

PRELIMINARY ROOST & NEST ASSESSMENT

Confirmed Bats, Birds Absent

Local Planning Authority
Chichester District Council

Site Location

Strange Hall South
Walton Lane
Bosham
Chichester
West Sussex
PO18 8QB

SU 81499 04327



Ecological Surveys Ltd
Director – Paul Diamond

Bat Class Licence Holder 1 and 2



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Contract Details

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| Client: | Mrs Helen Taylor | |
| Architect/Planning Consultant: | Catja de Haas Architects | |
| Report ref: | PRNA_Strange Hall South_Taylor_July 2023 | |
| Date of Survey & Report Expiry | 14/07/2023 | 14/07/2024 |
| Other report ref. if applicable: | N/A | |
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| Date of report: | 26/07/2023 | |
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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.

Executive Summary of Findings

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| <p>Structure Surveyed & Assessed</p> | <p>A grade 2 listed 16th century house and garage.</p> |
| <p>Proposed Works/ Development</p> | <p>An Illustrated Design of proposed works has not been provided at this stage. It is understood the proposed works include a loft conversion, installation of roof lights, works to the porch including moving the entrance, making a new kitchen next to the entrance, and restoring the heritage area and the rooms in the loft. The property has been converted several times previously and the large loft used to be inhabited.</p> <p>The developer must comply with the legal protection of any onsite & specific offsite habitats and species which have been recorded as onsite or in the close vicinity.</p> <p>Significant harm to recorded species & habitats must be avoided, firstly through the project design, whenever feasible, or through mitigation or compensation. (Refer to Mitigation /Compensation Sections).</p> |
| <p>Summary of Results: Bats</p> | <p>Evidence and or potential suitability for bat species is defined as:</p> <ol style="list-style-type: none"> a) Bats discovered roosting within the building or recorded emerging from / entering the building. b) Building found to contain conclusive evidence of occupation by bats, such as bat droppings. c) A confirmed record (as supplied by an established source or client eyewitness, or such as the local bat group, would also apply to this category. <p>In this instance – b applies.</p> <ul style="list-style-type: none"> - The developer must therefore comply with the legal protection of onsite & specific offsite habitats and species. - Significant harm to species & habitats must be avoided, firstly through the project design, with changes made to the project design to avoid impacts whenever feasible. - OR through mitigation: measures taken to reduce adverse impacts. - Compensation, whereby loss of natural values is remedied or offset by a corresponding compensatory action on the same site or elsewhere. - All features associated with the possible occupation of bats must now be retained until the results of the Bat Emergence Surveys are known. |

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| | <p>This includes: - ALL features offering crawl space for crevice dwelling bats. ALL features offering free flight.</p> <ul style="list-style-type: none"> - Neither the developer NOR ANY OTHER associated agencies are to block, seal, fix, modify, install new features, remove features, including but not limited to: <ul style="list-style-type: none"> o Exterior – tiles, lead flashing, chimney, fascia, soffits, barge boards, gaps in masonry, cracks, hanging tiles, window lintels, windows or frames. o Interior: - ceilings, void - insulation, lining, supports, ridge beams. <p>Phase 2 Survey Required Three Bat Emergence Surveys are required to ascertain to usage of the property onsite by bats in order that the appropriate mitigation and compensation for the bat/s present will be implemented under a European Protected Species Licence.</p> |
| <p>Summary of Results: Birds</p> | <ul style="list-style-type: none"> - Nesting material active or inactive is not recorded within the development zone: - Presence of bird species within the development zone is not recorded. |

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| <p>Enhancement</p> | <p>Enhancement of the site is a requirement.</p> <p>As a minimum, LPAs now expect any new structure to include bat roost or bird nesting provision under the National Planning Policy Framework July 2021.</p> <p>The assessment of which provision (Bat or Bird) provides greatest value to the site is pending the results of the Bat Emergence Survey.</p> |
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| <p>DEVELOPER Acting Agent Responsibilities</p> | <p>The findings within this PRNA report are not sufficient to obtain planning permission for proposed works as unmitigated or unlicensed works might impact a potential bat roost causing either disturbance/harm or death to bats within, thus breaking the law.</p> <p>The client/developer/acting agent must commission the required Bat Emergence Surveys.</p> <p>Surveys proceed between mid-May to September, but further restrictions may apply. Refer to Appendix 4.</p> <p>Early booking with your acting agent/ecologist is essential.</p> |
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| <p style="text-align: center;">Further Additional Protected Species/Habitats - Protected Species - Legislative Context</p> <p style="text-align: center;">https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</p> |
|--|

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.

