



31 Ridge Hill, Lowdham

Protected Species Survey Report

October 2023



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Executive Summary

This report presents the findings and recommendations from a protected species survey of 31 Ridge Hill, Lowdham, Nottinghamshire, NG14 7EL, which is hereafter referred to as 'the building'. The survey was completed on 13 October 2023. A desk study has also been completed to inform the survey.

It is understood that the owners wish to extend the building to the rear (east), and that the protected species survey and this report are required to support the planning application for this. The primary objective of the protected species survey was to determine the presence or likely absence of roosting bats in the building. In addition, any evidence of nesting birds was recorded. Bats and their roosts and nesting birds are legally protected in the UK and legally protected species are a Material Consideration within the planning system.

The central Ordnance Survey Grid Reference of the building is SK 66932 46864 and it can be viewed [here](#).

The protected species survey was undertaken by a suitably qualified and experienced professional ecologist. The bat survey was undertaken in accordance with Collins, J (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London. There were no survey constraints.

The desk study did not identify any constraints to the proposed extension of the building due to nearby sites of nature conservation importance or redevelopment already licensed by Natural England.

There was no evidence of any bat roosts within the building or on its external surfaces, and it supports no PRF with notable suitability for bats. In accordance with current bat survey guidelines (Collins (ed.) 2023) the building was assessed to be of 'negligible' suitability for roosting bats i.e., there are no obvious habitat features 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. As such, further bat surveys or bat mitigation are not required in respect of the proposals for the building.

There was no evidence of birds nesting in the building at the time of the survey and the building has no suitability for nesting birds. Mitigation for nesting birds is not required in respect of the proposals for the building.

To provide habitat for wildlife upon completion of the project it is recommended that at least one bird box is installed on the building or in the garden.

As a matter of standard good practice, it is advisable that anyone working on this project always be vigilant for the possible presence of roosting bats and nesting birds however unlikely this may seem.

1 Introduction

1.1 Background

- 1.1.1 This report presents the findings and recommendations from a protected species survey of 31 Ridge Hill, Lowdham, Nottinghamshire, NG14 7EL, which is hereafter referred to as ‘the building’.
- 1.1.2 It is understood that the owners wish to extend the building (a dwelling) to the rear (east), and that the protected species survey and this report are required to support the planning application for this.
- 1.1.3 The primary objective of the protected species survey was to determine the presence or likely absence of roosting bats in the building. In addition, any evidence of nesting birds was recorded. Bats and their roosts and nesting birds are legally protected in the UK and legally protected species are a [Material Consideration within the planning system](#) - see Section 2.

1.2 Site Location

- 1.2.1 The central Ordnance Survey Grid Reference (OS GR) of the building is SK 66932 46864. It is located within the red polygon shown in Figure 1.2.1 and it can be viewed [here](#).

