Batscan Ltd

[redacted]

email: [redacted]

PHASE 2 BAT SURVEY

Site: Atherington House
Ford Lane
Ford, near Arundel
West Sussex BN18 0DE

Client: Ms H Ellis
Atherington House
Ford Lane
Ford, near Arundel
West Sussex BN18 0DE

Surveyors: D P King MEECW (NE Level 2 Bat Class Lic. No. 20116001-CLS-CLS)
NE Registered Bat Consultant RC 182
S L Wright (NE Level 2 Bat Class Lic. No. 2016-24340-CLS-CLS)

Survey Dates: 3rd May 2025 & 11th June 2025

Report Date: 13th June 2025

[redacted]

Contents:

Executive Summary - Page 3

1. Introduction & Background - Page 4
2. Phase 2 Bat Survey 1 – 3rd May 2025 - Methodology - Page 5
3. Phase 2 Bat Survey 1 – 3rd May 2025 – Results - Page 6
4. Phase 2 Bat Survey 2 – 11th June 2025 – Methodology - Page 8
5. Phase 2 Bat Survey – 11th June 2025 – Results - - Page 9
6. Survey Constraints - Page 11
7. Conclusions & Recommendations - Page 11

Proposed Mitigation Plan - - Page 12

Bat Sonagrams - Page 13

Bats and the Law - Page 15

[redacted]

Phase 2 Bat Survey – Atherington House, Ford Lane, Ford, near Arundel, West Sussex BN18 0DE - OS Grid ref: SU 99684 03655

Executive Summary

An experienced surveyor from Batscan Ltd returned to the Grade II listed house, known as Atherington House, in Ford, West Sussex, on the evening of 3rd May 2025, to carry out a Phase 2 bat survey (dusk emergence check/bat activity survey) of the southern section of the building. The survey was repeated on 11th June 2025. The original large house has been subdivided into four separate properties and the south facing dwelling was the subject of this suite of surveys.

The property owner wishes to add a first floor bedroom extension, to be constructed above part of the existing, single-storey, flat roofed extension. Access to the bedroom will be made via an existing, tall, window opening on the first floor. The extension will impact an existing area of clay tile-hanging but will not extend to eaves level, on the main house. To minimise the abutment between proposed and existing, a narrow, flat-roofed zinc link structure will separate the new, pitched roofed room, from the main house. It is also planned to remove a modern UPVC conservatory, at the south-west of the property.

Because bats and their roosts are protected by law, appropriate surveys are required, where there is a risk that they may be harmed or disturbed by proposed building works. At this time of the year, female bats are gathered in their summer maternity roosts.

The latest survey follows a Phase 1 bat survey (daytime building inspection or PRA) of this section of the building, undertaken on 16th October 2024, by Batscan surveyors. No bats were seen beneath the south-facing hanging tiles, but a small number of droppings, from a crevice-dwelling species, such as pipistrelle *(Pipistrellus* sp.), was found on the flat roof, directly below tiles at first floor level, an area which will be affected by the proposed works. The number of droppings seen was consistent with use by a single bat, or a very small number of bats. It was therefore advised that Phase 2 bat surveys (dusk emergence checks) would be required to establish the extent of bat roosting, the species involved and to provide appropriate advice on suitable mitigation and compensation measures.

During the first of the Phase 2 bat surveys, a common pipistrelle *(Pip. pipistrellus)* emerged from beneath a hanging tile, just to the east of the window, above the flat roof (where the new extension will link). This roost is likely to be lost, when the proposed works proceed. Also a soprano pipistrelle *(Pip. pygmaeus)* emerged from beneath a tile towards the east side of the tile-hung wall. During the repeat survey, a common pipistrelle emerged from the same area. The east side tiles will not be lost during the proposed works but may be subject to disturbance.

The tile-hung area, which will be affected by the proposed works, is therefore confirmed as a day roost for small numbers of bats. No further surveys should be necessary, unless works do not proceed within a period of one year from the date of these surveys. A Bat Mitigation Class Licence will be required to allow the proposed works to proceed. A licence cannot be sought until planning consent has been granted. Further advice and a proposed mitigation & compensation plan is included with this report.

[redacted]

1. Introduction and Background

1.1 An experienced surveyor from Batscan Ltd returned to the Grade II listed house, known as Atherington House in Ford Lane, Ford, West Sussex, on the evening of 3rd May 2025, to carry out a Phase 2 bat survey (dusk emergence check/bat activity survey) of the southern section of the building. The Phase 2 survey was repeated on 11th June 2025. The surveyor holds a current Natural England Level 2 Bat Class Licence and is also a Natural England Registered Bat Consultant.

