



Protected Species Report for Bats and Nesting Birds

Report prepared for: [REDACTED]

Methodist Church
Midway
Chalford Hill
Stroud
Gloucestershire
GL6 8EN

April 2024

Cotswold Environmental Ltd

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Methods used to prepare this report, including those carried out in the field followed The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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Document Number:	CE00

Primary Surveyor Experience

[REDACTED] – 8 years professional ecological experience, primarily involved with bats and reptiles through consultancy and assisting on research projects. Experienced with small-scale and large-scale development projects and named ecologist on multiple bat mitigation licences. Co-author of peer-reviewed research papers on reptiles and amphibians. Member of Staffordshire and Wiltshire Bat Groups.

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1 INTRODUCTION

- 1.1 Cotswold Environmental Ltd was instructed to carry out a Protected Species Survey for bats and nesting birds at the Methodist Church, Midway, Chalford Hill, Stroud, Gloucestershire GL6 8EN. The site is located at approximate National Grid Reference (NGR): SO 89661 03119.
- 1.2 A planning application will be submitted to Stroud District Council in due course and the development proposals are described as;
- Internal renovations for the conversion to a residential dwelling
 - The installation of new windows to the north and south facing gable ends of the two storey wing
 - The installation of new skylights to the east and west facing roof aspects of the two storey wing
- 1.3 This report provides survey data based on a field visit that was carried out in March 2024. The purpose of the daytime survey was to assess the buildings for their suitability to support protected species and to ascertain evidence of any protected species, most notably bats and nesting birds. The field visit results provide information to determine the potential ecological impact the proposed development may have on protected species, and to inform the level of further survey effort and mitigation required to comply with relevant nature conservation policies and legislation. The evaluation and findings in this report can be used by Stroud District Council in their view of the planning application.
- 1.4 The National Planning Policy Framework (NPPF) (December 2023) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.
- 1.5 The Methodist Church is located in the centre of Chalford Hill, approximately 5.3 km south-east of Stroud town centre. The site location is shown in Fig. 1: Site Location Map and the survey boundary is shown in Fig. 2: Site Map.

Survey Objectives

- To determine suitability for protected species
- Ascertain evidence of protected species
- Determine the potential ecological impact the proposed development will have on protected species
- Inform the level of further survey effort that is required.

2 METHODOLOGY

Desk Study

- 2.1 A records search was undertaken using desktop resources including the Multi-Agency Geographic Information for the Countryside¹ (MAGIC) resource. MAGIC was used to search for records of designated sites, habitats and granted European Protected Species Licenses (EPSLs) within a 2km radius. Google Earth² was also used to study the nearby landscape.

Field Survey

Preliminary Bat Roost Assessment

- 2.2 Ecological consultant [REDACTED] (NE Class 2 Bat Survey licence 2020-50774-CLS-CLS) carried out the field survey on Thursday 28th March 2024.
- 2.3 Survey effort was completed in line with official assessment guidelines³ and largely followed that recommended by the Chartered Institute for Ecology and Environmental Management (CIEEM)⁴ and British Standard Code of Practice⁵. The assessment followed the standard methodology. The site was searched using visual encounter survey techniques. Potential bat movement corridors and movement barriers were assessed and noted. During the site visit, where possible, all areas of the building were internally and externally examined for evidence of bats. The building survey included an internal and external assessment using a powerful torch and endoscope where required.
- 2.4 Internally, the building was assessed using a powerful torch beam to scan the walls and flat surfaces for droppings and other signs of bat activity. Feeding remains such as moth and butterfly wing

¹ Multi-Agency Geographical Information for the Countryside (MAGIC). Crown Copyright and database rights [2015]. Ordnance Survey 100022861. Available at: <http://www.magic.gov.uk/>

² https://www.google.co.uk/intl/en_uk/earth/

³ Collins J (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edn. Bat Conservation Trust, London.

⁴ CIEEM (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.

⁵ British Standards Institution (2013) BS 42020:2013. Biodiversity – Code of practice for planning and development. British Standards Institution, London.

concentrations were also surveyed for. All holes and crevices considered by the surveyor as likely to be used as a bat roost were examined to ascertain presence or absence of bats.

- 2.5 Externally, visual ground inspections of all elevations were undertaken using binoculars and a telephoto lens where required. Photographs were taken to capture likely features of ecological value to bats and birds i.e. missing tiles, damaged or missing mortar, exposed gable ends, gaps within soffit board, rotten timber and other potential entry points. Other external aspects of the buildings were surveyed, including windows, windowsills, external doors and the ground within close proximity of the structure was thoroughly inspected for bat droppings and feeding remains.