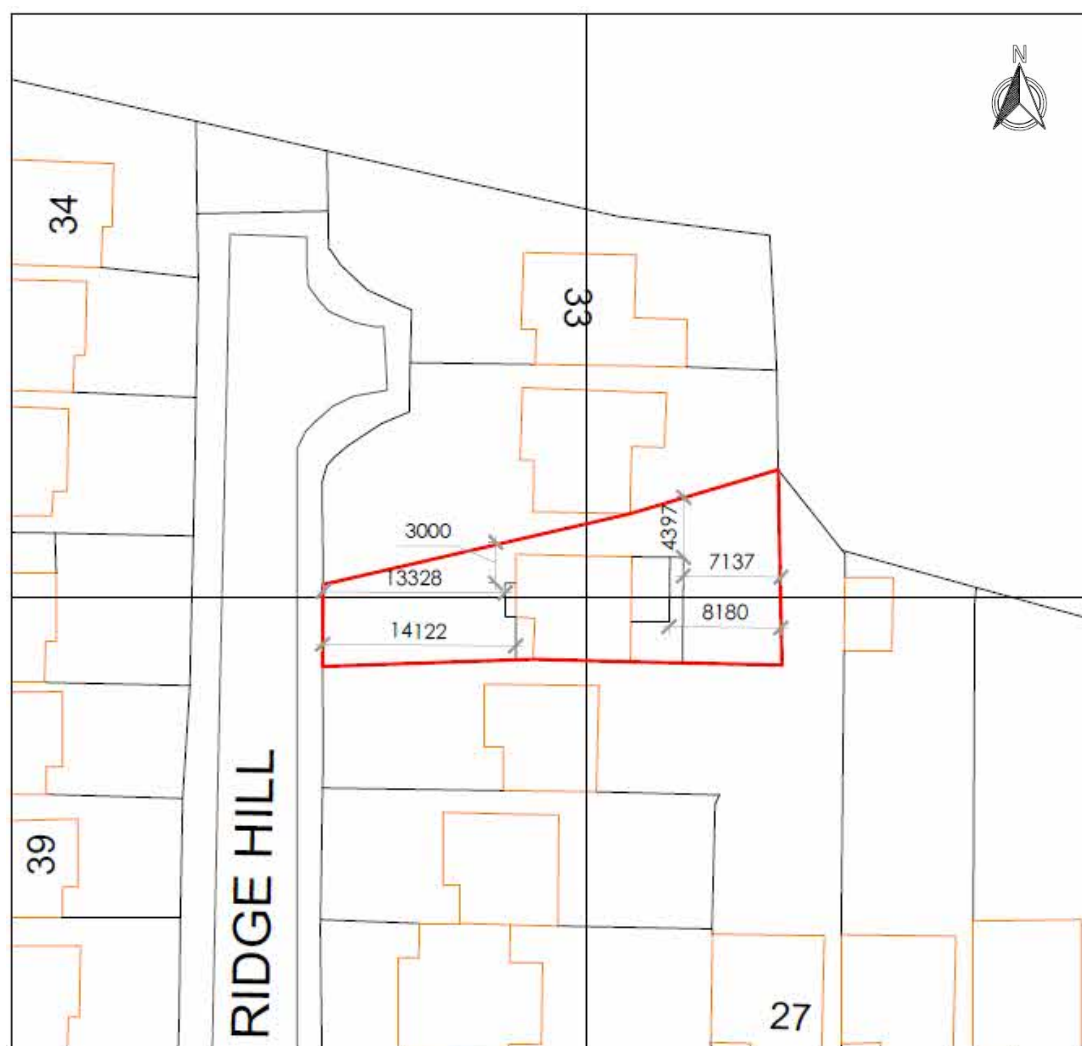


Figure 1.2.1: The surveyed building is located within the red polygon above. Figure reproduced from plans provided by McKenzie Tilson Architecture (2023). Scale 1:500.

- 1.2.2 The building is situated on the east side of Ridge Hill, a cul-de-sac near the north-east boundary of Lowdham. Lowdham is a large village in Nottinghamshire c.9 km to the north-east of the City of Nottingham and c.8 km to the north-west and south-west respectively of the nearest towns of Bingham and Southwell.

1.3 Building and Site Descriptions

- 1.3.1 Photographs 1.3.1 and 1.3.2 show the building. Further photographs of the building in relation to the findings are provided in Section 4.

Photograph 1.3.1: View of the front west elevation of the building from Ridge Hill, facing east.



Photograph 1.3.2: View of the rear (east) elevation and north gable, facing south-west.



- 1.3.2 The building comprises a detached two-storey dwelling with four bedrooms and a modest garden to the rear (east) elevation. A garage and porch are integrated within the front (west) elevation. The building is constructed from cavity brick and block walls.
- 1.3.3 The main roof is a cut and pitched timber-framed roof covered with concrete interlocking tiles underlined by bitumen roofing felt with a hessian matrix. This roof overhangs the eaves and gables where it is finished with uPVC soffit boxes.
- 1.3.4 The purlins, rafters, and ridge board of the main roof are exposed within the internal void, which is c.1 m in height from the joists / ceiling to the ridge board. Fibreglass foam insulation has been laid within the roof void. It is partially boarded and used for storage.
- 1.3.5 The lower secondary roof above the garage and front porch is also covered with concrete interlocking tiles. There is no internal void within this roof.
- 1.3.6 Lead flashing is present around the chimney at the south gable, three flues on the east facing rear roof pitch, and where the lower porch and garage roof meets the front elevation of the building.
- 1.3.7 The environment immediately to the north, south, and west of the building comprises the other similar dwellings and gardens of the Ridge Hill cul-de-sac. To the east of the building and garden is open countryside, predominantly comprising farmland.
- 1.3.8 The built-up areas of Lowdham are generally to the south and west of the building, whereas rural habitat prevails to the north and east of it. This countryside to the north and east of the building includes hedgerows and some scattered trees, as well as a watercourse (the Dover Beck), two relatively large waterbodies, and some small woodlands, which are all 300-400 m away.