1.2 The original large house has been subdivided into four separate properties. The owner of the south facing dwelling wishes to add a first floor bedroom extension, to be constructed above part of the existing, relatively modern, single-storey, flat roofed extension. Access to the bedroom will be provided by modifying the existing, tall, window opening, on the first floor. The extension will link to an area of clay tile-hanging but will not extend as high as the eaves of the main house. To minimise the abutment between proposed and existing, a narrow, flat-roofed zinc link structure will separate the proposed pitched roof room from the main house. There will be no significant impact on the main roof of the building, which is clad in clay tiles. It is also proposed to remove a modern UPVC conservatory, at the south-west of the property.

1.2 Atherington House is situated in a semi-rural area, largely surrounded by open, arable fields. The surrounding area offers good habitat for bats and the property owner has informed Batscan surveyors that bats have been seen flying in the sheltered gardens.

1.4 Because bats and their roosts are protected by British and European law, appropriate surveys are required, where there is a risk that they may be harmed or disturbed by proposed works. A brief assessment of the laws protecting bats and of relevant planning considerations, Is attached to this report.

1.5 The latest surveys followed a Phase 1 bat survey (daytime building inspection or PRA) of this section of the building, undertaken on 16th October 2024, by Batscan surveyors. The Phase 1 survey included an inspection of the exterior of the south section of the house. No bats were seen beneath the tiles but a small number of droppings, from a small bat species, such as pipistrelle *(Pipistrellus* sp.), was found on the flat roof, directly below hanging tiles at first floor level, an area which will be affected by the proposed works. It was noted that the clay tiles on this section are very suitable for bat use. The number of droppings seen was consistent with use by a single bat, or a very small number of bats. It was subsequently advised that, because the proposed construction of a new extension was likely to cause disturbance to bats and their roosts, Phase 2 bat surveys (dusk emergence checks) would be required to establish the extent of bat roosting and the species involved. This is in line with the latest Bat Conservation Trust Bat Survey Guidelines*[1].

1.6 By early May, bats are returning to their summer roosts and maternity colonies are forming. Births generally occur in early June. All bats, apart from any dependent young, emerge to feed on their insect prey, during nights when weather conditions are suitable.

[redacted]

Fig. 1 - Architectural drawing - south side of the house, as proposed

2. Phase 2 Bat Survey (Dusk Emergence/Bat Activity Survey 1) – 3rd May 2025 – Methodology

2.1 Prior to the Phase 2 survey. Batscan consultants reviewed the previous bat survey report for the site.

2.2 At dusk, when bats emerge from their roost sites to feed, the surveyor was positioned at the south of the extension, so as to get the best possible view of any bats emerging from the section of tile-hanging and for bats foraging/commuting in the area.

2.3 Equipment

The surveyor used a Batbox Griffin time-expansion recorder and two Batbox Baton XD detectors to record bat echolocation calls and to identify any bats heard to species level, where possible. Recordings were made, for later computer analysis with BatScan and Sonobat software. Additionally, two Canon XA20 infra-red night vision cameras, with additional infra-red illuminators, were used to monitor any bat activity. Prior to bats' emergence time, the surveyor used the bat detectors to listen for pre-emergence 'chatter', sometimes heard from bat colonies before leaving their roost. The surveyor carried a high powered torch.

2.4 Weather Conditions

The survey was undertaken on mild and dry evening with a moderate, cool, breeze. The temperature was 18°C at the start of the survey period, dropping to 13°C at the end of the survey period. There was approximately 10% cloud cover. Conditions were considered to be ideal for bat activity.

[redacted]

2.5 Timing
The evening emergence check/bat detector survey started at 20:00. Sunset was at 20:28. The dusk survey continued for 1 ½ hours.

2.6 Recommendations from the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4th edn)*[1] were followed for the course of these surveys.

Fig. 4 – Surveyor's position, Svy 1 - ★ IR camera positions, Svy 1 ★ (MAGIC MAPS)

3. Phase 2 Survey (Dusk Emergence Check/Bat Activity Survey 1) – 3rd May 2025 - Results

3.1 Two pipistrelles (one common pipistrelle *(Pipistrellus pipistrellus)* and one soprano pipistrelle *(Pipistrellus pygmaeus)* were seen emerging from the south facing tile-hanging. The common pipistrelle emerged from a section which will be affected by the proposed works. Bats seen and heard were as follows: (Emerging bats in bold type).

