



Bat Emergence Survey EPSL required



Middleton House,
Yapton Road,
Middleton-on-Sea
PO22 6DU

GR: SU 97450 00522

July 2018

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Ecological Surveys Ltd.



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Contract Details	
Client: -	Steve and Daphne Gore
Architect/Planning Consultant: -	Not Advised
Report ref: -	BESR_MiddletonHouse_S.&D.Gore_July_2018
Date of Report: -	06/07/2018
Other report ref' if applicable: -	➤ PRNA_MiddletonHouse_S.&D.Gore_July_2018 ➤ 'Internal and External Bat Inspection Bat Emergence and Activity Surveys' by the ecology partnership
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Date of Survey(s): -	25 th June and 5 th July 2018
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1. Executive Summary

Ecological Surveys Limited was commissioned to undertake Bat Emergence Surveys for the client in order to apply for a European Protected Species License (EPSL) as condition by planning (Planning application reference: M/39/17/HH). This followed a previous 'Internal and External Bat Inspection Bat Emergence and Activity Surveys' (IEBIBEAS) report in August 2017 carried out by 'the ecology partnership'. A Badger Survey and Nesting bird check (also planning conditions) were also carried out and included in this report.

With reference to the initial IEBIBEAS report, the surveyors assessed the main house as having a confirmed bat roost, with 5 serotine bat droppings found in the main house and ingress points being noted along soffits. An outhouse was also identified as having low potential to support roosting bats, with warped weatherboarding on the eastern aspect of the structure. Further Bat Emergence Surveys were therefore recommended. The Bat Emergence Surveys found the main house to be a low value roost for serotine, brown long-eared, and common pipistrelle bats.

Given this result, an EPSL was required, this was included as a planning condition. Other ecology related planning conditions included a badger survey prior to the start of works and a nesting bird check prior to any vegetation removal. However, works were started before any ecological conditions were fulfilled and before applying for an EPSL. Works were stopped part way through by an enforcement officer from the LPA. By this point the outbuilding, garage, ceilings within the main house, and some vegetation had already been removed. The removal of ceilings within the main house resulted in the inadvertent disturbance of a significant serotine bat roost within the structure. Two emergence surveys were carried out with 3 surveyors to assess if any bats continue to roost in the structure.

The Emergence Surveys were undertaken with all proper and reasonable skill and care in a professional manner and in accordance with accepted standards, methodologies and guidelines on 25th June and 5th July 2018.

The site surveyed comprises of a house and garden set in a residential area of Middleton-on-Sea. This area is not of particularly high value for bats or other species. Residential gardens are the dominant local habitat, providing some ecological value, though this is reduced by the considerable fragmentation that exists.

This report is based on the evidence recorded at the site at the time of the survey. The information gathered is considered to be sufficient to provide an assessment of the ecological interest on the site and to justify the recommendations produced in this report.



It is the responsibility of the client/developer to ensure they familiarise themselves with and comply with any law and legislation relating to this survey's findings and recommendations. An overview of specific governance relating to this survey may be found within this report but is by no means comprehensive. Refer to [Appendix 1: Legislation Bat and Bird Species](#) for details of Bat and Bird Law and Legislation and <http://www.nwcu.police.uk/> regarding avoiding committing wildlife crime.

It should be noted that this report relates specifically to the specified brief and proposal description. If any changes to the brief or the proposal are made, then Ecological Surveys Ltd should be consulted. A re-appraisal or appraisal amendment may be required.

The results of the Bat Emergence Surveys are deemed to be valid for 12 months from date of survey (05/07/2018) provided any constraints or advisories recommended have been followed. If development works are to be carried out after this time has elapsed, an updated survey will be required.



2. Summary of Findings.

Please refer to the body of the report for full details of findings, results, conclusions, recommendations and conclusions.