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| Habitat/Species | Further habitats or protected species potential exists in association with this development |
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Mitigation

Unmitigated works to this structure and its associated habitat might potentially cause negative impact to important ecological features or disturbance, harm or death to protected species.

- A lighting strategy to restrict introduced light spill is required and will be detailed following the required emergence surveys.
- A Phase Two Bat Emergence Survey of the sycamore trees along the drive is required if they are to be felled.
- Mitigation for the protection of roosting bats and nesting birds within trees – where trees are felled - is a requirement and is detailed in the mitigation section of this report.

Survey Objectives

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.

Methods

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.

Constraints

There were no perceived constraints to the survey of the dwelling, with all internal and external surfaces inspected and 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.

Site Location – 500m – 2km



Assessment of adjacent and surrounding habitat.

The structures surveyed are located within Chichester Harbour Area of Outstanding Natural Beauty and is 670m east from Chichester and Langstone Harbours RAMSAR & SPA, Chichester Harbour SSSI, and Solent Maritime SAC. These designated sites are unlikely to be negatively affected by the development or which could not be mitigated for appropriately onsite. Habitats comprise mainly agricultural as well as residential and coastal estuary. There are mature trees on site which connect to the mature trees and large pond adjacent to the site. These habitats provide good roosting, nesting, commuting, and foraging opportunities for bats, birds and other wildlife.

Building / Structure Descriptions

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



Site Map

Ecologic

Structure: The House

External features: The house is a semi-detached brick walled building with multiple pitched tile roof. There are raised tiles throughout the roof and gaps behind the soffit at the gable end.

Internal features: The loft has multiple storeys, all of which are lined with bitumen felt and insulated with fibre glass.



The residence



The dwelling – west orientation



There are raised tiles throughout the roof



Gap behind the gable end soffit



The loft void



Scattered bat droppings in the topmost loft void

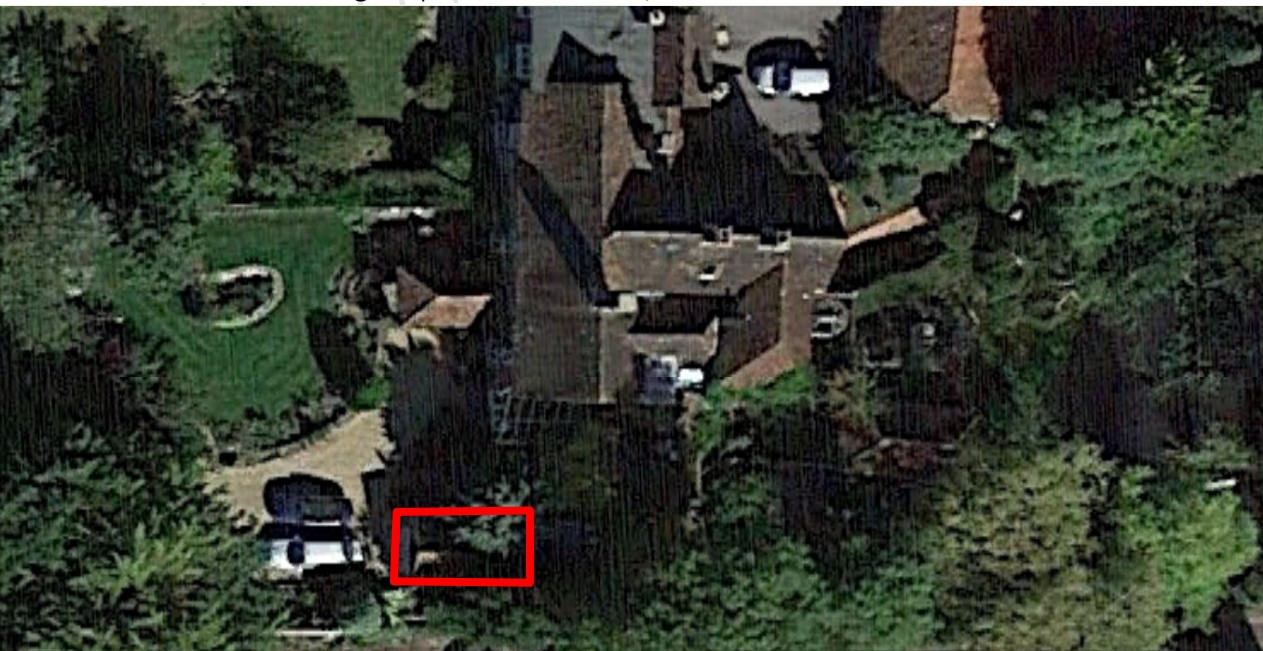


The topmost loft void

Structure: The Garage

External features: The garage is a brick walled building with pitched tile roof. The roof tiles and wooden cladding are tight with no gaps.