[redacted]

Time	Species	Activity
20:49	**Common pipistrelle *(Pipistrellus pipistrellus)***	**Emerged from beneath a fairly low level hanging tile, just to the E of the bedroom window (see photo)**
20:49	**Soprano pipistrelle**	**Emerged from between two hanging tiles, close to the E corner of the south-facing wall (see photo)**
21:51 – 21:30	Common pipistrelle	Occasional passes in gardens
21:04 – 21:05	Bat sp., possibly long-eared bat *(Plecotus spp.)*	Very faint and distant pass
21:06	Nathusius' pipistrelle *(Pipistrellus nathusii)*	Passing through gardens
21:10	Serotine *(Eptesicus serotinus)*	Passing through gardens
21:19	Noctule *(Nyctalus noctula)*	Passing overhead

Fig. 2 – Approximate emergence point of common pipistrelle, Survey 1 (blue circle)

[redacted]

Fig. 3 – (IR camera view) - Soprano pipistrelle emerging from between tiles, Svy 1 (blue circle)

4. Phase 2 Survey (Dusk Emergence Check/Bat Activity Survey 2) – 11th June 2025 - Methodology

4.1 Prior to the second survey, the surveyor undertook a repeat inspection of the south section of the house, checking for any fresh evidence of bat use, such as bat droppings on tiles, windows and sills, or on the flat roof below the section of hanging tiles. A ladder was used to access the flat roof.

4.2 Methodology & Equipment
The dusk emergence survey equipment was as for Phase 2 Survey 1. Surveyor and IR camera positions are shown in Fig. 4, below.

4.3 Weather Conditions
The survey was undertaken on warm, dry and mostly clear evening, with a light breeze. The temperature was 19°C at the start of the survey period and 15°C at the end time. Conditions were considered to be ideal for bat activity.

4.4 Timing
The evening emergence check/bat detector survey started at 20:45. Sunset was at 21:16. The dusk survey continued for 1 ½ hours.

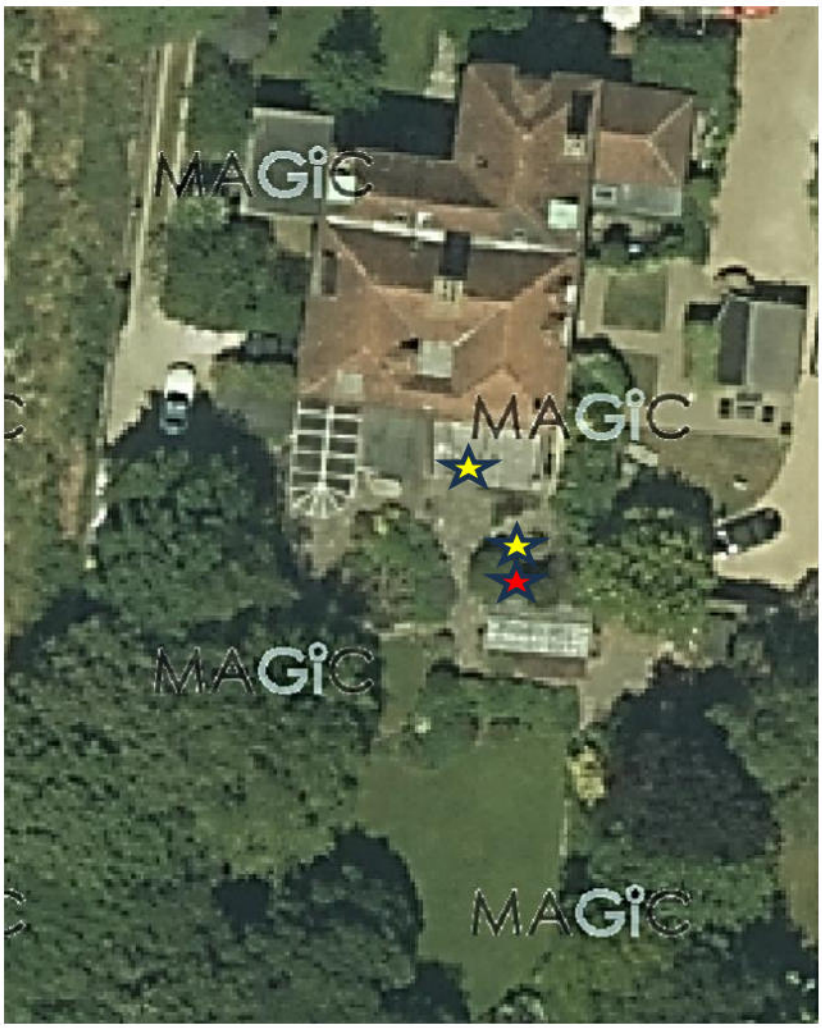

Fig. 4 – Surveyor's position, Svy 2 - IR camera positions, Svy 2 (MAGIC MAPS)

5. Phase 2 Survey (Dusk Emergence Check/Bat Activity Survey 2) – 11th June 2025 - Results

5.1 No fresh bat droppings were seen on or beneath the hanging tiles above the flat roofed extension during the latest daytime inspection.

5.2 During the dusk emergence check, a single common pipistrelle emerged from beneath a hanging tile, at a low level, towards the east end of the wall above the flat roof. This roosting place is unlikely to be lost, as a result of the proposed works, although it may be subject to some disturbance.