Roosting value: -	This site has confirmed maternity roosts for common pipistrelle and serotine bats.
Summary of Bats Emerging: -	Five common pipistrelle bats were seen to emerge from behind soffits on the southern aspect of the eastern extension of the main house.
Summary of bat activity onsite	Bats were active in the area with 2 species seen and approximately 67 passes.
Additional Species	Nesting Birds: A herring gull nest was located on the roof of the main house. A fledgling was present in the nest at the time of survey. Vegetation removal had already occurred, so no search within hedgerows were necessary. There was no evidence of birds nesting in any of the shrubs which remained on site. Badgers: A Badger survey carried out on site found no evidence of badger activity or setts.
Full E.P.S.L.	A full European Protected Species Licence (EPSL) is required from Natural England. The acting ecologist should be commissioned to complete the licence.
Mitigation	Whilst the EPSL will specify the Natural England requirements, a Mitigation Method Statement is contained in this report detailing: - Constraints on the timings of works - Constraints on material used in the construction of a new roof. - Replacement roosting features - Lighting Strategy Required.
Enhancement	Enhancement is required. Section 12.



Responsibilities of the client/acting agent: -

- a) Submit this Bat Emergence Survey Report to the Planning Authority.
- b) Appoint your acting Ecologist to undertake the EPSL application. The EPSL will be submitted to Natural England for consideration. The EPSL will determine the actual requirements for this site in order for the proposal to proceed.
- c) Once Natural England have granted permission to proceed as per the EPSL, arrange for the appointed ecologist to supervise works on site for the protection of bats.
- d) The ecologist must be professionally qualified and licenced to handle bats and formally appointed/booked with as much notice as possible prior to the roof strip/works commencing. This should be undertaken in conjunction with the construction team.
It will be illegal for any construction to occur where an EPSL has been required UNLESS the acting ecologist:
 - ✓ has an understanding of the licence application and full details of the site;
 - ✓ is appropriately licenced to undertake the supervision;
 - ✓ is onsite to supervise.
- e) Refer to [Appendix 1: Legislation Bat and Bird Species](#) for details of Bat and Bird Law and Legislation and <http://www.nwcu.police.uk/> regarding avoiding committing wildlife crime.
- f) In addition, works to the roof of the main house may not continue until all nesting birds' chicks are fledged and flown (nesting is usually between March and September inclusive). Nesting birds are protected by law and further advice should be sought from the acting ecologist if birds are nesting.
- g) In the event that a bat is found during any unsupervised stages of the works, activity should stop in the vicinity of the bat/s and advice should be sought from Ecological Surveys Ltd (Tel: 01503 240846 or 07736 458609) or from the Bat Conservation Trust Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless with gloves and only then to protect is from harm), but should be left in situ, gently covered until advice is obtained.



3. Survey Objectives

The Bat Emergence Survey was undertaken in order to establish:

- ✓ Whether bats are currently using the structure/s for roosting.
- ✓ If so, to identify the species present.
- ✓ To locate access / entry / exit points.
- ✓ To identify any potential ecological constraints on the development.
- ✓ To provide guidance on the Natural England EPSL (European Protected Species Licensing) or alternative procedures if required.

The survey specifically aimed to provide:

- Confirmation of the bat species, number of bats and access points used.
- Advice on the need for further survey/s and/or appropriate mitigation required.

4. Survey Methodology

Bat Conservation Trust (BCT) guidelines recommend Bat Emergence Surveys should ordinarily consist of a minimum of one visit for low suitability, two visits for moderate suitability or three for high roost potential and confirmed roosts.

There is some professional judgement permitted in deciding the actual number of surveys, and on occasion, if sufficient data can be collected in two survey visits rather than three, Natural England are prepared to accept this. Additionally, previous survey results have been considered and taken in to account, hence two surveys rather than three as would be the case normally.

The bat survey was undertaken in accordance with guidance provided by the Bat Conservation Trusts Good Practice Guidelines 3rd Edition (Collins, 2016). This guidance covers all aspects of emergence surveys, including recommendations relating to the months during which the surveys should be carried out, as well as recommended timings of the surveys themselves.

