methods

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The survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat.
- The presence of, or past use of the site by, barn owl, or other nesting birds.
- The site's potential for use by any of the above.
- Any other ecological issues relating to the proposal.

### **Constraints**

There is a small area of internal roof structure that is not accessible. However, all accessible internal surfaces were inspected, and an assessment made of the roof structure. The survey effort was considered sufficient to draw appropriate conclusions. It took into account the time of year (optimal period is April – September) and likely availability of evidence, with appropriate emphasis on suitable roosting or nesting conditions, opportunities for potential access through ingress points, free-flight, crawl spaces externally and internally, and features that may have been hidden from full view.

### **Internal & External Inspection**

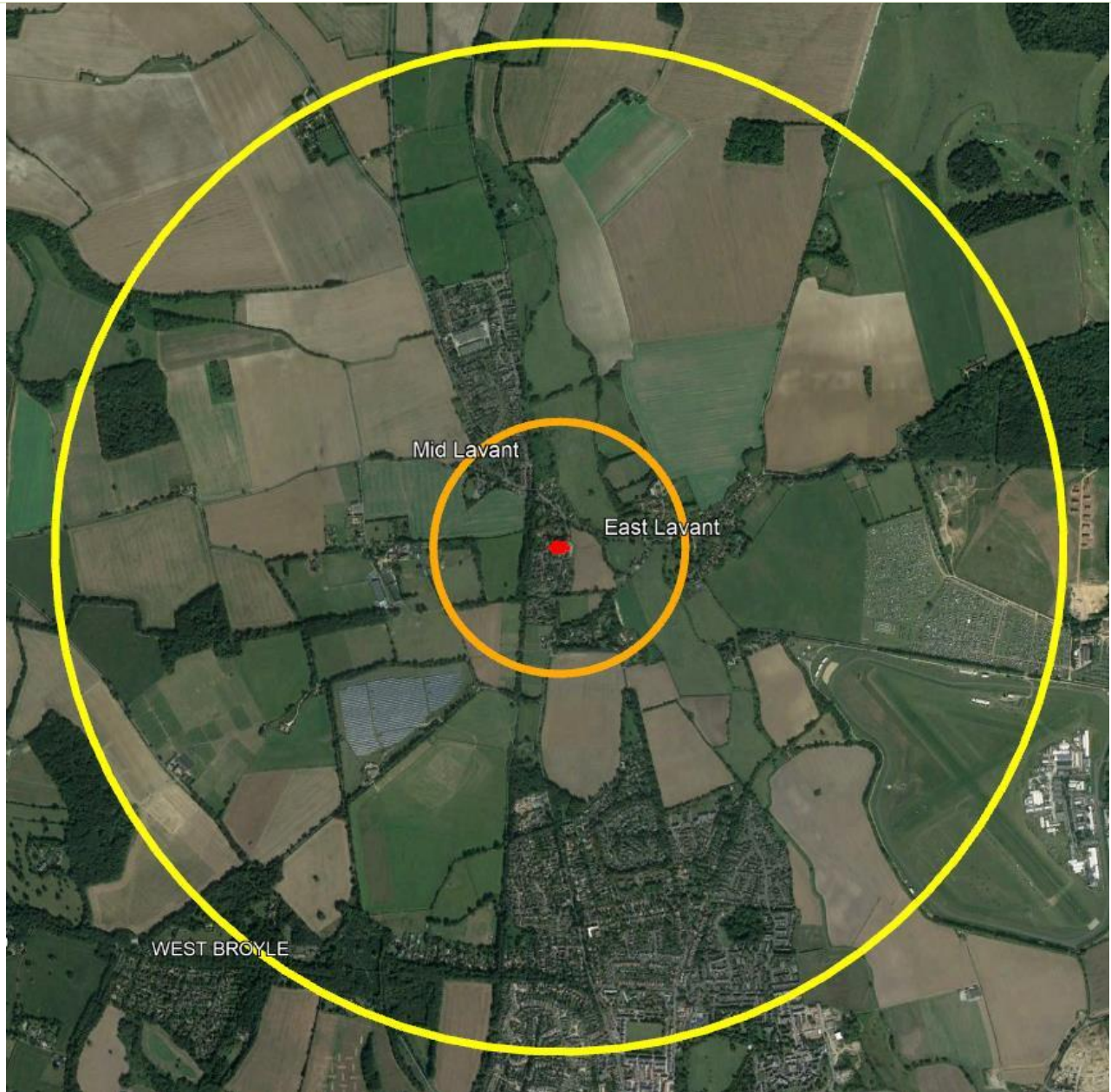
The aim of the survey was to assess levels of usage of specific structures or potential for usage by bats and birds through the presence of actual animals or their field signs. The survey was conducted with the aid of head and hand-held torches, an endoscope, close-range binocular/monocular, Bat-box Duet and a digital camera. Images and samples (where available) were taken for supporting evidence.