[redacted]

Time	Species	Activity
21:35	**Common pipistrelle *(Pipistrellus pipistrellus)***	**Emerged from low level, hanging tile, to far right of window, above flat roof**
21:52 – 22:11	Common pipistrelle	Occasional passes from bats foraging or commuting through garden
21:57	Barbastelle *(Barbastella barbastellus)*	Pass through garden
22:09	Noctule *(Nyctalus noctula)*	Passing overhead
22:14	Natterer's bat *(Myotis nattereri)*	Pass through garden

Fig. 5 – IR camera view, Survey 2 – Common pipistrelle emergence point, circled

5.2 Bats recorded during these surveys: (Species recorded as roosting in the building in bold type)

- **Common pipistrelle *(Pipistrellus pipistrellus)* is common and widespread, both locally and nationally.**

- **Soprano pipistrelle *(Pipistrelle pygmaeus)* is also common and widespread, locally and nationally.**

- Nathusius pipistrelle *(Pipistrellus nathusii)* was believed to be a vagrant species in the UK until relatively recent years, but is now known to be a regular migrant and sometimes resident. It has been recorded from this area of south-east England.

- Natterer's bat *(Myotis nattereri)* is a medium sized bat which may roost in older buildings, particularly near woodland.

[redacted]

- Serotine *(Eptesicus serotinus)* is a large bat, which occurs fairly frequently in the south-east and roosts almost exclusively in buildings.

- Noctule *(Nyctalus noctula)* is a large, high-flying bat, which roosts almost exclusively in tree holes.

- Barbastelle *(Barbastella barbastellus)* is a rare, woodland bat, with special protection under Annex II of the European Habitats Regulations.

6. Constraints

6.1 There were no significant constraints to these surveys, which were conducted in ideal weather conditions, in the optimal season for bat activity.

7. Conclusions and Recommendations

7.1 The findings of these surveys confirm that tiles on the south facing wall, where the new extension will link, are used as a day roosts by one or two common pipistrelles and a single soprano pipistrelle. Because the proposed construction of a new extension will cause damage or disturbance to these roosting sites, a Bat Mitigation Licence will be required to allow the proposed works to proceed. A 'low impact' or Bat Mitigation Class Licence (BMCL) will be appropriate for this site. See proposed Outline Mitigation Proposals, below. No further surveys are required, provided that works proceed within a period of one year, from the date of these surveys.

[redacted]

Outline Mitigation/Compensation/Enhancement Proposals – Atherington House

- Licence Application
  Once all mitigation measures, etc., have been agreed, a Natural England Bat Mitigation Class Licence can be applied for. At least three weeks must be allowed, following application, to allow NE to process the registration. A walk-over survey of the site must have been conducted no less than three months, prior to works.
  No works can commence until a licence is in place. This licence is restricted to six months, after which all works relating to the licence must have been completed.

- Timing of Works
  Consideration will be required to timing of works, to avoid the most sensitive times for bats, if possible. Ideally, works should take place in autumn or spring, when bats are not hibernating or breeding. However, there is no evidence to suggest that the tile-hung wall is used as a hibernation site or breeding roost, at present.

- Toolbox Talk & Supervision
  The removal of hanging tiles in the roosting area must be supervised by the Registered Bat Consultant, who will provide a toolbox talk, with regard to bats, to contractors, prior to these works.

- Temporary Bat Roost
  As a temporary roosting option, for the period of construction, a good quality bat box should be erected on a mature tree or building, prior to works. A suitable model would be the Eco Kent box, which is widely available from online sites such as Wildlife and Countryside Services or NHBS Ltd. The box should be fitted at a height of at least 3m, where there is a clear flight path, for bats, in and out of the box.

- It is understood that the proposed new extension will feature clay hanging tiles, on the south, west and east facing walls, so it must be ensured that like-for-like bat roosting opportunities are reinstated. This can be achieved with the use of naturally slightly uneven, hand-made clay tiles, or by slightly lifting a number of tiles, to ensure that there are gaps large enough to allow bats to gain entry, to roost between tiles and the felt below. Alternatively, two or more purpose-made bat access tiles can be fitted into the new tile-hung section.
  See Bat Access Tiles & Ridges | Tudor Handmade Roof Tiles, UK

- **Please note: 1F roofing felt, or a certified 'bat-safe' membrane, rather than a standard breathable membrane, must be used beneath tiles in all areas where bats might roost. This is because bats can become fatally trapped in woven membranes (BRMs).**

- Consideration should be given to any new exterior lighting and light-spill, as many bats are light-averse, so bat roosts and access points should not be illuminated. See https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/ There should be no impact on connectivity, as hedgerows and tree-lines around the site will be retained.