Bat Conservation Trust (BCT) guidelines were followed according to the assessment of the site as being of Confirmed (High) Roost suitability.



Recommended minimum number of survey visits for Presence/Absence Emergence Surveys		
<u>Low Roost Suitability</u> One survey visit.	<u>Moderate Roost Suitability</u> Two separate survey visits.	<u>High Roost Suitability</u> Three separate survey visits.
One dusk emergence or dawn re-entry (structures). No further survey: Trees.	One dusk emergence and a separate dawn re-entry survey.	At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.
Timings		
May to August (structures) No further surveys (trees)	May to September with at least one of surveys between May and August.	May to September with at least two of surveys between May and August.

- Where sufficient evidence is considered to have been gleaned from two surveys in order to inform appropriate mitigation and licencing to fully protect species onsite, two surveys rather than three may be considered sufficient by Natural England to draw conclusions. This was the case on this occasion as sufficient evidence was gathered on the common pipistrelle maternity roost and the serotine maternity roost was shown to not be currently in use.
- The surveyors were positioned to cover all aspects of the dwelling to be impacted by the proposed works, with particular emphasis placed on those areas most likely to be used by emerging bats.
- When a bat was detected, it was identified with its position and activity noted on a field base plan. The time and position of each bat was recorded, along with its direction of flight (light permitting) and whether the bat was emerging/returning, foraging or commuting.
- Cloud cover, wind strength, precipitation, humidity and temperature were all recorded at the start and on completion of the survey – see Section 8, Table 1.
- The surveyors were each equipped with a bat detector and recording device, comprising of an Echo Meter 3 (zero crossing and frequency division bat detector) with internal recording capability, or a Bat Box duet recording to Hn2 Digital Recorder. To aid species identification, all recordings were analysed using Kaleidoscope View (ver. 3.0), Analook (ver. 4.1 &/or Bat Sound (ver.3) computer software.



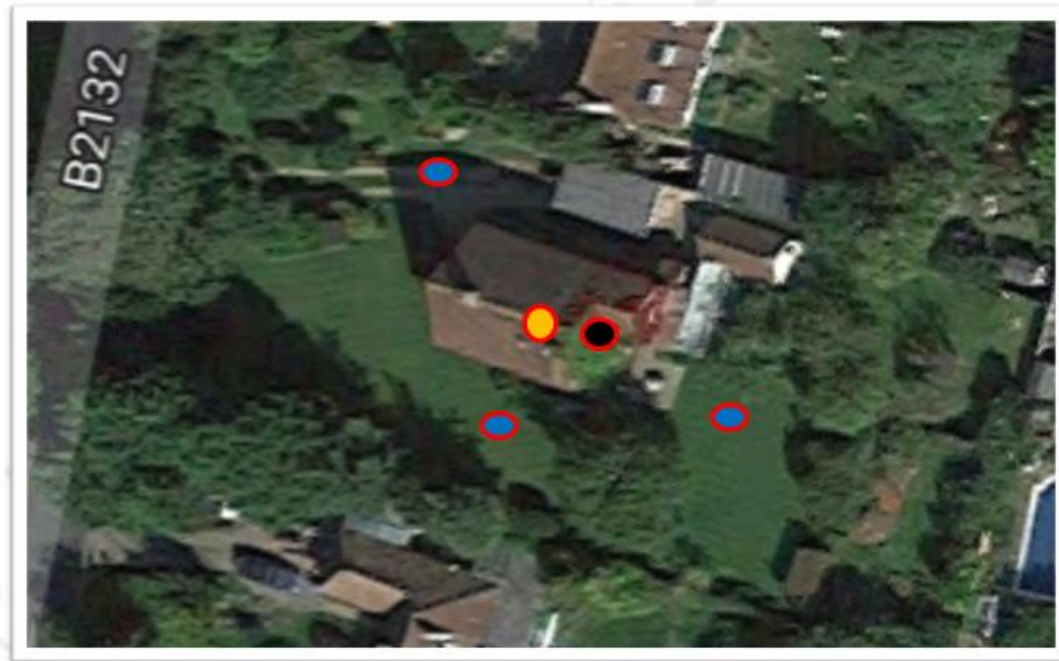
5. Proposal

It is understood the client intends to renovate the property, with the construction of an extension around the north and east aspects. This will (and already has) directly impact roosting features. Planning has already been granted for this proposal.