Table 1: Guidelines summary for assessing potential bat roost suitability

Suitability	Description of building, tree or structure
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, potential roost sites not suitable for larger numbers or regular use (i.e. maternity or hibernation).
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	A structure or tree 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.
Confirmed roost	Evidence of bats or use by bats found.

Inspection for nesting birds

- 2.6 The survey also included an internal and external inspection of the surveyed building for evidence of common nesting birds as well as notable and protected species. Inside the building, artificial light was used to search for birds, dead birds, dead chicks, nesting material and eggs.

Limitations

- Bat droppings deposited in or around the exterior degrade quickly due to weather. The presence of bats or their roost must not be disregarded in the absence of droppings.
- Many bat species in the UK are crevice-dwelling bats and as such, are difficult to find during PRAs.
- Local biological records were not obtained.
- For Health & Safety purposes ladders were not used to gain close views of the external roof structure. All external aspects of the building were assessed from ground level.

3 RESULTS

Desk Study

Designated Sites

- 3.1 According to the MAGIC website, the property lies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and one further designated site is found within a 2 km radius; Strawberry Banks Site of Special Scientific Interest (SSSI), a 5 hectare site of biological interest comprised of lowland calcareous grassland, located 1.3 km to the east of the site. No further statutory or non-statutory designated sites exist within a 2km radius of the site boundary and no internationally designated sites such as special areas of conservation (SACs), designated for their bat populations exist within a 10 km radius of the site.

Local Habitats

- 3.2 The property is located within the centre of the village, surrounded by medium density residential development. Scattered mature trees and hedges border the residential gardens and further afield, extensive woodland can be found to the south-east and north-west of the site bordering the fields of grazing pasture which can be found throughout the rural landscape.

Notable Habitats within a 2 km radius:

- Extensive blocks of deciduous woodland, the closest located 240 m to the south
 - Multiple areas of ancient and semi-natural woodland, located 360 m to the south-west
 - One parcel of woodpasture/parkland, located 1.6 km to the south-west
 - Six blocks of traditional orchard, the closest located 300 m to the north-west
 - Several parcels of lowland calcareous grassland and a single parcel of lowland meadow
- 3.3 No priority habitats are found within or immediately adjacent to the site.

Granted European Protected Species Licences (EPSLs) within a 2km Radius

- 3.4 According to the Magic website, three EPS licences have been granted for bats within a 2 km radius of the site. These are shown below in Table 2:

Table 2: Granted EPSLs within 2km of survey site

Species	Distance	Direction	Year Granted
BLE,G-HORSE,L-HORSE	800 m	South-East	2017
L-HORSE,SER	900 m	South-East	2021
C-PIP	1.8 km	North-West	2017

BLE = *Plecotus auritus*, C-PIP = *Pipistrellus pipistrellus*, G-HORSE = *Rhinolophus ferrumequinum*, L-HORSE = *R. hipposideros*, SER = *Eptesicus serotinus*, S-PIP = *P. pygmaeus*

Field Survey

Building description

- 3.5 The surveyed building was a former Methodist Church originally built in the 1800's with stone built elevations supporting a pitched roof clad in plain clay tiles. Later single storey extensions to the original two storey wing comprise a stone built hall with a pitched roof clad in concrete interlocking tiles, built on the northern elevation and a rendered and mono-pitched element to the eastern elevation. The building features a single loft space within the roof of the two storey wing and the later single storey extension features a PVC fascia at the eaves.

Preliminary Bat Roost Assessment (PRA) Results

- 3.6 Externally, the single storey hall was in good condition overall as the concrete interlocking tiles were well fitted with no damage or raises and the PVC fascia was fitted tight to the walls with no suitably sized crevices. The plain clay tiles cladding the roof of the two storey wing were also in good condition with no notable damage or raises, however, gaps were noted within the stonework, below the gutter of the west facing elevation and an area of damaged render which has created a hole in the wall was noted to the southern elevation of the mono-pitched element, therefore providing features considered to offer value to crevice dwelling species of bat, namely pipistrelle *Pipistrellus sp.* and small Myotis species such as whiskered bat *M. mystacinus*, that utilise the external fabric of buildings for roosting.
- 3.7 An internal inspection of the loft void revealed an exposed king post timber roof structure with bitumen felt underlining the tiles which showed some areas of damage. Despite this, no areas of daylight were noted penetrating the roof which may highlight potential ingress points for void dwelling species such as brown long-eared *Plecotus auritus*, serotine *Eptesicus serotinus* and natterers bats and the loft space was well illuminated due to the presence of skylights.
- 3.8 No bats, droppings, feeding remains or further evidence of bat presence was discovered during the PRA.