2 Relevant Wildlife Legislation and Planning Policy

2.1 General

2.1.1 The following is intended only as a guide to the relevant wildlife legislation and planning policy. This report does not purport to give legal or planning advice and the relevant Acts and policies should be referred to directly for the precise wording.

2.2 Legislation - Bats

2.2.1 All bats and their roosts are protected in England and Wales via the Conservation of Habitats and Species Regulations 2017 (as amended, including by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) which are commonly referred to as 'the Habitats Regulations'. Bats and their roosts are also protected in the UK under the Wildlife and Countryside Act 1981 (as amended), which was reinforced in England and Wales by the Countryside and Rights of Way Act 2000.

2.2.2 In combination, the above legislation makes it an offence to:

Deliberately capture, injure, or kill a bat.

Deliberately disturb any bat; in particular, any disturbance which is likely to (i) impair a bats' ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

To be in possession or control of any live or dead bat or any part of, or anything derived from a bat.

Damage or destroy a breeding site or resting place of a bat.

Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection.

Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.

2.2.3 The term 'roost' is not used in the above legislation, however, a site that a bat uses for breeding, resting, shelter or protection is called a roost in ecological terms. Bats tend to re-use the same roost sites and sometimes over many years but may not always be in residence. Current legal opinion is that a roost is protected irrespective of whether the bats are present.

2.2.4 Damaging or destroying a place used by a bat for breeding or resting anywhere in the UK is an absolute offence carrying strict liability under the Habitats Regulations. This means that no element of intent, reckless, or deliberate action needs to be evidenced to establish guilt; the prosecution only needs to demonstrate that the accused performed the prohibited act.

2.2.5 Where an activity will result in any destruction, damage, or obstruction of any bat roost, whether occupied or not, or it risks harming or disturbing bats, then a European Protected Species (EPS) Mitigation Licence (EPSML) is required from the Statutory Nature Conservation Body (e.g., Natural England) to derogate the law to facilitate this activity.

2.2.6 In determining whether to grant a licence for an activity affecting a legally protected species Natural England must apply the requirements of Regulation 53 of the Habitats Regulations, and, in particular, the following three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b):

1. Regulation 53(2)(e) states that: a licence can [only] 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”.

2. Regulation 53(9)(a) states that the appropriate authority (i.e., Natural England) shall not grant a licence unless they are satisfied “that there is no satisfactory alternative” to the proposed actions; and,
3. Regulation 53(9)(b) states that 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”.

2.2.7 These three tests are often referred to as the ‘purpose test’, the ‘NSA test’ and the ‘FCS test’ respectively.

2.2.8 Note that the original legislation which provides the framework for licensing in respect of bats was transposed from European Union (EU) directives, and as such bats may continue to be referred to as EPS despite the UK’s withdrawal from the EU.

2.3 Legislation - Birds

2.3.1 All species of bird are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). This protection was extended by the Countryside & Rights of Way Act, 2000. This legislation makes it an offence to:

Kill, injure, or take any wild bird.

Take, damage, or destroy the nest of any wild bird while that nest is in use or being built.

Take or destroy an egg of any wild bird.

2.3.2 In addition to the above, certain species of bird (e.g., the barn owl *Tyto alba*) are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and receive protection under Sections 1(4) and 1(5) of this Act. This protection was extended by the Countryside & Rights of Way Act, 2000. This legislation confers special penalties where the above offences are committed for any such bird, and it also makes it an offence to intentionally or recklessly:

Disturb any such bird, while building its nest or it is in or near a nest containing dependant young; and / or,

Disturb the dependant young of such a bird.

