



Bat Survey – Tudor Cottage

Client: Johanna Hunt

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17 Station Road
Overton
Hampshire
RG25 3DU

07933941470
www.caecology.co.uk
Claire@caecology.co.uk

CA Ecology Ltd
Registered in
England
8994224

Quality management

Author	Name	Allyson Hawkins BA (Hons), MSc
	Title	Ecologist
	Signature	
Approver	Name	Claire Andrews BSc (Hons) MCIEEM
	Title	Director/Principal Ecologist
	Signature	
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1 Summary

Proposal Outline	It is proposed to apply for planning permission to allow the construction of a side extension following the demolition of the existing detached garage.
Site Description	Tudor Cottage is a detached two-storey timber-framed cottage with modern extensions to the side and a detached garage situated alongside the west elevation. Located within the village of Rotherwick, Hampshire.
Surveys Undertaken	<p>A Stage 1 bat survey comprising an internal inspection of all accessible loft spaces and external inspection of the section of the cottage to be affected by the works and of the garage to look for bats or evidence of bats and assess the potential of the buildings to support roosting bats was undertaken on the 25th of July 2023.</p> <p>A desk study to look for features of interest within 2km of the site was undertaken; this included a request for records from the local bat group.</p> <p>This was followed by a Stage 2 survey of the garage comprising a single dusk emergence survey in July 2023.</p>
Results	<p>During the Stage 1 survey, a single brown-long eared type dropping was recorded in the loft space above the section of the cottage to be affected by the proposed works. There were also features with potential to support roosting bats recorded across the roof.</p> <p>No evidence of bats was found within the garage. However, there were features with potential to support roosting bats recorded across the building.</p> <p>The desk study revealed that there are no designated sites within 2km for which bats are the primary reason for the designation and there are no previous records of roosts on site. The nearest roost is a brown-long eared roost in a property 230m to the north.</p> <p>During the Stage 2 emergence survey, no bats were seen to emerge from or return to the garage.</p>
Limitations	There was six minutes of light rain during the emergence survey of the garage. This was not considered a significant limitation due to the limited duration of the rain and bat activity levels were unaffected.
Evaluation	<p>A single dropping recorded within the loft of the cottage during the Stage 1 survey indicates high potential of the building to support a roost, however further survey would be required to confirm current use. There are also features across the roof that have the potential to support roosting bats.</p> <p>Surveys have confirmed the likely absence of roosting bats from the garage.</p>
Potential Impacts	<p>There are no predicted impacts of the proposed works to the loft of the cottage or the potential roost features across the roof as the extension will tie in at the ground level and will not impact the roof or any loft spaces.</p> <p>There are no predicted impacts of the proposed works to the garage on any roosts or upon any commuting or foraging habitat.</p>
Recommendations	No further survey is required providing the proposals remain unchanged and planning permission is granted and works commence on or before May 2025. Opportunities for biodiversity enhancement are included in the main body of the report.

2 Introduction

2.1 Site information

- 2.1.1 Tudor Cottage is a timber-framed Grade II listed two-storey cottage with 16th century origins with later extensions to the side. A detached single-storey garage with pitched roof is situated alongside the cottage to the west. The cottage and garage are located to the front of a large garden bordered on all sides by mature hedgerows and trees, with a small group of detached and semi-detached properties to the north, a neighbouring property set within a large garden to the east, woodland to the south, and farmland to the west. Tudor Cottage is accessed from Lampards Close (RG27 9BN, grid reference SU71675668). A site plan is shown in Figure 1.
- 2.1.2 Tudor Cottage is located within the rural village of Rotherwick, comprising properties of a variety of styles and ages, including older traditional properties and more modern, detached and semi-detached houses. The village is surrounded by farmland to the north, woodland to the east and south-east and a series of fields and parkland connected with Tylney Hall to the south and west. The wider area in Hampshire surrounding Rotherwick is a patchwork of farmland and woodland interspersed with villages. The large village of Hook is located approximately 1.3km to the south and the market town of Old Basing is 5km to the west.

2.2 Background and development proposals

- 2.2.1 It is intended to apply for planning permission to allow the construction of a two-storey side extension with a single-storey link to the cottage following the demolition of the existing detached garage. The proposals will not impact the roof or any loft spaces in the cottage.