[redacted]

- Bat provisions will be checked on completion, so that a licence return can be ` submitted to Natural England.

*[1] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecolgists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. ISBN-978-1-7395126–0-6

Bat Sonagrams – Atherington House

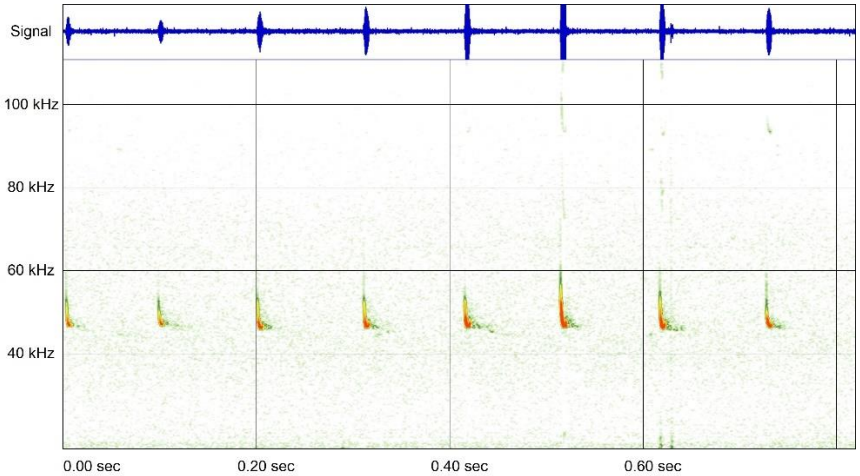

Fig. 6 – Common pipistrelle *(Pipistrellus pipistrellus)*

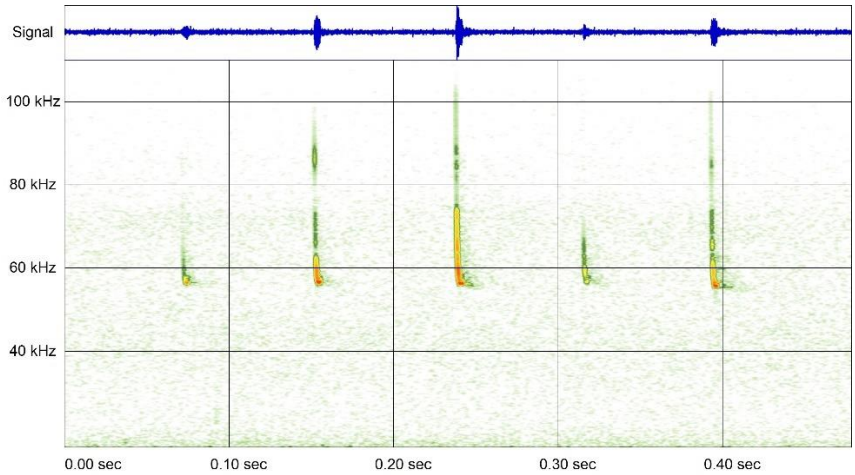

Fig. 7 – Soprano pipistrelle *(Pipistrellus pygmaeus)*

[redacted]