Inspection for nesting birds

- 3.9 Internally the loft void did not offer any opportunities for nest building due to lack of access and no evidence, such as nesting material or bird droppings, was discovered during the internal assessment. Crevices in walls, such as the ones identified below the gutter of the west facing elevation, can provide suitable nest building opportunities to small passerine species such as blue tit *Cyanistes caeruleus*, which favour cavities with small entrances. However, no evidence of nesting, such as droppings and nesting material was noted during the external assessment and no notable bird species were recorded on site.

Table 3: Weather conditions during the preliminary roost assessment

Date	Start	Finish	Temp °C	Wind	Cloud	Rain	Notes
28/03/2024	10:30	11:30	6	Fresh breeze	100 %	Light showers	Light rain did not impede the survey effort

4 INTERPRETATION AND RECOMMENDATIONS

- 4.1 A daytime assessment was commissioned with a view to assess the former Methodist Church, for its potential to support protected species, notably roosting bats and nesting birds. The proposals include minor external alterations to specific elevations and roof aspects of the two storey wing and it is understood the internal alterations will not impact the existing loft space.
- 4.2 As part of the desk study, online resource MAGIC was checked for granted EPS licences and statutory and non-statutory designated sites. Results from the online desk study showed three EPSLs have been granted for six species of bat, indicating a diversity of bat species within the surrounding environment that includes both lesser and greater horseshoe bats which are Annex II species of the EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora. One SSSI occurs within a 2 km radius, however, the proposals are considered small-scale, and therefore, provided that surrounding habitats are not subjected to the inappropriate use of nocturnal lighting, no impacts to the designated site or nearby habitats beyond the site boundary are anticipated as a result of the development proposals.
- 4.3 The property is located within a built-up area, however, surrounding residential gardens with mature trees and hedges will provide suitable habitat links to the extensive woodland which is located to the

north-west and south-east of the site. These wooded areas include blocks of ancient woodland which provide food, shelter and suitable breeding habitat to large numbers of species, including bats, which have a strong preference for roosting in veteran trees and foraging within woodland.

- 4.4 Different species of bats have different habits, however, the use of buildings as roosting sites tends to be seasonal and bats do not usually occupy these structures year round. Female bats will typically form maternity colonies during spring and then disperse to nearby woodland during mid to late summer when their offspring are able to fly and are self-sufficient. Transient males roost on their own or within small groups and will occupy a number of favoured roosting sites for short periods throughout the summer, although both will spend the winter months in suitable hibernation sites and return to the same buildings the following spring.

Building Assessment

- 4.5 During the inspection of the building, suitable external gaps and crevices were discovered below the gutter of the west facing elevation and on the southern elevation of the mono-pitched element, providing potential roosting features (PRFs) that could be exploited by bats, although no evidence of bats was found during the assessment.
- 4.6 No suitable PRFs were noted where the proposed windows and skylights will be fitted as the stonework and tiles in these areas were in good condition with no failed mortar or raised tiles. As such, under the current proposals, no impacts to roosting bats are anticipated providing the proposed plans do not change to include the renovation or repair of the areas outlined above.
- 4.7 **No further survey effort is recommended.** However, all workers should be vigilant and mindful of bats during works, taking extra care at all times during development. In the unlikely event that bats are discovered, work should cease immediately and Cotswold Environmental should be contacted on: 07557539979. It should be noted that further works would not be able to lawfully proceed without confirmation from Natural England, and bats should not be handled at any time for legal reasons. If bats are discovered during works, Natural England will potentially restrict development until further surveys have been completed and a full mitigation and compensation strategy has been designed. It is likely that, if bats are discovered, a European Protected Species Licence (EPSL) will be required from Natural England.
- 4.8 If the proposals should change to include the areas outlined above, then in the absence of appropriate mitigation and compensation, any bats which may be utilising these features for roosting could be disturbed, injured or killed during the proposed works and the roosts could be impacted, obstructed or destroyed as a result. Therefore, if proposals are updated, it is recommended that prior to any works commencing on the building, two nocturnal surveys should be undertaken to ascertain

presence/absence of bats, with the surveys taking place during the optimal survey period which runs from May to August. A total of two surveyors would be required to cover both the west facing elevation of the two storey wing and the south facing elevation of the mono-pitched extension.