**Interior:** - The interior spaces were checked for light ingress and access points for bats and birds. Bat droppings, insect prey remains, urine stains, oil stains from bats repeatedly moving over a small area and polishing the surface and the potential presence of bats either dead or alive was considered. Bird droppings, whitewash, pellets, nesting materials, birds, dead or alive, and potential for nesting was considered, including areas hidden from sight.

**Exterior:** - The building exteriors were searched visually using binoculars or a close range monocular and photographed with a digital zoom camera for field evidence of bats or birds, with particular attention being paid to sheltered areas such as window ledges and pipes where bat/bird droppings might lie undisturbed from the weather and areas hidden from sight.

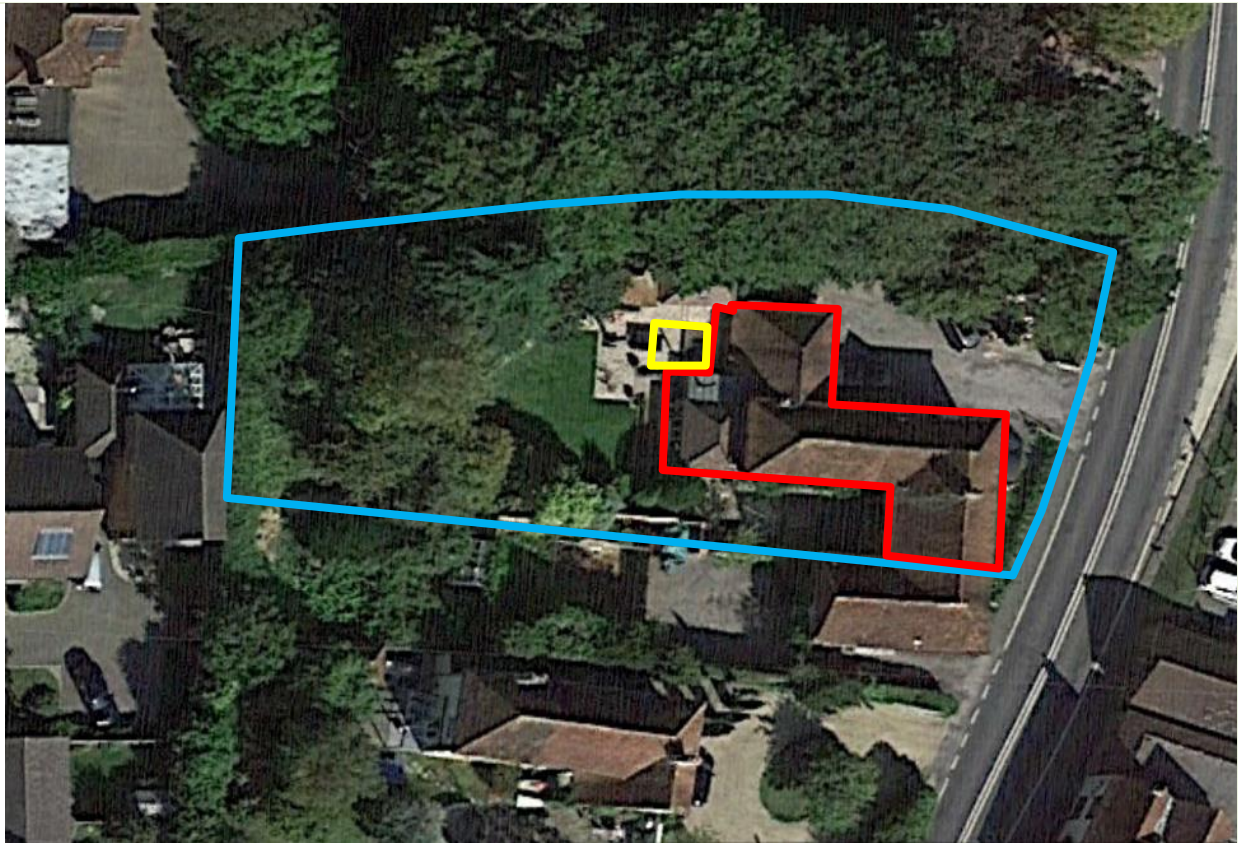


Map of Site Location – 500m- 2km






Assessment of adjacent and surrounding habitat: The structure surveyed is located within the South Downs National Park. However, it is not located within or adjacent to any significant land or marine ecological designations which it would negatively impact.

Site Habitat Map



Site Map

Site boundary in blue	
Surveyed structure in red	
Area to be impacted by proposed works in yellow	