6. Observed Emergence Points

The surveyors were positioned to allow for a clear view of all potential ingress points.

Surveyors' Positioning	
Points of BAT Emergence	
Confirmed Nesting	





7. Supporting Evidence



Serotine bat droppings present in the main house.



Location of bat emergence/re-entry.

8. Survey Results

Table 1: Timings and Environmental Conditions on date of Survey

Date & Sunset	Start Time End time	Temp (°C)	Wind Speed (Beaufort Scale)	Cloud Cover %	Precipitation	Humidity %	Bats emerging
<u>25th June 2018</u> Sunset: 21:20	Start 21:00	17	0	0	None	60	Yes
	End 22:50	16	0	0	None	70	
<u>5th July 2018</u> Sunset – 21:18	Start 20:58	19	1	0	None	80	Yes
	End 22:48	18	1	0	None	90	

Table 2: Summary of Bat Emergence/Re-entry Recorded during Surveys

Species Detected	Bats Emerging / Re-entering		
	Visit 1 25 th June	Visit 2 5 th July	Total bats emerging roost on any one occasion
Common Pipistrelle	3	5	5
Species Total	1	1	1
Total (all bats)	3	5	5

**Table 3: Bats Passing and in Association with the Site.**

Species Detected	Bats Passing and in Association with the Site.		
	Visit 1 25 th June 2018	Visit 2 5 th July	Total Bats Recorded
Common Pipistrelle	37	21	58
Serotine	1	8	9
Species Total	2	2	2
Total	38	29	67

9. Assessment: Roost and Habitat Characterisation

- The survey results confirm bats are roosting within the structure surveyed.
- The proposed development will therefore directly impact upon bat roosting features present within the main house.
- Evidence indicates that the roosts present are maternity roosts for common pipistrelle and serotine bats. This is suggested by the number of common pipistrelles seen to emerge and the large number of serotine droppings present.
- The survey results indicate that bats are associated with this site and nearby habitat as there were at least 67 passes. This also indicates that weather conditions were suitable for bats to emerge. However, 'Passes' should not be confused with the number of individual bats, as the actual number of bats could be just one or two individuals, flying back and forth.
- Timing of the works to avoid causing any long term negative impact is essential, combined with the need to replace the two maternity roosts within the structure.
- The results have informed the decisions for EPSL, Mitigation and Enhancement.

Assessment: - Additional Protected Species Consideration

Nesting Birds	An active herring gull nest is present on the roof of the main house. Legal constraints exist where active nesting is occurring. Refer to Appendices.
Badgers	No mitigation required as no badger setts or other activity found.



10. Mitigation Requirements

A European Protected Species Licence (EPSL) must be applied for from Natural England as two maternity roosts were identified within the structure. Once applied for, Natural England may take up to 30 working days to approve and grant such a license.

In respect of the Habitat Regulations, the following three regulations must also be taken into account in respect of bats:

- The proposed works or development may be for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment." [R.44(2) (e)];
- "There is no satisfactory alternative" [R.44(3)(a)]; and,
- "The action will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range." [R.44(3)(b)].

Timings of works

Works to the main house (including the construction of the extension to the east of the main house) should commence outside of the bat maternity period. Works should therefore commence either between September and October, or March and April. Works MUST be complete before 1st May to allow bats to re-occupy the structure. Works to this building are subject to a full EPSL.

Ecological Supervision: - Mitigation Method Statement for Stripping the Roof.