2.3 Purpose and scope

- 2.3.1 CA Ecology Ltd were contracted to conduct an initial internal and external inspection of the section of the cottage to be affected by the proposed works and of the garage, to look for evidence of roosting bats and evaluate the potential of the buildings to support roosting bats.
- 2.3.2 Following the initial inspection, it was determined that no roosts or potential roost features on the cottage will be directly impacted by the works. No further surveys were recommended.
- 2.3.3 The garage was considered to have low potential to support roosting bats. CA Ecology Ltd were contracted to conduct one dusk emergence survey to determine the presence or likely absence bats from the garage.

3 Methodology

3.1 Desk study

3.1.1 The MAGIC website is reviewed for information on designated sites for which bats are the qualifying feature or key feature of interest within 2km radius of the building. Using a combination of OS map and online aerial imagery, an estimate of the proportion of suitable commuting and foraging habitat within 500m and 1km of the building is made. Measurements of the distance to nearest woodland and water are also recorded. Records of bats and their roosts within 2km are requested from the local bat group. This data is then taken together and used to inform the overall assessment.

3.2 Stage 1 survey – Internal and external inspection

3.2.1 The external inspection is undertaken from the ground and all external aspects of the building are inspected for bats or evidence of bats. During the internal inspection all available parts of the loft space are accessed using a ladder where necessary. Using close-focusing binoculars and a high-powered torch, a systematic search is undertaken to look for bats or evidence of bats. Evidence looked for includes: bat droppings on external surfaces such as walls, windows, window seals, soffit boards and tile surfaces, bat droppings within the loft space, scratch marks and grease marks around possible access and egress points, piles of insect remains and staining. The characteristic chittering noise is also listened for along with noise of movement of bats within crevices and echolocation calls within any loft voids. Where necessary an endoscope is used to check inaccessible crevices.

3.2.2 Where evidence of bats is present in the form of droppings a sample of the guano is taken and retained for later analysis, where necessary, using the following protocol:

- A sample of guano is selected that is dry and has had minimal exposure to sun and water
- Wearing gloves, droppings are collected and placed into a clean Eppendorf tube
- If samples are taken from different locations gloves are changed and a new sample tube is used
- Samples are then placed individually in plastic bags labelled with the date and location of sample collection
- Samples are then stored in a cool, dry place ready for later analysis where necessary

- 3.2.3 Where appropriate a tell-tale is then set out to assist in recording information about how bats are using the roost. A tell-tale comprises a white polythene sheet cut into approximately 2x3m sections. The sheets are placed under the roost to align with the roost location above; weights may be added to keep a sheet in place. In roosts where there is more than one species suspected to be present or several roost locations indicated by locations of piles of droppings more than one sheet may be laid out. The location of each tell-tale within loft space and the date it was set out is noted.
- 3.2.4 As evidence of bats, even at maternity roosts can be limited, inconspicuous or not present at the time of survey, the potential of the building to support roosting bats is also assessed. This includes looking for suitable access points and potential roost locations including, but not limited to: slipped or missing tiles, missing mortar, lifted lead flashing, gaps behind or into cladding or hanging tiles, gaps and cracks in walls or around windows and doors, gaps at eaves or behind barge and soffit boards, access into cavity wall. Internally, the suitability of the loft void for bats is assessed and the number and location of access points are noted.
- 3.2.5 The number of locations and aspect of potential access points is taken into consideration along with the number of potential roost locations, any history of use of the site by bats and results of the desk study, together with the surrounding habitat and connectivity to water and woodland, to give overall potential for the building to support roosting bats (see Table 1 below).

Table 1: Buildings are categorised as follows:

Building Suitability	Description
Confirmed	Building with confirmed roost presence either in the form of droppings, bats present or other incontrovertible signs.
High	Building or structure has a numerous suitable access points and potential roost locations, with good connectivity to high quality foraging habitat.
Medium	Building has some features suitable for use by roosting bats. Surrounding habitat and connectivity may be of lower quality.
Low	Where the building or structure has features that could be used by roosting bats and the use of the building cannot be ruled out without further survey. Surrounding habitat may be low quality commuting and foraging habitat with poor connectivity to wider area. No evidence of bats found.
Negligible	No features suitable for use by roosting bats or features where the potential of use by roosting bats is so low as to be negligible.
N.B. The potential of the building will be affected by the surrounding habitat i.e. a feature on a building next to a floodlit car park may get negligible potential, whilst the same feature on a building next to a woodland with a stream may get low or even medium potential.	