## Building / Structure Descriptions

The buildings were assessed against the criteria laid out in [Appendix 3: Assessing the Potential Value for Buildings](#).

**Structure:** (Part of) The detached house at Rooks Hill (Grade II listed building)

**External features:** The area surveyed is limited to the area impacted (and within several meters in the vicinity and not the house as a whole. This area is brick walled with a pitched tiled roof. Some of the roofing tiles within this area are slightly warped / lifted.

**Internal features:** Some of the loft voids are accessible and lined with bitumen felt. Some of the loft voids are converted and rendered or otherwise inaccessible. No evidence of bat roosting or bird nesting was found within the accessible part of the loft voids.



Rear of the Assessed Structure Western orientation



Only the bottom rows of tiles at head height will be impacted, which has limited bat roosting potential due to the height.



Another area that will be impacted by the proposed works is flat roofed with no bat roosting potential







Some of the loft voids are accessible. The areas that are accessible are all lined with bitumen felt. No evidence of bat roosting or bird nesting was found



Some of the loft voids are inaccessible.



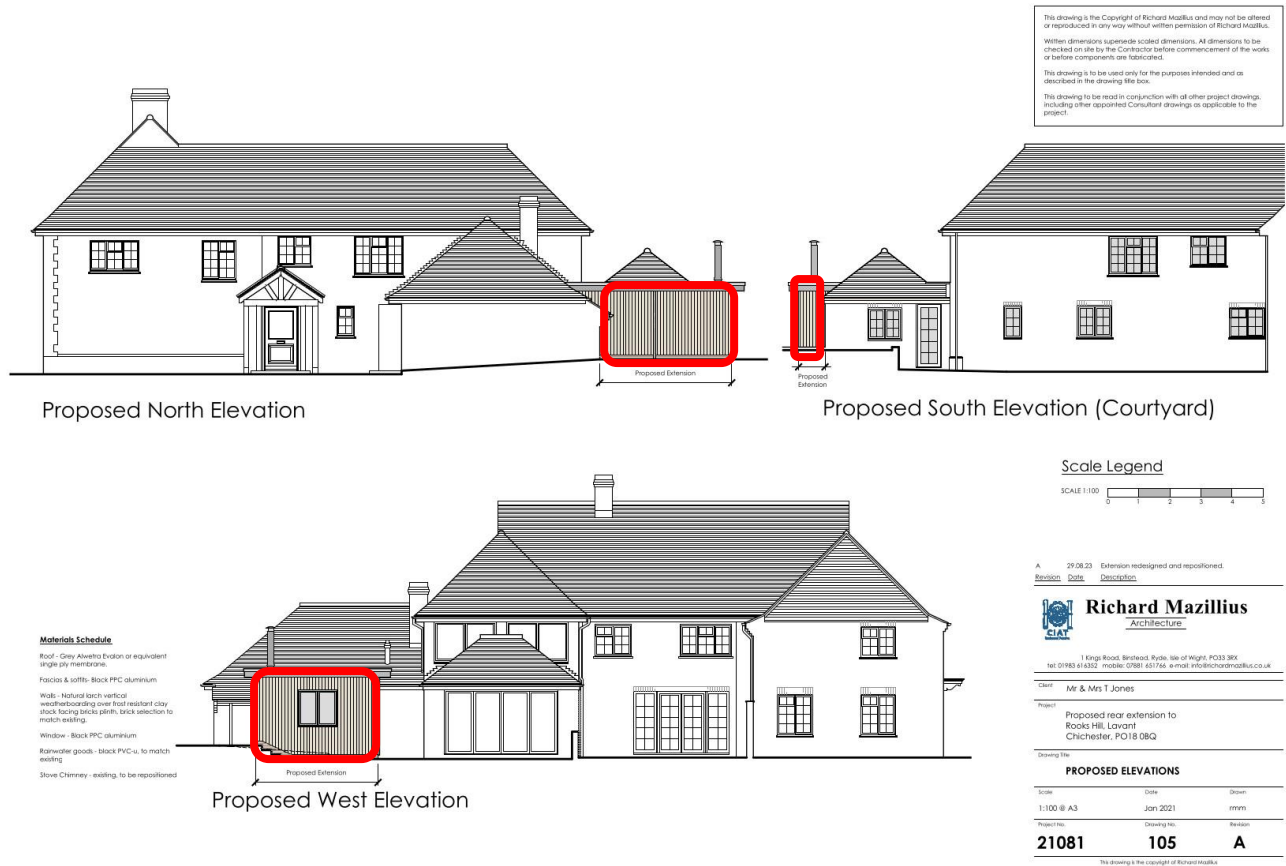
Some of the loft voids are converted and rendered.