Works affecting the roof structure and the demolition of the east aspect of the main house will need to be undertaken in a manner sensitive to the possible presence of bats: -

- This will require an internal inspection by a suitably qualified ecological consultant immediately prior to the commencement of works relating to the roost structure.
- On the day of works commencing, a licensed ecologist must supervise the destruction of the roost.
- A tool-box talk will be necessary from the ecologist to the team involved.
- Any bats identified or uncovered during the inspection and subsequent supervision will need to be moved to safety by the licenced ecological consultant to a prior positioned bat box or held in a suitable retaining box and released at the site at sunset.

Retention of Existing Roost Facility

The recorded access points must be retained. Consequently, any works to, or adjacent to, the



access points must ensure that this access is preserved.

New Roost Facility

Two built in 'half bat bricks', will need to be incorporated into the newly built walls. One should be placed on the southern aspect with another on the eastern aspect. This will allow bats to re-occupy the cavity walls.

Any newly installed soffits/barge boards should be lifted and fixed 20mm away from the main wall to allow for a crawl space behind for bats to utilise and find access into the roofing layers.

The use of breathable membranes is prohibited where bats are known to roost. Bitumen felt is an approved alternative.

Subsequent visits by licensed ecologist

- On completion of works, a licenced ecologist must visit the site and confirm to the local planning authority (LPA) / Natural England (NE) that works have been completed in line with the Mitigation Statement and EPSL Conditions.
- It is the responsibility of the client/agent to initiate this contact.
- A short report will verify to the LPA/NE that all of the above has been complied with.
- As part of the NE EPSL conditions, it is likely that a monitoring regime will be required to verify the effectiveness of the Mitigation taken.

Lighting Strategy Required.

- Bats are generally light adverse and require accompanying dark routes linking the access points to the surrounding external environment.
- Avoid artificial lights shining on known or potential bat roosts, their access points and their flight paths.
- Light ONLY when and where it is needed for health and safety.
- Prevent light-spill and spread: eliminate bare bulbs, upward pointing lights, keep light near to or below the horizontal. E.g. flat cut-off lanterns. Such light should be positioned to only illuminate the required areas, limiting light spill, both horizontally and vertically. Additionally, hoods, cowls, louvers and/or shields may be utilised to further direct any lighting.
- Decrease light intensity, avoid the UV spectrum: attracting insects is NOT an aim.
- Reduce height of lighting columns. Or allow for lower main beam angles to reduce glare.
- Timer switch on any proposed outdoor lighting to facilitate dark periods.



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11. Impact Avoidance During the Construction Phase

All activities on site should bear in mind the potential for wildlife or the environment being harmed through the process of development from inception to end, with a proactive approach occurring for lawful protection of wildlife and the environment regarding use of materials, machines, chemicals, and human activity on site.

- Prevent invasive non-native plants on development land managed during this time from spreading into the wild or a neighbour's property and causing a nuisance, refer to [Appendix 1: Legislation Bat and Bird Species](#).
- Restrictions apply to mulching and earth moving which may cause the spread of invasive non-native plants and animals.
- ✓ Contractors must ensure that no harm can come to wildlife by maintaining the site efficiently, clearing away any material such as wire in which animals can become entangled and preventing access to toxic substances.
- ✓ Trenches or large excavations should be covered overnight to prevent wildlife such as badgers or hedgehogs falling in and failing to escape. If this is not possible then a strategically placed plank may provide a means of escape.
- ✓ Any large bore pipes should be capped at the end of the day to reduce the potential for badgers and other wildlife entering and becoming trapped.
- ✓ Any areas proposed for planting post-development should be fenced off where possible to prevent compaction of the soil through vehicle movements.
- ✓ If there is a substantial delay before development commences, the site should be maintained in a way that would prevent wildlife colonising it and causing constraints in the future. Such management should include mowing grassland at least twice a year and preventing scrub encroachment.
- ✓ Piles of brush wood and or log piles should be carefully inspected for signs of wildlife prior to their removal. This is especially crucial during the period March – September (inclusive) as some species of bird choose such sites to construct their nests. Ideally removal of such features should be done outside of the nesting season. If this is not possible, it is recommended that these features are covered in such a way as to exclude / prevent birds and / or reptiles taking up residence. Should nesting birds or reptiles be discovered, work must cease immediately, and ecological advice sought.
- ✓ All hedgerows / trees / shrubs removal should be done outside of the bird nesting season March – September (inclusive). If removal is not possible during this period, careful checks of such, must be conducted by a suitably experienced ecologist prior to works commencing.