3.3 Stage 2 surveys - Dusk emergence and dawn return to roost surveys

- 3.3.1 The dusk survey commences 15 minutes before dusk and the survey continues for 90 minutes after dusk. Positions are chosen to allow all potential access or egress points to be covered during the survey. A combination of surveyors with cameras and autonomous cameras are used to cover the building as appropriate. At each survey location a Batlogger (set to record in real time 16-bit full spectrum and live monitored in heterodyne), along with a professional quality video camera with infrared shooting capabilities (models used include Canon XA30, Canon XA25 and Sony AX30) and additional IR illumination is used.
- 3.3.2 During the dusk survey, the surveyors maintain constant vigilance from a seated position on the selection of potential access points within their view. Low-powered or red-light torches are used for note taking to maintain the surveyors' night vision.
- 3.3.3 In survey locations where a surveyor is present, the surveyor will mark the recording by narrating to the camera and pausing the footage any time the surveyor suspects or notices a bat emerge, and when Myotis or Plecotus bats are recorded. While the light conditions allow, the surveyor watches the building directly. When the light levels prevent this (usually the last 30 minutes or so of the survey) the surveyor will monitor the building via the camera screen. The short sections where the surveyor has stopped the video are then reviewed and those with emerging bats are retained. Where a camera and detector have been deployed autonomously, the resulting video is watched in its entirety in real time or up to 2x speed, with only sections showing emerging bats retained.
- 3.3.4 The species and activity of each bat are recorded and a note of the real time and track time are made, along with a note of the flight path recorded on a map of the site. Whilst the focus of the survey is on any bats emerging from or returning to roost, a record of all bat passes is made to gauge the level of activity and species present on and around the site. All bat calls are retained for later analysis where necessary.
- 3.3.5 Bat loggers record bat calls in full spectrum the resulting sound files are analysed in bat explorer the auto Id function is used to sort the files but all calls are reviewed manually. A bat pass is defined as a single triggering event (detected ultrasound call).

4 Survey findings

4.1 Desk study

- 4.1.1 There are no designated sites for which bats are a qualifying feature, nor are there any statutory sites designated for nature conservation within 2km of the site. However, there is a relatively well-connected patchwork of ancient and deciduous woodlands surrounding the site, including Black Wood, a 327ha band of ancient woodland to the west with connectivity to the site providing good quality foraging habitat for bats. The nearest woodland is located in the southernmost part of the garden of the property and the nearest water source is a small pond 20m to the west.
- 4.1.2 There have been 28 (compared to an average of 23*) roosts recorded within a 2km radius of the site. The nearest, approximately 230m to the north, is a brown long-eared (*Plecotus auritus*) summer roost. Other roosts include those of common pipistrelles (*Pipistrellus pipistrellus*), soprano pipistrelles (*Pipistrellus pygmaeus*), natterer's (*Myotis nattereri*) and brown long-eared bats. Records of roosts are shown on Figure 1.
- 4.1.3 There have been three (compared to an average of 4*) European Protected Species Licences (EPSL) granted for bats within 2km of the site. The nearest is a property 110m to the north and affected the resting place of common pipistrelles and brown long-eared bats. The other records also involved common pipistrelles and brown long-eared bats.
- 4.1.4 There are 161 (compared to an average of 86*) non-roost bat records within a 2km radius. Records included acoustic records of bats in flight and injured bats brought into care and are given in Table 2.

*The average number of roosts, EPSL and non-roost records from desk studies conducted from projects across the southeast of England within the past five years from a sample of 35 projects.