Front of the surveyed house (northern aspect) that is not affected by the proposed works.

## Proposed Site Works/Development

An overview only is given here. Therefore, the LPA must consult the associated planning documents submitted to ensure the understanding of the impact of the works matches that given in the final Illustrated Proposal.



The proposal is for a small single-storey ground-floor flat-roof extension, which will only affect the bottom rows of tiles at head height, which have limited bat roosting potential due to their height, small size of gaps, and lack of evidence either externally or in the immediate vicinity on the baton gap.

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## Results and Assessment

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### Rationale: Bats

The building exteriors were searched visually using binoculars or a close range monocular for evidence of bats, with particular attention being paid to sheltered areas such as window ledges and pipes where bat droppings might lie undisturbed from the weather and areas hidden from sight.

- Externally there were a small number of slightly raised tiles within and immediately adjacent to the proposed development area. However, these are considered unlikely to support roosting bats owing to a number of factors. Notably,
  - o The small size of potential gaps;
  - o Very low level thus significantly increasing the risk of cat predation;
  - o The lack of roosting evidence.
- Both externals and the baton gap surrounding the slightly raised tiles were checked for evidence. It is particularly important that no evidence was found within the baton gap as, although the roof area in question was not checked entirely, the absence of evidence around possible access points suggests an absence of bats within these features.

The interior spaces were checked for light ingress and access points for bats. Bat droppings, insect prey remains, urine stains, oil stains from bats repeatedly moving over a small area and polishing the surface and the potential presence of bats either dead or alive was considered including areas hidden from sight.

- No evidence of bat roosting, droppings, feeding remains, staining or other signs were recorded within the structure. The internal void lining is intact without light ingress. Cobwebs are intact and spread undisturbed throughout under the ridge line, indicating flight has not occurred within.

### Predicted Impact to Protected Habitat/Species.

#### Illustrated Proposal

The LPA will consult the associated planning documents submitted with this application to ensure the understanding of the works within this report reflects those submitted as the final Illustrated Proposal.

**It is important that plans are as described within this report. Potential for bat roosting exists elsewhere within the structure and therefore should additional works be proposed, a reassessment will be required.**

#### Phase 2 Survey for Bats

Further Phase 2 Bat Emergence Surveys are not required.

#### Advisory

Whilst no evidence of bats exists at present, it might be possible for bats to become associated with this structure in the future. Lack of evidence at point of survey does not discharge the client/agent of their responsibilities to protected species.