2.4 Relevant Planning Policy

2.4.1 In 2005, ODPM (Office of the Deputy Prime Minister) Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System stated that “the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”. It also stated that it is “essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

2.4.2 In 2006, Section 40 (S40) of the Natural Environment and Rural Communities (NERC) Act 2006 placed a statutory duty on every public authority to have due regard to conserving biodiversity. Furthermore, Section 41 (S41) of this Act required the Secretary of State to publish a list of the living organisms and types of habitats that are of ‘Principal Importance’ for the purpose of conserving biodiversity, and the Secretary of State must then take steps, as appear reasonably practicable, to further the conservation of the living organisms and

habitats in any list published under this Section. The list of Species of Principal Importance currently includes 943 species, including seven bat species and 49 bird species, and the list of Habitats of Principal Importance currently includes 56 habitat types.

- 2.4.3 In 2012, the National Planning Policy Framework (NPPF) was introduced to help deliver sustainable development in the UK, and environmental objectives comprise one of three key elements within this policy framework. The NPPF includes a range of statements and policies intended to contribute to conserving and enhancing our natural and local environment (primarily chapter 15), including the protection and enhancement of biodiversity by, for example, minimising impacts on and providing net gains for it, and by promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. The NPPF has been updated several times since 2012.
- 2.4.4 The National Planning Practice Guidance (NPPG) adds further context to the NPPF. In relation to the natural environment, amongst other things, it provides guidance on how protected and priority species and biodiversity should be considered in preparing a planning application. The NPPG states that:
- information on biodiversity and geodiversity impacts and opportunities needs to inform all stages of development (including site selection and design, pre-application consultation and the application itself)
 - an ecological survey will be necessary in advance of a planning application if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate
 - where an Environmental Impact Assessment is not needed it might still be appropriate to undertake an ecological survey, for example, where protected species may be present.
- 2.4.5 The NPPG also states, however, that LPAs should only require ecological surveys where clearly justified, and that assessments should be proportionate to the nature and scale of the development proposed and the likely impact on biodiversity.
- 2.4.6 On behalf of the UK Government and the Department for Environment, Food and Rural Affairs (Defra), Natural England provides standing advice for Local Planning Authorities (LPAs) on where protected species are likely to be present, when to survey for them, and how to assess a planning application when there are protected species on or near a proposed development site. This standing advice, which is also useful for developers, can be viewed [here](#).
- 2.4.7 The NPPF and NPPG also reference the principle of Biodiversity Net Gain (BNG) and in 2019 the UK Government announced that, via Defra and an Environment Bill, it would mandate almost all development in England to deliver net gains for biodiversity, except where the development area is below 25 m² or it comprises a householder application.
- 2.4.8 BNG is intended to ensure that all development leaves biodiversity in a better state than before, and as such it is hoped that the current loss of biodiversity through development will be halted, and ecological networks can be restored. The Environment Bill was finally passed by Parliament in late 2021. The fundamental principle of BNG is that where a development has an impact on biodiversity, planning consent should only be given if the project increases levels of biodiversity present on a site by providing appropriate natural habitat and ecological features.

3 Methods

3.1 General

- 3.1.1 The protected species survey was undertaken by a suitably qualified and experienced professional ecologist – see Section 3.5 for more information.
- 3.1.2 The bat survey was undertaken in accordance with [Collins, J \(ed.\) \(2023\) Bat Surveys for Professional Ecologists: Good Practice Guidelines \(4th edition\). The Bat Conservation Trust, London.](#)

3.2 Desk Study

- 3.2.1 Using an eight-figure OS GR for the building of SK 6693 4686, a search of the Natural England Multi-Agency Geographic Information for the Countryside (MAGIC) web portal was undertaken on 25 October 2023 for:
- Any statutory designated sites of nature conservation importance within a 2 km radius of the building e.g., Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) or National Nature Reserves (NNR); and,
- Any EPSML issued for bats within 2 km of the Site since 2008.
- 3.2.2 Aerial images (Google Earth) and OS maps were also reviewed to assess the value of the habitats surrounding the building for bats.