Table 2: Summary of non-roost records

Conservation status	Species	Number of records
Abundant and Widespread species	Common pipistrelle	71
	Soprano pipistrelle	35
	Pipistrelle sp.	5
	Brown long-eared	11
Less Abundant species	Nathusius' pipistrelle	1
	Whiskered bat	0
	Brandt's bat	0
	Daubenton's bat	1
	Natterer's bat	1
	Noctule	21
Rare/Annex II/Red List/Vulnerable species	Alcathoe bat	0
	Serotine	7
	Barbastelle	2
	Bechstein's	0
	Leisler's bat	1
	Myotis sp.	5
	Whiskered/Brandt's/Alcathoe	0
	Grey long-eared bat	0
	Greater horseshoe	0
	Lesser horseshoe	0
	Mouse-eared bat	0

4.2 Stage 1 survey – Internal and external inspection




- 4.2.1 On the 25th of July 2023 the site was visited by Claire Andrews BSc (Hons) MCIEEM, a licenced bat surveyor (WML CL16, 19 & 20 2015-12722-CLS-CLS, 2015-12723-CLS-CLS and 2015-12725-CLS-CLS) with over 25 years’ experience of conducting bats surveys. Claire is also author and agent of numerous European Protected Species licences and a Registered Consultant for the Low Impact Class Licence. All external parts of the buildings to be affected by the proposed works were assessed from ground level and the loft space of the section of the cottage to be affected by the proposed works (Loft 1) and the loft space in the garage (Loft 2) were accessed and inspected.
- 4.2.2 The initial inspection confirmed the presence of roosting bats within the loft of the section of the cottage to be affected by the proposed works, along with potential roost features recorded across the roof. Table 3 below shows the results of the assessment of the cottage.

Table 3: Results of internal and external assessment - Cottage

Feature	Description
<p>Type of property</p>	<p>The original Grade II listed two-storey timber-framed cottage is of 16th century Tudor origin, with a half-hipped roof and painted brick infill and exposed timber frame at the front. A hipped porch is located to the front of the original cottage. There is a pitched roof two-storey extension to the west of the original cottage linking to a half-hipped two-storey extension. The modern extensions were constructed to imitate the style of the original cottage.</p> <p>The only section of the cottage to be affected by the works is the half-hipped extension on the west side of the property. The Stage 1 internal and external inspection was confined to this section of the cottage.</p>


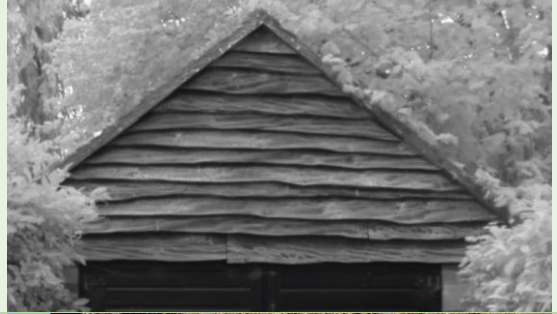





The section of the cottage to be affected by the works is shown above.

Feature		Description	
Roof	The roof is finished with clay tiles.		
Potential bat access points (See Figure 2 for locations)	Lifted tile		
Potential roost locations	In the roof void itself and beneath the roof tiles and between the bitumen lining.		
Loft description and accessibility	Loft 1 - Single small loft space, fully boarded with insulation between the roof rafters and felt.		
Evidence of bats	A single brown long-eared type dropping was recorded within the loft space.		
Potential of building to support roosting bats			
Maternity Roost	Hibernation Roost	Transitional Roost	Night or Other Roost
Low	Low	High	High
Overall suitability	High – single dropping in the loft, further survey would be required to confirm current use.		

4.2.3 No evidence of roosting bats was recorded in the garage, however, features with potential to support roosting bats were recorded across the building. Table 4 below shows the results of the assessment of the garage.

Table 4: Results of internal and external assessment - Garage

Feature	Description	
Type of property	Detached brick-built garage constructed in the 1980s currently in use as a store and laundry room. There is wooden weatherboarding above the barn doors to the front.	
Roof	Gable ended roof finished with clay tiles. Heavily shaded on west elevation by tree.	
Potential bat access points (See Figure 2 for locations)	1. Gaps beneath wooden weatherboarding	
	2. Lifted tile	
	3. Missing mortar	