12. Enhancement Recommendations



The National Planning Policy Framework (NPPF) sets out the UK Government's national policies on enhancement of biodiversity and promotion of ecosystem services through the planning system. Under NPPF, the Local Planning Authorities (LPA) has an obligation to promote the preservation, restoration and recreation of priority habitats, ecological and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). LPAs will therefore seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. As a minimum LPAs now expect any new structure to include bat roost or bird nesting provision.

Enhancement - Bats

Bat Roosting Provision

- A Bat Access Slate will be required on the southern aspect of the new roof. This will provide additional roosting facilities within the baton gap of the roof where none currently exist.
- The recommended design is highlighted in yellow, [Section 13](#).
- Aspects of the Smart Lighting Strategy must be followed to ensure artificial lighting does not shine on the access points or flight paths.

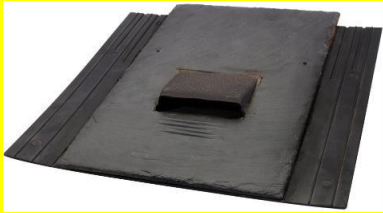
Enhancement: - Birds

- 1x Bird brick is required. The recommended design is highlighted in yellow, [Section 13](#).
- ✓ Boxes are best erected on the east or north facings to avoid eggs and chicks overheating at a height of greater than 3m.
- ✓ For many common song-bird species, where domestic or feral cats may roam, positions of not less than 3m high are preferable.
- ✓ It is preferable to site nest boxes in locations that are accessible for maintenance, away from bird feeders, a discrete distance away from other nest boxes and so that they provide some protection from predators and vandalism.



13. Provision (roosting and nesting) for Bats and Birds

Bat Roosting Provision

			
Half bat brick: Allows bats to create a natural home habitat within the cavity of the building http://www.ibstock.com/kevington/eco-products/	Enclosed Bat Box suited to Pipistrelles http://www.ibstock.com/sustainability-ecozone.asp	Bat Access Slates https://www.nhbs.com/habibat-bat-access-slate	http://www.nhbs.com/title/158636/1ff-schwegler-bat-box-with-built-in-wooden-rear-panel Ideal for high trees, steep slopes and house walls.
			http://www.nhbs.com/title/176914/improved-crevice-bat-box Suitable for walls/trees & small British crevice-dwelling British bats
General Purpose external and trees http://www.nhbs.com/browse/subject/900/bat-boxes	Weather-Board http://www.nhbs.com/title/173248/1fe-schwegler-bat-access-panel		



Bird Nesting Provision

			
House Sparrow Terrace: http://www.nhbs.com/title/174850	Swallows: http://www.nhbs.com/title/158625/no-10-schwegler-swallow-nest https://www.cornwall.gov.uk/media/3626630/Accommodating-swallows-swifts-and-house-martins.pdf	Barn owl: http://www.nhbs.com/title/200041/barn-owl-nest-box	Starling: http://www.nhbs.com/title/195291/vivara-pro-woodstone-starling-nest-box
			