Irrespective of survey findings, contractors should be made aware that there is always the potential presence of bats in association with roofing layers, ridgelines and wall tops. In the event that a bat is found during works, all activities near the discovered bat(s) will cease and advice sought from Ecological Surveys Ltd (Tel: 07736 458609) or the Bat Conservation Trust Helpline



(Tel: 0345 1300 228). Bats should not be handled (unless with gloves) and only to protect them from harm.

Wherever possible, any species should be left in situ until advice is obtained.

**Rationale: Birds**

Nests and nesting material were not recorded. Nonetheless, active future nesting could always occur upon external walls or roof areas.

**Predicted Impact to Protected Habitat/Species.**

**Illustrated Proposal**

The LPA will consult the associated planning documents submitted with this application to ensure the understanding of the works within this report reflects those submitted as the final Illustrated Proposal.

- A Phase 2 Bird Survey is not required.
- Mitigation to recreate nesting habitat is not required.

**Bird Nesting Advisory**

It is possible that bird nests could be newly established in association with this site during future bird nesting seasons. The bird nesting season generally extends from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period and it is the nesting behaviour that must be observed, not the supposed time frame. For example, collared doves (*Streptopelia decaocto*) and barn owls (*Tyto alba*) have been observed to nest in every month of the year.

All British birds and their nests are protected whilst in use; therefore, if a nest is found during construction work, all activity must cease within proximity and ecological advice sought immediately.



## Mitigation – bats and birds

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Under the National Planning Policy Framework (NPPF), Local Planning Authorities (LPAs) have an obligation to promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). Local Planning Authorities will 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. Mitigation is the process of replacing any ecological / biodiversity losses because of development.

### **Bat Mitigation**

Irrespective of survey findings, contractors should be made aware that there is always the potential presence of bats in association with roofing layers, ridgelines and wall tops. In the event that a bat is found during works, all activities near the discovered bat(s) should cease and advice sought from Ecological Surveys Ltd (Tel: 01503 240846 or 07736 458609) or the Bat Conservation Trust Helpline (Tel: 0345 1300 228). Bats should not be handled (unless with gloves) and only then to protect them from harm, but wherever possible should be left in situ, gently covered until advice is obtained.

### **Bird Mitigation**

Not required. However, it is possible that bird nests could also be newly established in association with this site during future, bird nesting seasons. The bird nesting season generally extends from March to August inclusive. Although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period and it is the nesting behaviour that must be observed, not the supposed time frame, as collared doves (*Streptopelia decaocto*) and barn owls (*Tyto alba*) have been observed to nest in every month of the year. All British birds and their nests are protected whilst in use; therefore, if a nest is found during construction work, all activity must cease within proximity and ecological advice (Tel: 01503 240846 or 07736 458609) sought immediately.

## Impact Avoidance During the Construction Phase

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

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

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## Enhancement

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

### Enhancement for Birds: -

Birds must be accommodated by either adapting the structure of a building to allow access to parts otherwise sealed by modern construction, or through the provision of purpose-built nesting boxes. The client must:

- Incorporate features which support the nesting of birds in the construction of new development on the north or east orientation to avoid eggs and chicks overheating at a height of 3m+ where possible to prevent predation or vandalism.
- Only boxes of robust or permanent construction – preferably those constructed to be incorporated within the building fabric itself – are likely to be suitable. Some account must be taken of the potential need to maintain, and in the case of wall mounted units, replace boxes after a number of years in use.
- Generally, only where it is not possible to build a bird nesting box into a structure for construction reasons, will externally mounted boxes be acceptable to the LPA.

The illustrated type or similar provision and functionality is required to enhance this site post development.



1SP Schwegler Sparrow  
Terrace



Schwegler Brick Nest  
Boxes

## Conclusions

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The application site has been surveyed and the results assessed.

The final assessment concludes that the present potential roosting value is negligible, owing to a number of factors. Active or inactive bird nests were not recorded, therefore, unmitigated works at this site, at this present time, are not considered likely to cause disturbance, harm or death to either protected species: bats or birds.

Advisories have been provided regarding future occupation by bats and birds.