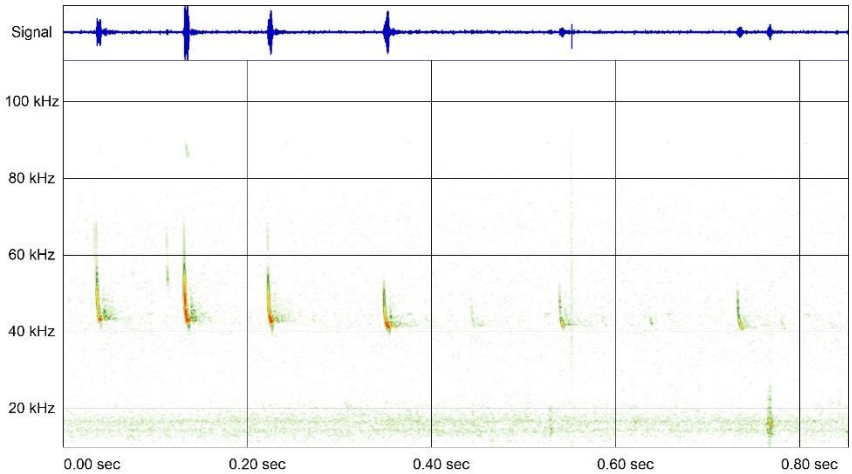

Fig. 8 – Nathusius' pipistrelle *(Pipistrellus nathusii)*

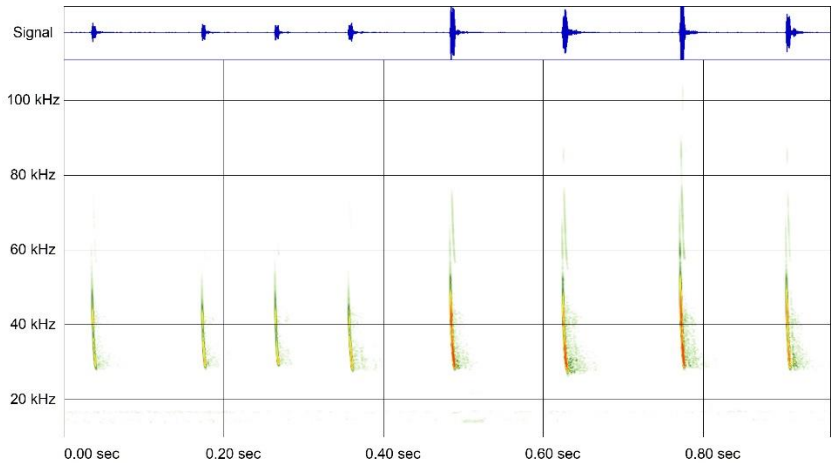

Fig. 9 - Serotine *(Eptesicus serotinus)*

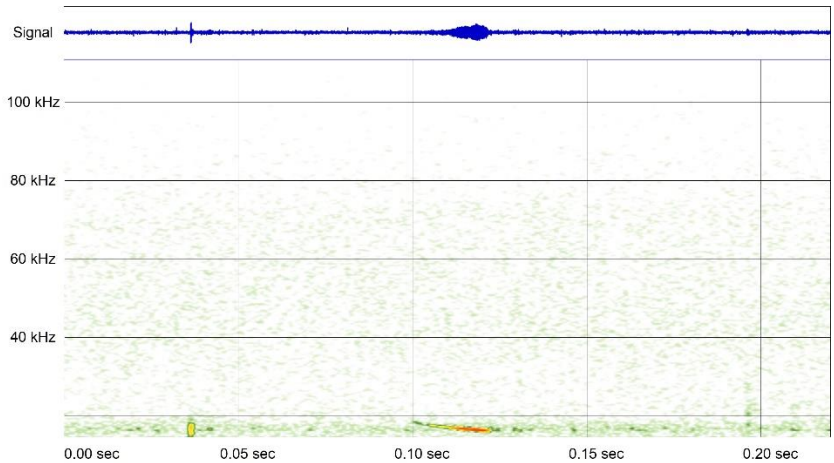

Fig. 10 – Noctule *(Nyctalus noctula)*

[redacted]

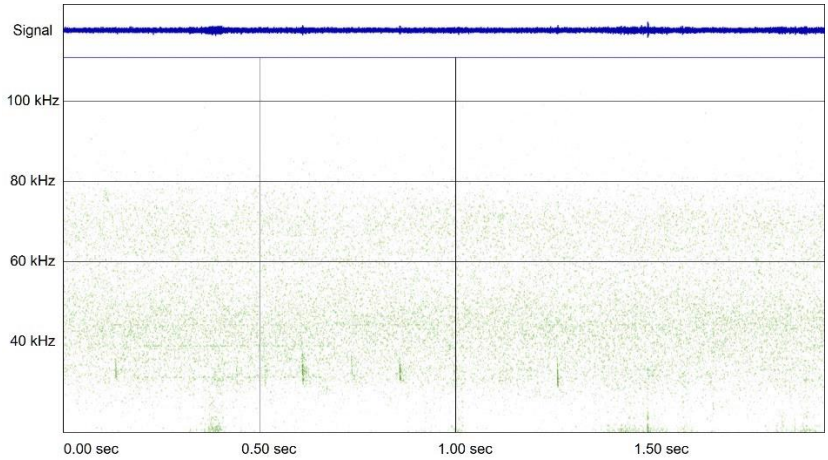

Fig. 11 - Barbastelle *(Barbastella barbastellus)*

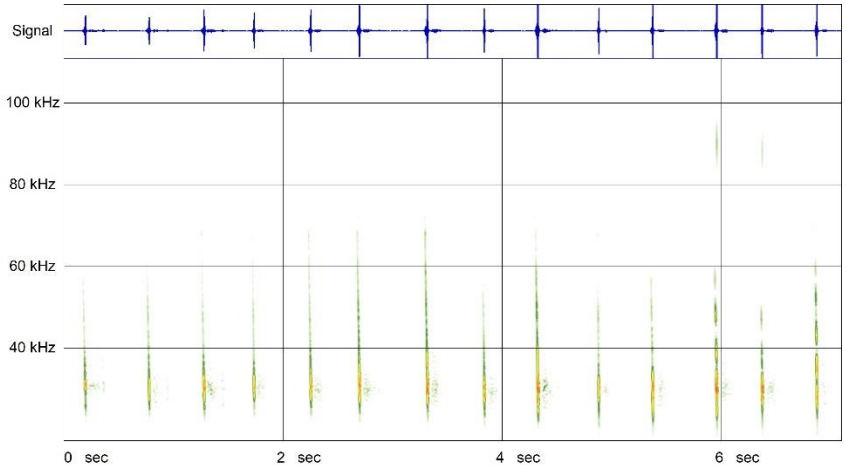

Fig. 12 – Natterer's bat *(Myotis nattereri)*

[redacted]