Swift: http://www.nhbs.com/title/187692/ibstoc-k-eco-habitat-for-swifts http://www.nhbs.com/title/162187/no-17-schwegler-swift-nest-box-single-cavity https://www.cornwall.gov.uk/media/3626630/Accommodating-swallows-swifts-and-house-martins.pdf	24,25,26 to suit varying bird sizes: http://www.nhbs.com/title/173236/schwegler-brick-nest-boxes	House Martin: http://www.nhbs.com/title/173233/no-11-schwegler-house-martin-terrace https://www.cornwall.gov.uk/media/3626630/Accommodating-swallows-swifts-and-house-martins.pdf	Garden Birds: http://www.nhbs.com/title/158587/1b-schwegler-nest-box



14. Conclusions

Bats and their roosts are afforded legal protection: making it illegal to destroy a bat roost, or to disturb bats within a roost. The survey results conclusively indicate that bats are roosting within the structure surveyed. Therefore, without mitigation, a criminal offence is likely to be committed as a result of the proposed works.

Mitigation or compensatory measures will need to be detailed within the EPSL application, (which is a requirement in order to conduct further works at this site); including appropriate/sensitive timing of the commencement of works (avoiding the maternity period), initial soft demolition of the roost with ecological supervision, and the incorporation of suitable replacement roosting provisions within the renovated building.

Constraints regarding bird nesting must also be considered for this development to proceed lawfully. Please refer to Mitigation Requirements, Section 10: - Additional Habitats. The badger survey of this site suggests badgers are not present and will not be impacted by the proposed works.

Once the Licence is approved and providing the mitigation and enhancement measures contained within this report are adhered to, it is considered that the proposed development will have no long term negative impact on local bat populations within this area and indeed may provide a small positive gain on roosting provision in this area.

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15. Appendices

Appendix 1: Legislation Bat and Bird Species

Bat: - All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations.

In summary, it is an offence to

- Deliberately, capture, injure or kill a bat
- Deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- Damage or destroy a roost (this is an 'absolute' offence)
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc. performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.



Legal Status, Birds

Bird: - All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare. In addition to the protection afforded to all wild birds, rarer or particularly vulnerable species listed on Schedule 1 of the 1981 Act, such as the barn owl, receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

If nests, whether completed or in the process of being built, are found on site, any works with the potential to damage or destroy the nest, eggs or young birds, must stop until the birds have completed breeding. This includes any activity that could potentially cause an adult bird to desert the nest resulting in death or egg failure. Nesting sites should be inspected only by experienced ecologists.

Any disturbance of a breeding Schedule 1 bird is an offence, regardless of whether this impacts upon the breeding attempt. These nests can only be visited by an ecologist with a licence for the specific species concerned.

Birds may nest on machinery or scaffolding and other temporary site structures. If this happens the equipment cannot be used until the birds have finished nesting and such areas may need to be sealed off to prevent disturbance.

Breaking the law can lead to fines of up to £5000 per offence and potential prison sentences of up to six months. Vehicles implicated in an offence can be compounded and both the company, and/or the individual(s) concerned, can be held liable.





Appendix 2: Bat Survey Triggers.

A Bat Survey is ordinarily triggered when there is to be:

Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial and derelict buildings) which are:

- Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams
- Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water
- Pre-1960 detached buildings and structures within 200m of woodland and/or water
- Pre-1914 buildings within 400m of woodland and/or water
- Pre-1914 buildings with gable ends or slate roofs, regardless of location
- Located within, or immediately adjacent to woodland and/or immediately adjacent to water
- Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment, the site appears to be particularly suited to bats.
- At the behest of the LPA / County Ecologist.
- Further details of other triggers can be found below.

Development and Planning Trigger for Bat Surveys

Development and planning trigger list for bat surveys, which can be adapted to local circumstances (taken from the Association for Local Government Ecologists (ALGE) template for biodiversity and geological conservation validation checklists 2007, available from <http://alge.org.uk/publication/index.php>)

Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:

- Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;
- Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
- Pre-1960 detached buildings and structures within 200m of woodland and/or water;
- Pre-1914 buildings within 400m of woodland and/or water;
- Pre-1914 buildings with gable ends or slate roofs, regardless of location;
- Located within, or immediately adjacent to woodland and/or immediately adjacent to water;
- Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment, the site appears to be particularly suited to bats.