Internal features: The ceiling is open to the rafters, and the roof is lined with bitumen.



The Garage



The garage – northwest orientation



The wooden cladding is tight with no gaps



The roof tiles are tight with no gaps



The loft void is open

Associated habitat: There are trees bounding the site which have bat roosting, commuting and foraging potential and bird nesting potential. These connect to the mature trees and large pond adjacent to the site.



Site Map including trees in need of mitigation.

2 sycamore trees (dark green circle) with category 1 bat roosting potential along the drive.
 1 Large Ash tree (light green circle) with category 2 bat roosting potential bird nesting potential.



The large pond surrounded by mature trees adjacent to the site.



Ash tree with category 2 bat potential and bird nesting potential



Small Sycamore tree with bird nesting potential



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Results and Assessment

BATS: - Legislative Context England & Wales

The developer must comply with legislation to protect onsite & offsite habitats & species.

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

| | |
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| Building Assessment Criteria | CONFIRMED PRESENCE – evidence pertaining to the presence of bats was recorded within the structure. |
| Commuting and Foraging: | The site is located adjacent to high value habitat for commuting and foraging bats, including mature trees and water. |
| Assessment | <p>Unless an opportunity exists to redesign the project to AVOID ALL & ANY impacts to the features identified as offering roosting value, the following is a requirement: Emergence Surveys are required where present and/or future works disturb/damage/modify/destroy the features considered to offer bat roosting potential and could potentially cause disturbance/harm or death to bats.</p> <p>Phase Two Survey (as per the Good Practice Guidelines in Collins, 2016) 3 Emergence/Re-entry Surveys Required (as per the Good Practice Guidelines in Collins, 2016) If sufficient data can be collected over two visits, Natural England might consider this adequate to issue EPS licences. The discretion of the acting ecologist regarding sufficient data will be exercised.</p> |

Most of the UK species are crevice dwelling. The term “crevice-dweller” is used to describe bat species that often utilise small crevices for roosting, only needing a gap the size of an adult thumb and smaller, within which to roost. They commonly crawl up into these features. Bats are commonly found in houses including but not limited to beneath barge boards, up onto wall tops, into cavity walls, under roof tiles, under the ridge through gaps in the mortar, under hanging tile. If these features are being removed, replaced or made inaccessible to bats during the development work and bats are found to be using these features, then compensation within the new fascia, soffit or bargeboard should be implemented. Bat species also utilise the timbers within a void/or barn. Some require flight space within and to leave the roost, others need flight space to actually enter the roost.

The exterior of all relevant structures are therefore searched visually using binoculars or a close range monocular for evidence of bats, where considered necessary, 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.

- The structure offers features associated with bat access throughout the roof including raised tiles and gaps behind the soffit at the gable end.
- The garage roof tiles, and wooden cladding are tight offering negligible bat access.

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.

- Scattered bat droppings were found in the topmost loft void of the house.
- No evidence of bats was found in the garage.

Predicted Impact to Habitat/Species

Unmitigated works which include impact to the roof and its associated features might impact upon a bat roost or ingress used by bats to access a roost.

The status of bats and their access must be determined in order that the developer can:

- comply with the law for the protection of this species,
Or
 - choose to avoid impact through the design of the works where possible,
- OR
- Apply mitigation and compensation for the protection of bats, their ingress and their roost under a licence – where bats are found to be present.

It is the client's responsibility to ensure that these Bat Emergence/Re-entry Surveys are commissioned and are undertaken.

Emergence/Re-entry Surveys can only be undertaken between May and August each year. It may be possible for surveys to extend into September too. It is never too soon to arrange emergence/re-entry surveys, even if they cannot be undertaken for several months. This is because the emergence survey season, in particular May and June, are usually exceptionally busy for bat surveyors.

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.