3.3 Daytime Bat Roost Inspection and Assessment

- 3.3.1 A bat roost inspection and assessment of the building was completed on 13 October 2023 by Matt Cook BSc (Hons) MSc MCIEEM, an experienced ecologist who is licensed to an advanced level by Natural England to undertake professional bat surveys - see Section 3.5 for more information.
- 3.3.2 The inspection of the building comprised a thorough search of all accessible internal areas and external building surfaces for evidence of roosting bats, which typically comprises bat droppings, the remains of prey (such as moth wings), characteristic staining from urine or fur, marking from bat movement, a distinctive smell, and / or the presence of live or dead bats.
- 3.3.3 The surveyor also appraised the building for its general suitability for roosting bats based on the presence or absence of features where bats might roost or may access or egress a roost - potential roost features (PRF). Such building features might include but are not limited to apertures beneath and between roof tiles, ridge tiles, and lead flashing; cavities in masonry; accessible soffits and roof voids; gaps behind cladding, bargeboards, and fascia's; and apertures around window and door frames including those associated with lintels.
- 3.3.4 For the bat roost suitability assessment Collins (ed.) 2023 requires a category from Table 3.3.1 to be assigned to the target building. This categorisation applies irrespective of whether a roost is identified.

Table 3.3.1: Guidelines for assessing the potential suitability of buildings for roosting bats based on the presence of habitat features (PRF), to be applied using professional judgement. Table based on Collins (ed.) 2023 Table 4.1, p.44.

Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e., a complete absence of crevices / suitable shelter at all ground / underground levels).

Suitability	Description
Negligible*	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.
Low	A building with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions**, and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats).
Moderate	A building with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions** and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A building with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions**, and surrounding habitat. These buildings have the potential to support high conservation status roosts e.g., maternity, or classic cool / stable hibernation site.

* Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

** For example, in terms of temperature, humidity, height above ground level, light levels, or levels of disturbance.

3.4 Nesting Birds

3.4.1 During the above survey any evidence of nesting bird activity within the building was also recorded; for example, any active or old nests, any accumulations of droppings, any regurgitated pellets or prey items, and / or any birds entering or exiting the building.

3.4.2 The building was also assessed for its accessibility and suitability for birds to nest within during the main annual bird nesting season of March to August.

3.5 Personnel

3.5.1 The survey and this report have been completed by Matt Cook BSc (Hons) MSc MCIEEM, who has been a professional ecologist for over 15 years. Matt has been licensed by Natural England to undertake professional bat surveys since 2011 and has held Natural England advanced survey licenses since 2013. Matt has been the Named Ecologist or Registered Consultant on various EPSML, Bat Mitigation Class Licences and Bats in Churches Class Licences covering a range of bat species and roost types since 2013.

3.5.2 Matt has also been undertaking professional surveys of buildings for nesting birds for over 15 years. Matt has held a barn owl survey licence from Natural England since 2010.

3.5.1 Natural England survey licence reference numbers can be provided upon request.

3.5.2 Matt is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and is therefore bound by its professional [Code of Conduct](#).

3.6 Equipment

- 3.6.1 Equipment used for the daytime assessment and inspection comprised a 450 lumen Lenser P7R LED hand-torch and Clulite Clu-Briter Sport 1000 lumen cree torch, close-focusing German Precision Optics binoculars, and an Apple iPad and Panasonic Lumix DC-FZ82 digital camera for taking notes and / or photographs.

4 Results

4.1 Desk Study

4.1.1 There are no statutorily designated sites of local or national nature conservation importance within 2 km of the building.

4.1.2 There are two records of EPSML issued by Natural England to allow the damage or destruction of bat roosts within 2 km of the building:

Licence EPSM2010-1883 was issued between October 2010 and September 2012 for a site c.1.3 km to the north-east of the building. With a suitable mitigation and compensation strategy this licence allowed the destruction of breeding sites or resting places (maternity roosts or other roosts respectively) for four bat species: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, whiskered bat *Myotis mystacinus*, and Brandt's bat *M. brandtii*.

Licence EPSM2012-5237 was issued from April 2013 to September 2014 for a site c.1.3 km to the north-west of the building. With a suitable mitigation and compensation strategy this licence allowed the destruction of a resting place (non-breeding roost) for one bat species: Natterer's bat *M. nattereri*.