**Development affecting built structures:**

- Tunnels, mines, kilns, ice-houses, adits, military fortifications, air-raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction;
- Bridge structures, aqueducts and viaduct (especially over water and wet ground).

Floodlighting of:

- Churches and list buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water;
- Any building meeting the criteria listed in (1) above.

Felling, removal or lopping of:

- Woodland;
- Field hedgerows and/or lines of trees with connectivity to woodland or water bodies;
- Old and veteran trees that are more than 100 years old;
- Mature trees with obvious holes, cracks or cavities, or that are covered with mature ivy (including large dead trees).

Proposals affecting water bodies:

- **In or within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats.**

Proposal located in or immediately adjacent to:

- Quarries or gravel pit;
- Natural cliff faces and rock outcrops with crevices or caves and swallets.

Proposals for wind farm developments:

- Of multiple wind turbines and single wind turbines (depending on the size and location) (NE TIN 051 – undergoing updates at the time of writing)

All proposals in sites where bats are known to be present¹

- This may include proposed development affecting any type of buildings, structures, features or location.

Notes:

1. Where sites are of international importance to bats, they may be designated as SACs. Developers of large sites 5-10km away from such SACs may be required to undertake a HRA.



Appendix 3: Assessing the Potential Value for Buildings

Classification Criteria

It should be noted that the grading system below only reports on the situation at the time of survey; should bat activity levels change after the initial survey, or should the buildings be modified (for example if roof tiles are removed or fascia boards develop cracks), the category may need revision.

Category (Potential)	Description
Please note: Intermediate categories (e.g. Low – Moderate value) may apply.	
None / Negligible value	Buildings with no or very few features capable of supporting roosting bats. Often buildings are of 'sound' well- sealed structure or have a single skin and no roof void. They tend to have high interior light-levels, and little or no insulation. Buildings without any roofs may also fall into this category.
Low value	Buildings of largely unsuitable construction, but with few features of potential value to bats (e.g. gaps above windows, apparently shallow crevices). No supporting evidence (e.g. droppings / staining) found. Buildings may be surrounded by poor or sub-optimal bat foraging habitat, as is often the case in urban-centre locations.
Moderate value	Buildings usually of brick or stone construction with a number of features of obvious potential value to roosting bats e.g. loose roof / ridge tiles, gaps in brickwork, gaps under fascia boards, and/or warm sealed roof-spaces with under-felt.
High value	Buildings with a large number of features of obvious potential value to bats (as above). Bats may be suspected to roost within the building (at least at certain times of year), but no supporting evidence found.
Confirmed roost	Bats discovered roosting within the building or recorded emerging from / entering the building at dusk and / or dawn. Building found to contain conclusive evidence of occupation by bats, such as bat droppings. A confirmed record (as supplied by an established source such as the local bat group) would also apply to this category.

**Appendix 4: Bat Species**

1	Alcathoe	<i>Myotis alcathoe</i>
2	Barbastelle	<i>Barbastella barbastellus</i>
3	Bechstein's bat	<i>Myotis bechsteinii</i>
4	Brandt's bat	<i>Myotis brandtii</i>
5	Brown long-eared bat	<i>Plecotus auritus</i>
6	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
7	Daubenton's bat	<i>Myotis daubentonii</i>
8	Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>
9	Greater Mouse eared bat	<i>Myotis myotis</i>
10	Grey long-eared bat	<i>Plecotus austriacus</i>
11	Leisler's bat	<i>Nyctalus leisleri</i>
12	Lesser horseshoe bat	<i>Rhinolophus hipposideros</i>
13	Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>
14	Natterer's bat	<i>Myotis nattereri</i>
15	Noctule	<i>Nyctalus noctula</i>
16	Serotine	<i>Eptesicus serotinus</i>
17	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
18	Whiskered bat	<i>Myotis mystacinus</i>

16. References and Further Information

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