Overview of the law relating to bats – England and Wales (should not be relied on in place **of** professional legal advice.) - Updated January 2024 with advice from the 4th edition of the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists – Good Practice Guidelines'.*[1]

Legal Protection

All bat species and their roosts in England and Wales are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Annex II of the Council Directive 92/43/EEC 1992, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), lists species of Community interest, for which conservation requires the designation of Special Areas of Conservation (SACs), as part of the Natura 2000 network. (now referred to, in the UK, as 'the National Site Network', following Brexit). Annex IV lists species of Community interest in need of strict protection. This protection means that they are also a relevant consideration in a Habitats Regulations Assessment (HRA). All bat species are listed in Annex IV and some are listed in Annex II (greater horseshoe bat *(Rhinolophus ferrumequinem),* lesser horseshoe bat *(Rhinolophus hipposideros),* barbastelle *(Barbastella barbastellus)* and Bechstein's bat *(Myotis bechsteinii).*

The EC Habitats Directive was transposed into UK law and the regulations implementing the Directive in the Conservation of Habitats Regs. 2017 (as amended) in England and Wales. The regulations are generally referred to as the Habitats Regulations. When the UK left the European Union in January 2020, although no longer bound by European legislation, the related domestic legislation was retained, so that bats receive the same level of protection as previously. The European Commission published an updated version of their Guidance document (EC 2021) and this remains a relevant source of information.

All species of bats found in the wild in the UK are, therefore, European Protected Species (EPS) and it is unlawful to kill, injure, capture or take a wild bat. It is also unlawful to disturb bats, particularly if the level of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear young, to hibernate or migrate and also to significantly affect local distribution or abundance. In England and Wales, this offence requires a deliberate action. Throughout the UK, it is illegal to damage or destroy a place used by a bat for breeding or resting. This offence is unique in that it is a strict liability offence which can be committed accidentally; no element of intentional, reckless or deliberate action needs to be evidenced. Under the Habitats Regulations, it is an offence to be in possession of a wild bat, alive or dead, or any part of a bat; to sell, transport or exchange a bat.

It is also illegal in England and Wales, under the **Wildlife and Countryside Act 1981 (as amended)** to intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection. In England and Wales, it is an offence under the W&C Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection. As with intentional or reckless disturbance, **The Environment Act, 2021** introduces a new exception to the W&C Act offences for any actions taken under the auspices of a Habitats Regulations Licence. A further change, made in 2022, allows licences to be issued (in England) for reasons of overriding public interest, providing there is no other satisfactory solution and that the activities licensed will not be detrimental to the survival of the species concerned. This provision relates to development works. Actions, which would otherwise be illegal, can be made lawful, if licensed by the appropriate licensing body (Natural England (NE) in England). It is an offence to make a false statement in order to obtain a bat licence or to fail to comply with licence conditions.

A householder who disturbs a bat in its place of protection in a dwelling house, or obstructs access to this place of protection, does not commit an offence if they first seek and advice from Natural England and allow time for such advice to be provided. However, if the bat is within the living space of a dwelling, it is not considered to be an offence to disturb it. It is not illegal to take a disabled bat, for the sole purpose of tending it and releasing it

when appropriate, providing the person can show that it was not harmed deliberately by them. It is also not illegal to kill a bat (unless harmed by their own unlawful act), if there is no reasonable chance of it recovering. These defences only apply where there is no reasonable alternative and when the act will not be detrimental to the Favourable Conservation Status of the species, in its natural range.

[redacted]

Across the UK, Sites of Special Scientific Interest (SSSIs) have been identified by the Statutory Nature Conservation Bodies, including some notified for their bat interest. The relevant legislation is the W&C Act. This provides additional protection for bats and their roosts, in these sites.

The police have the power to stop and search a person who is suspected of committing a bat related offence, enter property (other than a dwelling house) without a warrant, or enter a dwelling house with a warrant. They are empowered to take with them any person or equipment required to exercise these powers.

Those found guilty of offences relating to bats can face unlimited fines in England and Wales, and/or be sentenced to six months imprisonment. Any profit arising from this criminal activity can be confiscated.
The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 aim to prevent damage to the environment, including protected species, such as bats. The regulations require the operator to take all practicable steps to prevent environmental damage and give enforcing authorities the power to serve notice and specify action required to prevent environmental damage. Remediation orders can be imposed to repair any damage which has occurred. This can be used alongside a prosecution under the Habitats Regs., to gain better outcomes.