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| Confirmed Nesting None | Suitability for Nesting Yes - potential for wall nesting birds |
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| Mitigation | Not applicable – unless wall nesting birds begin to nest in the interim between the report and the works, in which case, the nesting provision must be replaced following works of the same functionality – e.g. House Martin provision if House Martins nest. |
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| Advisory | <p>If future nesting occurs in the interim.</p> <p>Active bird nests, irrespective of species are protected by law. Works cannot take place until nestlings have fledged, and the nest is no longer in use. If a nest is established prior to or during development works, and this nest will be impacted by the proposal, work must cease until all chicks have fledged and flown and/or nesting has ceased.</p> <p><u>Impact Avoidance During the Construction Stages</u> must be implemented to reflect Good Practice.</p> |
|-----------------|---|

Rationale: Birds

Bird droppings, whitewash, pellets, nesting materials, birds, dead or alive, and potential for nesting was considered. No evidence of past nesting/present nesting/active nesting exists.

Predicted Impact

None at present.

Phase 2 Survey: Birds

- Further Bird Surveys are not required.
- Mitigation and compensation is not required.
- Further advisories regarding birds is provided.

Mitigation

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. LPA 'Building Control' will ensure that Mitigation / Enhancement measures have been implemented as per recommendations.

Bat Mitigation & Advisory

Direct evidence of bats has been established. The ingress and usage of the sites by the bats onsite is yet to be fully determined. The developer must now comply with the legal protection of onsite protected species.

- All features associated with the possible occupation of bats must now be retained until the results of the Bat Emergence Surveys are known. This includes: - ALL features offering crawl space for crevice dwelling bats. ALL features offering free flight.
- Neither the developer NOR ANY OTHER associated agencies are to block, seal, fix, modify, install new features, remove features, including but not limited to:
 - o **Exterior** – tiles, lead flashing, chimney, fascia, soffits, barge boards, gaps in masonry, cracks, hanging tiles, window lintels, windows or frames.
 - o **Interior:** - ceilings, void - insulation, lining, supports, ridge beams.

Bird Mitigation

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.

Additional Protected Species/Habitat Constraints & Mitigation

The client/developer is required to protect species and their habitats from impact. Unmitigated works could potentially cause negative impact to important ecological features or disturbance, harm or death to protected species.

- 2 sycamore trees with category 1 bat roosting potential along the drive. These trees are dying and might be felled for health and safety reasons.
If felling: Bat Emergence survey required.
- 1 Small sycamore tree with bird nesting potential.
If felling: Seasonal constraint and soft felling required.
- 1 Large Ash tree with category 2 bat roosting potential bird nesting potential. The client might wish to fell the tree due to ash die back nearby.
If felling: Seasonal constraint and soft felling required.

Enhancement

The National Planning Policy Framework (NPPF) sets out the UK Government's national policies on enhancement of biodiversity and promotion of ecosystem services through the planning system. Under NPPF, Local Planning Authorities (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). 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.

Site Enhancement

Specific Enhancement for the site overall will be determined post Bat Emergence/Re-entry Survey Results and detailed within the final Bat Emergence/Re-entry Survey Report. Enhancement will therefore be specific and responsive as to whether birds and bats or other require additional support.

Conclusions

The presence of bats has been established/proven at the point of the Preliminary Roost and Nest Survey. The findings within this PRNA report are not sufficient to obtain planning permission for proposed works as the status for the presence/absence of bats must be appropriately ascertained. The PRNA survey has determined that sufficient opportunity exists and that to proceed with unmitigated works might/will cause disturbance harm or death to bats, thereby leaving the developer or other agencies associated with the proposed works, vulnerable to noncompliance of the law and legislation for the protection of this species.

Works are prohibited that would otherwise cause any roosting features to be lost in the interim.

The developer is breaking the law if they do certain things including:

- deliberately capture, injure or kill bats
- damage or destroy a breeding or resting place
- obstruct access to their resting or sheltering places
- possess, sell, control or transport live or dead bats, or parts of them
- intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection.

Either or both of the following could happen where found guilty of any offences:

- Sent to prison for up to 6 months.
- An unlimited fine

Three Bat Emergence/Re-entry Surveys are required to ensure the appropriate mitigation and compensation is put in place for bats onsite. Mitigation and compensation cannot be properly determined for bats until the results of the Bat Emergence/Re-entry Surveys are known and have been fully reported and assessed.

The assessment concludes past or present nesting is not proven. Unmitigated works/development at this site, at this present time, are considered unlikely to cause disturbance, harm or death to protected species: birds. Mitigation for birds is therefore not a requirement.

Enhancement for this site will be reserved until all further surveys are concluded with results known and assessed. The results will determine appropriate enhancements for the site overall and give due regard to both bats and birds and/or other species. Enhancement / Mitigation may be subject to Conditioning within any granting of Planning Permission.