Feature	Description		
Potential roost locations	In the roof void itself, behind the wooden weatherboarding, beneath the roof tiles and between the bitumen lining, and beneath the ridge tiles.		
Loft description and accessibility	Loft 2 - Boarded space used for storage. 1f felt beneath the clay tiles. There was lots of evidence of mice.		
Evidence of bats	No evidence of bats.		
Potential of building to support roosting bats			
Maternity Roost	Hibernation Roost	Transitional Roost	Night or Other Roost
Negligible	Negligible	Low	Low
Overall suitability	Low		

4.3 Stage 2 surveys - Dusk emergence and dawn return to roost surveys

- 4.3.1 The dusk survey was conducted by ecologist Allyson Hawkins BA (Hons) MSc.
- 4.3.2 One dusk emergence survey was carried out on the 31st of July 2023. No bats were recorded emerging from or returning to the building.
- 4.3.3 Two surveyor locations were used to ensure all potential access points could be covered. One location was surveyed by an ecologist with a camera and the other by an autonomous camera, with the footage later fully reviewed by the ecologist.
- 4.3.4 The majority of bat activity came from common pipistrelles, which were recorded commuting between the cottage and the garage and also foraging in the garden consistently throughout the survey, accounting for 76% of bat activity. There were occasional soprano pipistrelles recorded, accounting for 15% of activity, along with several noctules overhead, and a few brown long-eared passes, each accounting for less than 1% of bat activity.
- 4.3.5 Surveyor locations are shown on Figure 2 and full results of the survey along with weather conditions are given in Appendix 1.

4.4 Limitations

- 4.4.1 The initial survey and subsequent surveys were carried out in line with BCT Good Practice Guidelines 2016 and Natural England Bat Mitigation Guidelines (Mitchell-Jones, 2004).
- 4.4.2 There were two short periods of light drizzle in the middle of the emergence survey. However, the drizzle lasted for a total of six minutes, and bat activity was not affected, so this is not considered a significant limitation.

5 Evaluation, potential impacts and recommendations

5.1 Evaluation

- 5.1.1 There was a single brown long-eared type dropping in Loft 1, indicating high potential to support a roost. However, further survey would be required to confirm current use. There was no evidence to show use of the loft space as a maternity roost. There were a number of lifted and broken tiles across the roof which could provide potential access points for roosting bats.
- 5.1.2 No evidence of bats was recorded within the garage during the initial inspection and no bats were seen to emerge from or return to roost within the garage, which confirms the likely absence of roosting bats from the garage.

5.2 Potential impacts

- 5.2.1 The new extension will tie into the ground floor wall of the west elevation of the cottage and will not impact the loft space or the roof. Therefore, there are no predicted impacts of the proposed works on any roosts or potential roost features on the cottage.
- 5.2.2 There are no predicted impacts of the proposed works to the garage on any roosts.
- 5.2.3 The proposals will not cause any fragmentation or isolation as no mature trees or shrubs are to be felled. Therefore, there are no legal or planning policy constraints with respect to bats due to the proposed demolition of the garage and construction of the new extension.

5.3 Recommendations

- 5.3.1 No further survey is required providing the proposals remain unchanged and planning permission is granted and works commence on or before May 2025; after this date updated surveys may be necessary.
- 5.3.2 In line with the National Planning Policy Framework (NPPF) and local planning policy (see Appendix 2), measures to protect and enhance along with providing net gains in biodiversity on site should be incorporated into the scheme. Given that the roof of the barn provides potential roosting opportunities for bats and these will be lost, features suitable for roosting bats could be incorporated into the new barn such as bat boxes or bat bricks. Bat boxes and bat bricks can be purchased as off-the-shelf solutions; details of different options can be found here: <https://www.pinterest.co.uk/caecology/integrated-bat-boxes/>

6 References


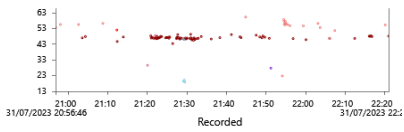
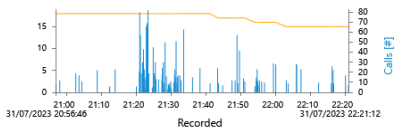
- 6.1.1 Bat Conservation Trust and Institute of Lighting Professionals (2018) Guidance Note 08/18 Bats and Artificial Lighting in the UK.
- 6.1.2 Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.
- 6.1.3 Mitchell-Jones, A. J. (2004). *Bat mitigation guidelines*. English Nature.
- 6.1.4 Defra, J. a. (2012). UK Post-2010 Biodiversity Framework.
- 6.1.5 MAGIC. (accessed 21.08.23). MAGIC Map. Retrieved from (<http://magic.defra.gov.uk>)