4.1.3 The environment around the building supports the following habitats that are likely to be important for roosting, foraging, and commuting local bat populations:

Some nearby buildings including dwellings and farm buildings.

Nearby mature gardens.

The Dover Beck and the associated waterbodies and woodland.

Hedgerows and scattered trees.

4.2 Daytime Bat Roost Inspection and Assessment

4.2.1 Photographs 4.2.1 to 4.2.6 depict the findings of the bat roost inspection and assessment.

4.2.2 There was no evidence of any bat roosts within the building or on its external surfaces, and it supports no PRF with notable suitability for bats.

4.2.3 The roofs of the building are in good condition with no damaged, lifted, or slipped tiles and no mortar missing along the ridge. There are no obviously suitable apertures beneath or between roof or ridge tiles for bats such as *Pipistrellus* spp. to exploit. Similarly, there are no notable gaps associated with lead flashing that could reasonably provide a suitable recess for a bat. Photographs 4.2.1 and 4.2.2 show some of these features lacking PRF.

4.2.4 There are no PRF associated with the soffits, which are flush to the walls on all elevations. Photographs 4.2.3 and 4.2.4 show most of the soffits and a lack of associated PRF.

4.2.5 The void within the roof space of the property – see Photograph 4.2.5 – is inaccessible to bats including along the ridge, eaves, and at the gables.

4.2.6 The external masonry of the building is generally in good condition. There is a small piece of missing mortar along the verge at the north-east corner of the building - see Photograph 4.2.6 – however, access for a bat to any sheltered space beneath the adjacent tile appears to be restricted.

4.2.7 There are no PRF associated with the windows or doors, some of which have been recently replaced.

- 4.2.8 Overall, in accordance with Collins (ed.) 2023 – table 3.3.1 above - the building was assessed to be of ‘negligible’ suitability for roosting bats i.e., there are no obvious habitat features 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.

Photograph 4.2.1: View of part of the east facing roof tiles and ridge of the building, and lead flashing surrounding two of the three flues. There are no PRF for bats associated with these building features.



Photograph 4.2.2: View of part of the west facing roof tiles and ridge of the building, and lead flashing surrounding the chimney. There are no PRF for bats associated with these building features.



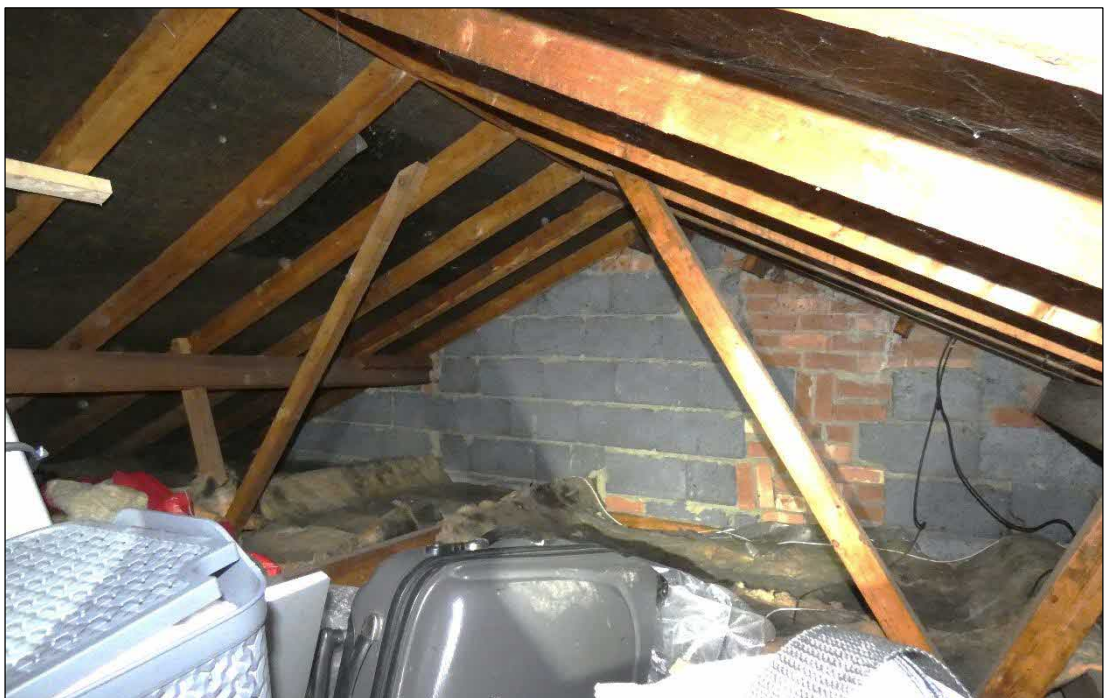
Photograph 4.2.3: View of the soffits along the front (west) and part of the north gable of the property, which are flush to the walls and as such provide no PRF for bats to exploit.