Licensing

The two main types of relevant licence are **EPS survey licences** and **EPS mitigation licences**:
Survey Licences are granted in England by Natural England and are issued to ecologists, under the Habitats Regs and the W&C Act, to permit them to undertake activities that would otherwise be illegal – i.e. entering bat roosts and disturbing bats. The ecologist is required to be suitably qualified and experienced under British Standard BS42020. Different activities (ie, certain projects and methodologies) are licenced under separate licences. Photographing bats is only permitted under a survey licence when it is 'an incidental part of other licensed bat work'. Where disturbing bats is proposed for the sole purpose of photography, this must be specifically licensed.

Conservation Licences are issued where improvements are made to a bat roost for the specific aim of conserving the species.
Class Licences for surveying bats in England cover all bat-related activity, outside of the NE volunteer bat roost visitor advice service, including bat box checks, hibernation surveys, general surveys and limited use of

equipment such as harp traps etc. There are four levels of licence, allowing for different bat-related activities (both voluntary and professional): **Level 1** (to survey bats by observation only, not including hibernating bats – WML-CL17, **Level 2** (to survey bats using artificial light, inc. hibernating bats, use of hand-held and static nets – WML-CL18, **Level 3** (to survey bats, including previous methods and additionally to use mist nets and acoustic lures (WML-CL19) and **Level 4**, as previous licences but including the use of harp traps.
European Protected Species (EPS) licences (derogation, mitigation or development licences) are issued under the Habitats Regs., by NE in England, after three tests have been satisfied in relation to the proposed action:

The proposed action must be for the purpose of preserving public health or safety or other reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and preventing serious damage to property.
There is no satisfactory alternative to the proposed action and: The action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

The Environment Act 2021 introduced a new exception to the Wildlife and Countryside Act offences, for any actions taken under the auspices of a Habitat Regs. Licence. Another change is that licences can now be issued in England for reasons of overriding public interest, providing the tests are met. This provision for development

activities was not previously available under the W&C Act. In order for the licensing tests to be correctly applied, it is essential that adequate bat survey information is supplied. Without this, a licence may not be granted.

[redacted]

In 2018, NE introduced a new 'low impact' licensing scheme, now titled the **Bat Mitigation Class Licence (BMCL).** Ecologists can become 'Registered Consultants' to use this type of licence, with appropriate training and assessment. The BMCL is only suitable for low conservation status roosts of common bat species.

In 2018, NE announced the introduction of a **Bats in Churches Class Licence**, allowing appropriately trained Registered Consultants to use a more streamlined process when the presence of bats in a church is resulting in significant impacts.

In 2021, NE began a pilot of the **Earned Recognition Scheme**, where a consultant's competence in undertaking survey work and associated mitigation, etc., is assessed and accredited. Using an accredited consultant allows developers to experience a more streamlined licencing process. A competency framework defines the requirements for different levels of accreditation. A second pilot phase, known as Beta ER, is currently underway.

It is also possible, in England, to apply for an **organisational licence**, which licences organisations (under specific conditions) to carry out certain routine activities affecting bats.

Planning Policy Context

The biodiversity duty is imposed in England through the Environment Act 2021, which amends the **Natural Environment and Rural Communities (NERC) Act 2006** by adding the words 'and enhance' alongside 'conserve'. Public authorities must consider what action they can take to further the biodiversity objective.

Relevant Policy documents in England are:

National Planning Policy Framework (NPPF), Circular 06/05: Bioidiversity and Geological Conservation – Statutory Obligations & their Impact Within the Planning System (2005) and National Planning Practice Guidance Natural Environment (2019).

In addition to the national policy guidance, regional and local planning policies should be consulted and **NE's Standing Advice to LPAs (GOV.UK.2022A)** may be relevant. Planners are required to consider protected species

as a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Where bats may be present, this will include the need for adequate bat surveys to establish the presence or absence of bats, to predict the likely impact on bats and their roosts and if

necessary, to design appropriate mitigation measures, etc.. In planning terms, development includes activities requiring outline or full planning permission, permitted development, listed building consent and/or prior approval to demolish. SSSI consent may also be needed. Further details are provided in Clauses 6 to 8 of BS42020 (BS1, 2013) see https://knowledge.bsigroup.com/products/biodiversity-code-of-practice-for-planning-and-development-standard

Additionally, the Partnership for Biodiversity in Planning (PBP) Project, funded by the Esmee Fairbairn Foundation, was a partnership of 19 organisations in the conservation, planning and development sectors and has produced an online, interactive trigger list called the Wildlife Assessment check (WAC) – https://www.biodiversityinplanning.org/wildlife-assessment-check

[redacted]