LPA 'Building Control' will ensure that Mitigation / Enhancement measures have been implemented as per recommendations.

It should be noted it is possible that bats may on occasion utilise restricted and concealed spaces, such as upon wall tops, within deeper cracks or crevices or even within wall cavities of a structure with their subsequent field signs remaining concealed. Therefore, it is always possible that bat roosts/roosting locations may remain unidentified. Bird locations and access are usually less concealed, however, in each instance of bats and birds, 'Good Practice' which abides by law and legislation must always be applied prior to and throughout the development procedure. It is also possible that any alteration to the

structure or structures on site, might render an unsuitable structure, suitable. Examples could include: storm damage or partial completion of works which create opportunities for bats or birds to enter a structure.

Additional Species and Habitats - It has been concluded that unmitigated work might cause disturbance, harm or death to further protected species through impact to their habitat, or that protected habitats exist onsite which might be at risk of damage or destruction through the proposed works. Mitigation regarding the protection of additional species is detailed within this report.

A Phase 2 Bat Emergence Survey of the sycamore trees along the drive are required in addition to this or any other reports if the trees mentioned are to be felled.

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

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References

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Appendices

Appendix 1: Legislation Bat and Bird Species

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>).

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| <p>(1)</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"> ➤ 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. |
| <p>(2)</p> | <p>Development affecting built structures:</p> <ul style="list-style-type: none"> ➤ Tunnels, mines, kilns, ice-houses, adits, military fortifications, air-raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction; ➤ Bridge structures, aqueducts and viaduct (especially over water and wet ground). |
| <p>(3)</p> | <p>Floodlighting of</p> |

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| | <ul style="list-style-type: none"> ➤ 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; ➤ Any building meeting the criteria listed in (1) above. |
| (4) | <p>Felling, removal or lopping of:</p> <ul style="list-style-type: none"> ➤ Woodland; ➤ Field hedgerows and/or lines of trees with connectivity to woodland or water bodies; ➤ Old and veteran trees that are more than 100 years old; ➤ Mature trees with obvious holes, cracks or cavities, or that are covered with mature ivy (including large dead trees). |
| (5) | <p>Proposals affecting water bodies:</p> <ul style="list-style-type: none"> ➤ In or within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats. |
| (6) | <p>Proposal located in or immediately adjacent to:</p> <ul style="list-style-type: none"> ➤ Quarries or gravel pit; ➤ Natural cliff faces and rock outcrops with crevices or caves and swallets. |
| (7) | <p>Proposals for wind farm developments</p> <ul style="list-style-type: none"> ➤ of multiple wind turbines and single wind turbines (depending on the size and location) (NE TIN 051 – undergoing updates at the time of writing) |
| (8) | <p>All proposals in sites where bats are known to be present¹</p> <ul style="list-style-type: none"> ➤ This may include proposed development affecting any type of buildings, structures, features or location. |
| <p>Notes:</p> <p>¹ : Where sites are of international importance to bats, they may be designated as SACs. Developers of large sites 5-10km away from such SACs may be required to undertake a HRA.</p> | |

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 |
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| <i>Please note: Intermediate categories (e.g. Low – Moderate value) may apply.</i> | |
| No/Negligible value | Buildings with no or very few features capable of supporting roosting bats. Often buildings are of ‘sound’ well-sealed structure or have a single skin and no roof void. They tend to have high interior light-levels, and little or no insulation. Buildings without any roofs may also fall into this category. |
| Low value | Buildings of largely unsuitable construction, but with few features of potential value to bats (e.g. gaps above windows, apparently shallow crevices). No supporting evidence (e.g. droppings / staining) found. Buildings may be surrounded by poor or sub-optimal bat foraging habitat, as is often the case in urban-centre locations. |
| Moderate value | Buildings usually of brick or stone construction with a number of features of obvious potential value to roosting bats e.g. loose roof / ridge tiles, gaps in brickwork, gaps under fascia boards, and/or warm sealed roof-spaces with under-felt. |
| High value | Buildings with a large number of features of obvious potential value to bats (as above). Bats may be suspected to roost within the building (at least at certain times of year), but no supporting evidence found. |
| Confirmed roost | Bats discovered roosting within the building or recorded emerging from / entering the building at dusk and / or dawn. Building found to contain conclusive evidence of occupation by bats, such as bat droppings. A confirmed record (as supplied by an established source such as the local bat group) would also apply to this category. |

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> |

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