Photograph 4.2.4: View of the soffits on the north gable of the property, which are flush to the walls. There are no PRF for bats associated with the soffits.



Photograph 4.2.5: View of the internal void within the main roof facing south-east. Bats are unable to access this roof space.



Photograph 4.2.6: View of the piece of missing verge mortar at the north-east corner of the building (blue arrow). Access for a bat to any sheltered space beneath the adjacent tile appears to be restricted.



4.3 Nesting Birds

- 4.3.1 There was no evidence of birds nesting in the building at the time of the survey. The building has no suitability for nesting birds; it is a dwelling with no external building features where birds could nest undisturbed.

5 Conclusions and Recommendations

5.1 Desk Study

- 5.1.1 There are two records of EPSML issued by Natural England over nine years ago to allow the damage or destruction of several bat roosts c.1.3 km from the building.
- 5.1.2 Given the negligible suitability of the building for roosting bats, any impacts of the licensed work at these two sites on local bat populations has no bearing on the proposals for this building.

5.2 Bats

- 5.2.1 There was no evidence of any bat roosts within the building or on its external surfaces, and it supports no PRF with notable suitability for bats.
- 5.2.2 In accordance with Collins (ed.) 2023 – table 3.3.1 above - the building was assessed to be of 'negligible' suitability for roosting bats i.e., there are no obvious habitat features 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.
- 5.2.3 The survey findings and above categorisation dictate that further bat surveys or bat mitigation are not required in respect of the proposals for the building.

5.3 Nesting Birds

- 5.3.1 There was no evidence of birds nesting in the building at the time of the survey and the building has no suitability for nesting birds. Mitigation for nesting birds is not therefore required in respect of the proposals for the building.

5.4 Biodiversity Enhancements

- 5.4.1 To provide habitat for wildlife upon completion of the project it is recommended that at least one bird box is installed on the building or in the garden.
- 5.4.2 This bird box should be installed away from regular disturbance, including from pets, and be positioned at a height of at least 2 m. It should also be located close to established shrubs and / or trees where possible, to provide commuting and foraging connectivity to the wider area.

5.5 General

- 5.5.1 As a matter of standard good practice, it is advisable that anyone working on this project always be vigilant for the possible presence of roosting bats and nesting birds however unlikely this may seem.

6 Evaluation

- 6.1.1 The protected species survey was undertaken by a suitably qualified and experienced professional ecologist. There were no constraints to the survey; all areas could be accessed to inform the appraisal.
- 6.1.2 The bat survey was undertaken in accordance with Collins, J (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London. This document is widely considered best practice guidance regarding professional bat surveys, and as such it should be referenced by all professional ecologists, developers, planners, and the policy-makers responsible for reviewing and assessing the implications of professional bat surveys.
- 6.1.3 Overall, every effort has been made during this study to provide a comprehensive ecological assessment pertaining to the relevant protected species in the context of the commissioned scope of works. It is considered that the survey findings provide a robust platform for the recommendations contained within this report.
- 6.1.4 Notwithstanding the above, however, it remains important to note that no investigation can completely characterise or predict the natural environment because wild animals are inherently unpredictable, all habitats are subject to change, and species may colonise or vacate areas for a variety of reasons after surveys have taken place. The results, conclusions, and recommendations within any ecological report therefore become less reliable over time.

END OF REPORT



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