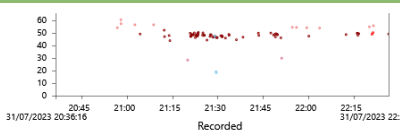
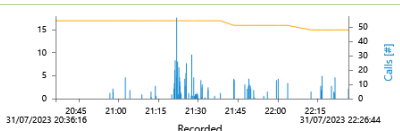
7 Appendix 1 – Results

Weather conditions during the surveys

Visit	Date	Precipitation	Wind (Beaufort Scale)	Temp at sunset/sunrise	Temp at start/end	Cloud	Overall conditions
1	31.07.23	21:18, 21:35-2140 light rain	1	17	15	7/8	Optimal

Survey results

Date	Survey location	Bat(s) emerging or returning	Screen grab of darkest part of the survey	Incidental bat activity																					
31.07.23 Dusk	1	None		<table border="1"> <thead> <tr> <th>Species</th> <th>number of files</th> <th>number of calls</th> </tr> </thead> <tbody> <tr> <td>● Pipistrellus pipistrellus</td> <td>73</td> <td>1590</td> </tr> <tr> <td>● Pipistrellus pygmaeus</td> <td>21</td> <td>307</td> </tr> <tr> <td>● Nyctalus noctula</td> <td>6</td> <td>24</td> </tr> <tr> <td>● Plecotus auritus</td> <td>2</td> <td>14</td> </tr> <tr> <td>● Pipistrellus spec.</td> <td>1</td> <td>4</td> </tr> <tr> <td>● Eptesicus serotinus</td> <td>1</td> <td>11</td> </tr> </tbody> </table> <p>Freq/time</p>  <p>Activity</p> 	Species	number of files	number of calls	● Pipistrellus pipistrellus	73	1590	● Pipistrellus pygmaeus	21	307	● Nyctalus noctula	6	24	● Plecotus auritus	2	14	● Pipistrellus spec.	1	4	● Eptesicus serotinus	1	11
	Species	number of files	number of calls																						
● Pipistrellus pipistrellus	73	1590																							
● Pipistrellus pygmaeus	21	307																							
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● Plecotus auritus	2	14																							
● Pipistrellus spec.	1	4																							
● Eptesicus serotinus	1	11																							
2 Autonomous camera	None			<table border="1"> <thead> <tr> <th>Species</th> <th>number of files</th> <th>number of calls</th> </tr> </thead> <tbody> <tr> <td>● Pipistrellus pipistrellus</td> <td>71</td> <td>618</td> </tr> <tr> <td>● Pipistrellus pygmaeus</td> <td>12</td> <td>89</td> </tr> <tr> <td>● Nyctalus noctula</td> <td>5</td> <td>15</td> </tr> <tr> <td>● Plecotus auritus</td> <td>3</td> <td>4</td> </tr> <tr> <td>● Pipistrellus spec.</td> <td>2</td> <td>9</td> </tr> <tr> <td>● Noise</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	Species	number of files	number of calls	● Pipistrellus pipistrellus	71	618	● Pipistrellus pygmaeus	12	89	● Nyctalus noctula	5	15	● Plecotus auritus	3	4	● Pipistrellus spec.	2	9	● Noise	1	0
Species	number of files	number of calls																							
● Pipistrellus pipistrellus	71	618																							
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● Nyctalus noctula	5	15																							
● Plecotus auritus	3	4																							
● Pipistrellus spec.	2	9																							
● Noise	1	0																							

Date	Survey location	Bat(s) emerging or returning	Screen grab of darkest part of the survey	Incidental bat activity
				<div data-bbox="1402 280 1862 414"> <p>Freq/time</p>  </div> <div data-bbox="1402 414 1862 544"> <p>Activity</p>  </div>

Note that all passes of Plecotus bats are assumed to be those of brown long-eared bats, because the site falls outside the geographical distribution of grey long-eared bats. The species cannot, however, be confirmed from call ID alone.

Raw data available on request.