Nocturnal Lighting Measures

- 4.9 Linear features such as rows of trees and hedges are important for commuting activity in bats and the trees and shrubs found at the boundaries of nearby gardens will likely offer foraging opportunities to the local bat population. Therefore, the insensitive use of external lighting within the proposed development could have a negative impact upon bats using the site for foraging and commuting activity.
- 4.10 As suitable bat habitat occurs within the nearby surrounding environment, a low-level lighting scheme should be implemented during and after construction to avoid indirect disturbance to bats and other nocturnal animal species that may exploit local habitats. Measures must be taken to ensure nocturnal animals are safeguarded from inappropriate use of light and noise throughout the hours of night during the construction period, as well as to protect important commuting corridors for bats. Any external lighting installed as part of the development must be used in accordance with Guidance Note 08/23: Bats and Artificial Lighting⁶.
- 4.11 Sensitive lighting strategy measures during the construction period are as follows:
- Works must not be carried out after dusk and must not commence until after dawn.
 - Generators and machinery that emit significant noise levels must not be left to run after dusk.
 - LED lighting sources must be used, which generally have a narrower and more directional beam.
 - Light spill must be controlled and if lighting is required at night, hooded shields must be fitted to prevent spill onto nearby habitats that are likely to support wildlife, including nearby trees and hedgerows.
 - Lighting must not be directed towards any bat or bird compensation features.
- 4.12 In addition to the above, when selecting appropriate external lighting, the following specifications should be taken into consideration:
- Any external lighting incorporated into the proposed development should be LED luminaires due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

⁶ <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats⁷.
- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used⁸

Nesting birds

4.13 No evidence of nesting was discovered during the assessment and impacts to nesting birds as a result of the proposals are considered to be unlikely. If at any point nesting birds are discovered utilising the building, without appropriate mitigation, these may be impacted by the development proposals. Impacts to nesting birds can be avoided by timing works outside the bird nesting season which generally runs between February-August, or by ensuring a site visit is carried out by a suitably qualified ecologist ahead of works commencing. In the event that any nesting birds or suspected nesting activity is discovered prior to works commencing, works must cease and Cotswold Environmental Ltd contacted for further advice.

Biodiversity Enhancement

4.14 The NPPF (2023) outlines obligations of Local Planning Authorities to promote Biodiversity Net Gain where possible. There are various options available with regards to biodiversity enhancement on site:

Bats

4.13 An option to increase biodiversity relating to bats on site would be to affix one or more bat boxes to mature trees within the site boundary, ideally using either Schwegler 1FF boxes (or similar) or Schwegler 2F boxes (or similar). Alternatively, they may also be pole-mounted in an appropriate position. Bat boxes should be positioned no lower than 4m above ground level and they should not face in a northerly direction.

Nesting Birds

4.14 Ways to enhance the site value with regards to bird nesting would be to fit nest boxes to existing trees. Options include close-hole boxes and open-fronted boxes which would then provide opportunity for a variety of bird species. We recommended that one external bird nest box (Schwegler 1B or similar) is installed onsite. For maximum success, our recommendations are as follows:

- Bird boxes must be positioned away from busy areas where disturbance would be more likely.

⁷ Stone, E.L. (2013) *Bats and lighting: Overview of current evidence and mitigation*

⁸ Bat Conservation Trust & Institute of Lighting Professionals (ILP) 2018. *Guidance Note 8: Bats and artificial lighting in the UK*. Bats and the Built Environment Series.

- Following British Ornithology Trust guidelines, bird boxes must be positioned no lower than 2m from ground level and preferably above 3 m to prevent possible predation.
- The proposed placement of the bird nest boxes must allow for a clear flight path, without obstruction to the nest box entrance.
- Avoid installing nest boxes in a south-westerly facing direction in order to offer protection from prevailing winds and rain.
- The nest box should ideally be slightly tilted in a downwards position to offer further weather protection.

APPENDIX A: LEGISLATION SUMMARY

National Planning Policy Framework December 2023

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2023) states: Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife. Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. Signal Crayfish and American Mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and *Rhododendron ponticum*) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity. There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonably avoided, or actions within the living areas of a dwelling house.

Licensing

Certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence – e.g. bat surveys.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994. These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function – i.e. when determining a planning application. There is no defence that an act was the incidental and unavoidable result of a lawful activity.