Enhancement of the site post development is required. The habitat value has been taken into account when making enhancement recommendations. It is considered that enhancement for birds will be of value owing to the habitat onsite/offsite offering biodiversity value for this species.

Providing Enhancement recommendations are agreed and enacted, there would appear to be no ecological reasons why this proposal should not go ahead.

- Enhancement / Mitigation might be subject to Conditioning within any granting of Planning Permission.

The Local Planning Authority (LPA) 'Building Control' will ensure that Mitigation / Enhancement measures have been implemented as per recommendations.

Please refer to client/agent personal responsibilities: [Appendix 1: Legislation Bat and Bird Species](#) and [Enhancement](#).

## References

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- Conservation of Habitats & Species Regulations 2010. HMSO.
- Cornwall Council (2018). *Accommodating swallows, swifts and house martins: Guidance notes for developers, builders, surveyors, architects & house holders*. Cornwall Council, Truro. <https://www.cornwall.gov.uk/media/3626630/Accommodating-swallows-swifts-and-house-martins.pdf>.
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- Waring, S. (2012). *Bats & Breathable Roofing Membranes*. University of Reading. [www.batsandbrms.co.uk](http://www.batsandbrms.co.uk).
- Wildlife & Countryside Act 1981, as amended. HMSO.



## Appendices

### Appendix 1: Legislation Bat and Bird Species

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#### **Bats**

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.

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.



## **Birds**

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 bird on Schedule 1 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 might 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 might 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: Why the need for a Bat Scoping Survey?

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>).

- |                   |   |
|-------------------|---|
| <p><b>(1)</b></p> | <p>Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:</p> <ul style="list-style-type: none"> <li>➤ Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;</li> <li>➤ Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;</li> <li>➤ Pre-1960 detached buildings and structures within 200m of woodland and/or water;</li> <li>➤ Pre-1914 buildings within 400m of woodland and/or water;</li> <li>➤ Pre-1914 buildings with gable ends or slate roofs, regardless of location;</li> <li>➤ Located within, or immediately adjacent to woodland and/or immediately adjacent to water;</li> <li>➤ 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.</li> </ul> |
| <p><b>(2)</b></p> | <p>Development affecting built structures:</p> <ul style="list-style-type: none"> <li>➤ 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;</li> </ul>  |

	➤ Bridge structures, aqueducts and viaduct (especially over water and wet ground).
(3)	Floodlighting of <ul style="list-style-type: none"> <li>➤ Churches and list buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water;</li> <li>➤ Any building meeting the criteria listed in (1) above.</li> </ul>
(4)	Felling, removal or lopping of: <ul style="list-style-type: none"> <li>➤ Woodland;</li> <li>➤ Field hedgerows and/or lines of trees with connectivity to woodland or water bodies;</li> <li>➤ Old and veteran trees that are more than 100 years old;</li> <li>➤ Mature trees with obvious holes, cracks or cavities, or that are covered with mature ivy (including large dead trees).</li> </ul>
(5)	Proposals affecting water bodies: <ul style="list-style-type: none"> <li>➤ In or within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats.</li> </ul>
(6)	Proposal located in or immediately adjacent to: <ul style="list-style-type: none"> <li>➤ Quarries or gravel pit;</li> <li>➤ Natural cliff faces and rock outcrops with crevices or caves and swallets.</li> </ul>
(7)	Proposals for wind farm developments <ul style="list-style-type: none"> <li>➤ of multiple wind turbines and single wind turbines (depending on the size and location) (NE TIN 051 – undergoing updates at the time of writing)</li> </ul>
(8)	All proposals in sites where bats are known to be present <sup>1</sup> <ul style="list-style-type: none"> <li>➤ This may include proposed development affecting any type of buildings, structures, features or location.</li> </ul>
Notes:	
<sup>1</sup> : 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 value)	Description
<i>Please note: Intermediate categories (e.g. Low – Moderate value) may apply.</i>	
<b>No/Negligible value</b>	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.
<b>Low value</b>	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.
<b>Moderate value</b>	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.
<b>High value</b>	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.
<b>Confirmed roost</b>	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 category.



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## Appendix 4: Bat Species

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