8 Appendix 2 - Legislation and policy guidance

8.1 Legal protection

8.1.1 Bats and their roosts receive full protection (with few exceptions) under the Conservation of Habitats and Species Regulations 2017 (as amended) to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb - insofar as to impair its ability to survive, reproduce or rear young, hibernate, migrate, or significantly affect distribution and abundance
- Damage or destroy a breeding site or resting place - even if no bats present
- Possess or control, sell, exchange, offer for sale or exchange or to transport any live or dead specimen or anything derived from a bat

8.1.2 Further protection is provided in England under Section 9 of the Wildlife and Countryside Act (as amended), which adds the following offences:

- To intentionally or recklessly disturb bats whilst occupying a structure or place used for shelter or protection (which means disturbance remains an absolute offence)
- To intentionally or recklessly obstruct access to any structure or place used by bats for shelter or protection
- To sell, advertise for sale, offer for sale, possess, or transport any live or dead or any part of a bat

8.1.3 Additional protection is provided for soprano pipistrelle, noctule and brown long-eared bats, all of which are included on a list of species of principal importance for the conservation of biodiversity in England, created by the Secretary of State as a requirement under section 41 (S41) of the Natural Environment and Rural Communities Act 2006 (NERC Act).

8.1.4 Under section 40 of the NERC Act all public bodies have a duty to have regard to conservation and biodiversity when carrying out their functions, the S41 list is a guide for decision makers when implementing their duty. This duty extends to all public bodies the duty of Section 74 of the Countryside and Rights of Way Act 2000, which placed a duty on government ministers.

* In 2019 changes were made to the 2017 regulations by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged.

8.2 National planning policy

8.2.1 The National Planning Policy Framework (NPPF) and the supporting ODPM circular 06/2005 provides the basis for making planning decisions with respect to conserving and enhancing the natural environment. It specifically sets out how the planning system should minimise impacts on biodiversity and provide net gains, including establishing coherent ecological networks. In addition to confirming that the presence of a protected species is a material consideration in the making of planning decisions, it sets out a list of principals, which local planning authorities should follow when determining planning applications. These include:

- ‘if significant harm resulting from a development cannot be avoided...adequately mitigated, or as a last resort compensated for, then planning permission should be refused.’
- ‘...opportunities to incorporate biodiversity in and around developments should be encouraged.’
- The circular goes on to make it clear that Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System states 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 planning permission is granted.

8.3 Local planning policy

8.3.1 Hart District Council Local Plan Saved Policies sets out the planning policies which guide and control new development in the borough until 2029. Policy CON 5 provides a focus on biodiversity stating that planning permission will not be granted for development that would have a significant adverse effect on plant or animal species or their habitats protected by law unless conditions are attached or planning obligations entered into requiring the developer to take steps to secure their protection.

8.4 Biodiversity Action Plans and Biodiversity Opportunity Areas

- 8.4.1 The United Kingdom Biodiversity Action Plan (UK BAP) is a national strategy drawn up by UK Government to conserve threatened native species and habitats. The UK post-2010 Biodiversity Framework 2012 (Defra, 2012) means that the listing of species and habitats on the S41 list and its associated requirements under the NERC Act supersedes the UK BAP. However, the UK BAP action plans remain relevant to conservation aims and objectives. The UK BAP is supported by a series of Local Biodiversity Action Plans (LBAPs) which translate the targets identified in the UK BAP into targets for species and habitats appropriate to the local area. Each LBAP identifies those habitats and species considered most important in that area, commonly an LBAP will identify a number of habitats and species for which “action plans” have been prepared. In the South East region, the Biodiversity Opportunity Areas will be the focus for delivery of UK BAP habitats targets.
- 8.4.2 In 2009 The South East Biodiversity Forum has identified Biodiversity Opportunity Areas (BOAs), which represent a targeted landscape-scale approach to conserving biodiversity and the basis for an ecological network. BOAs identify where the greatest opportunities for habitat creation and restoration lie, enabling the efficient focusing of resources to where they will have the greatest positive conservation impact.

9 Appendix 3 - Figure list

Figure 1 – Location Plan and Desk Study Results

Figure 2 – Stage 1 Survey Results

Figure 3 – Stage 2 Survey Results

NB figures attached separately.