It is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has

been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Bats

In England and Wales, bats and their roosts are protected under the Conservation of Species and Habitats Regulations 2017 (as amended), and the Wildlife & Countryside Act 1981 (as amended). Taken together, this legislation makes it an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not
- Damage or destroy the breeding or resting place of a bat
- Possess a bat (alive or dead) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost
- Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats

A roost is defined as being 'any structure or place that is used for shelter or protection', and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

Birds

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

APPENDIX B: MAPS

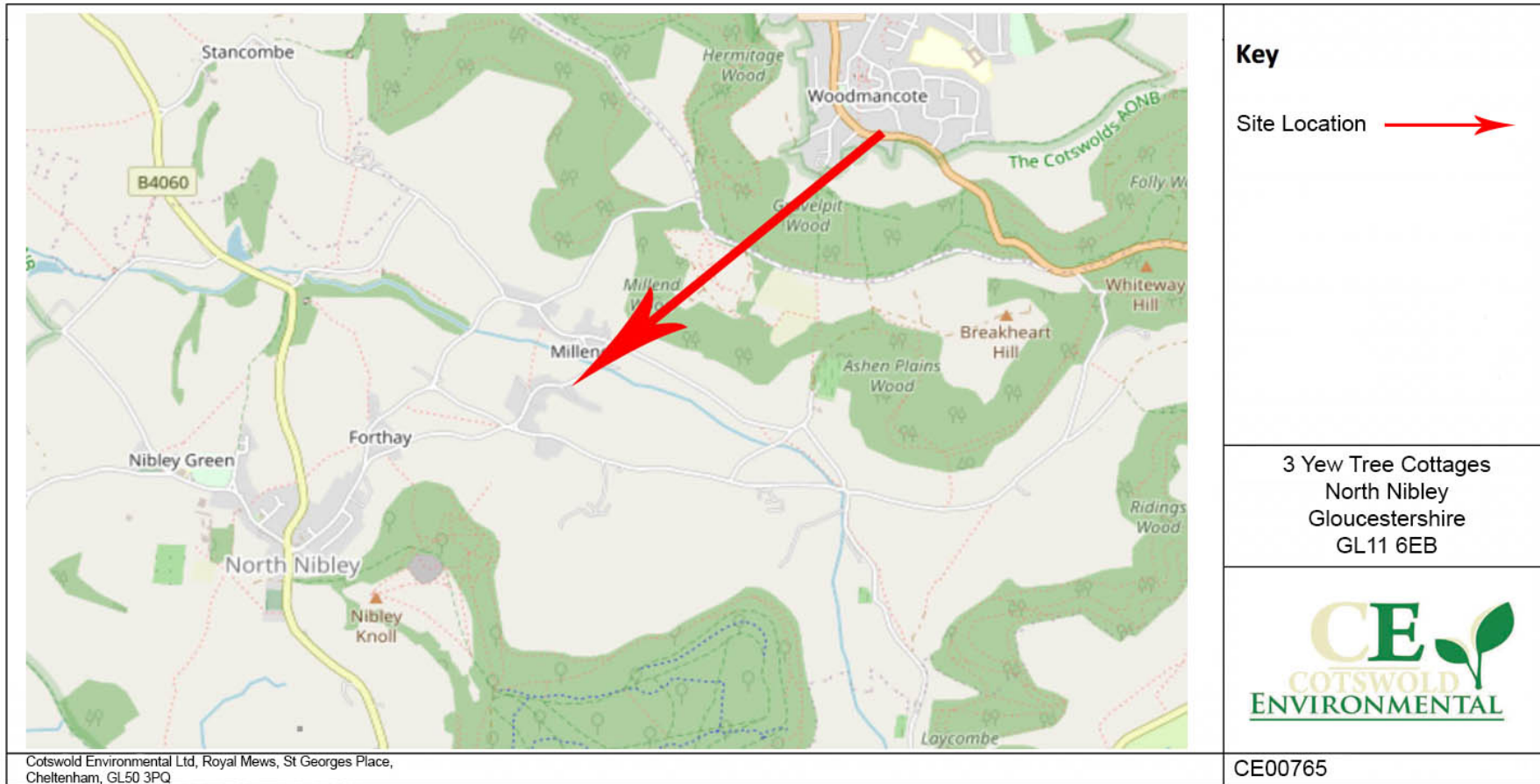


Figure 1: Site location map



Figure 2: Site Map

APPENDIX C: SITE IMAGES



Photo 1: Main entrance at north facing elevation



Photo 2: Mono-pitched extension located at the eastern elevation



Photo 3: Northern elevation of single storey extension



Photo 4: Proposed site of new window - South facing gable end



Photo 5: Proposed site of new skylights - West facing roof aspect



Photo 6: Proposed site of new skylights - East facing roof aspect



Photo 7: Gaps in stonework to top of wall - west facing elevation



Photo 8: Internal view of loft space