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**Bat Survey Report (preliminary day-time survey):
Agricultural building at Scott House,
Greenmoor Lane,
Knowle Green,
Preston,
PR3 2YR**

OS grid reference:
SD 6392 3716

Commissioned-by:
Laura Proos

Survey Date: 7/11/23

Report Date: 8/11/23

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1. Summary.

(This summary should be read in conjunction with the conclusions and recommendations.)

This deteriorating, single-storey, wooden, agricultural building is to be extended and converted into an 'American barn' type of stables block.

It is in a rural location with immediate access to good bat feeding habitat and is well-linked via hedgerows with the wider countryside. Bats have occasionally been found in Scott House nearby.

There is open access available for bats to enter the building in flight but it has unstable internal conditions and there was no evidence to suggest bats had been present. The slate roof is lined with plastic Monoperm. Limited access for bats is available between uneven/damaged slates, at the verge and where mortar-work is missing from the ridge.

There are no obvious roosting places available for a maternity colony and the hibernation potential is quite low.

At most it seems individual bats would roost here, probably on a casual basis.

I am provisionally assessing the risk of bats roosting here as low, pending the result of a bat emergence survey.

Good Practice Guidelines published in 2023 (3) suggest even low risk buildings should have a bat activity survey (emergence at dusk or to return-to-roost at dawn) when the findings of the initial survey were negative.

The confirmation of roosting would not preclude development but would require an appropriate licence from Natural England.

Swallows and passerine species such as the wren and/or robin have nested inside the building but it wasn't certain swallows have nested in 2023.

Overgrown vegetation to the rear of the building will be used by nesting birds, possibly including species of conservation concern such as the dunnock and house sparrow.

Some of this will need to be cleared to facilitate the project. I'm happy that clearing vegetation between the north-eastern boundary hedge and the building can be done before the next bird nesting season without it being likely to impact any use of the building by bats significantly. Retention of the hedges on the north-eastern and north-western boundaries will ensure that nesting habitat for species such as the dunnock and house sparrow is still available.

If the building is to be re-roofed with same type of slates as currently, it would be a wise precaution to line the roof with a breathable membrane that has been shown to be safe if bats roost in association with it. Currently the only one to have passed the necessary 'pilling test' is TLX batsafe. <https://www.tlxinsulation.co.uk/tlx-batsafe/Batsafetesting.aspx>. Bats may still be able to get between slates if any are not close-fitting enough to prevent them. Alternatively, traditional Type 1F bitumastic felt is bat-friendly.

Loss of bat roosting potential when the work is done can easily be compensated-for by means of bat boxes, which can be attached to the gable walls both externally and internally. This would accord with the biodiversity objectives of the National Planning Policy Framework.

Bear in mind that birds' nests are legally protected throughout the nesting process.

When the work is done, it should be by contractors who are familiar-with and sympathetic-to the law relating to bats and birds. They should be aware of the frequency-with-which and manner-in-which bats use buildings; and be competent to recognise bat droppings if present. If there is any doubt about their expertise with respect to bats, the bat consultant should attend site to provide a tool-box-talk before work commences.

Contractors must understand that if at any time a bat or droppings that may have come from a bat are found work **must** stop **immediately**. They have a legal obligation to do this. As far as practicable the feature that was sheltering the bat/s should be replaced. Further advice **must** then be sought from the bat consultant before work continues, even if the bat has flown off or droppings appear old.

When the building is converted it should be ensured the roof provides a beam structure similar to that present at the moment so swallows can return to nest if necessary. It should be ensured access in flight is still available to them. This is necessary to allow bats access to internal boxes too.

The potential impact of any proposed external lighting on bats and other wildlife should be given due consideration.

2. Introduction

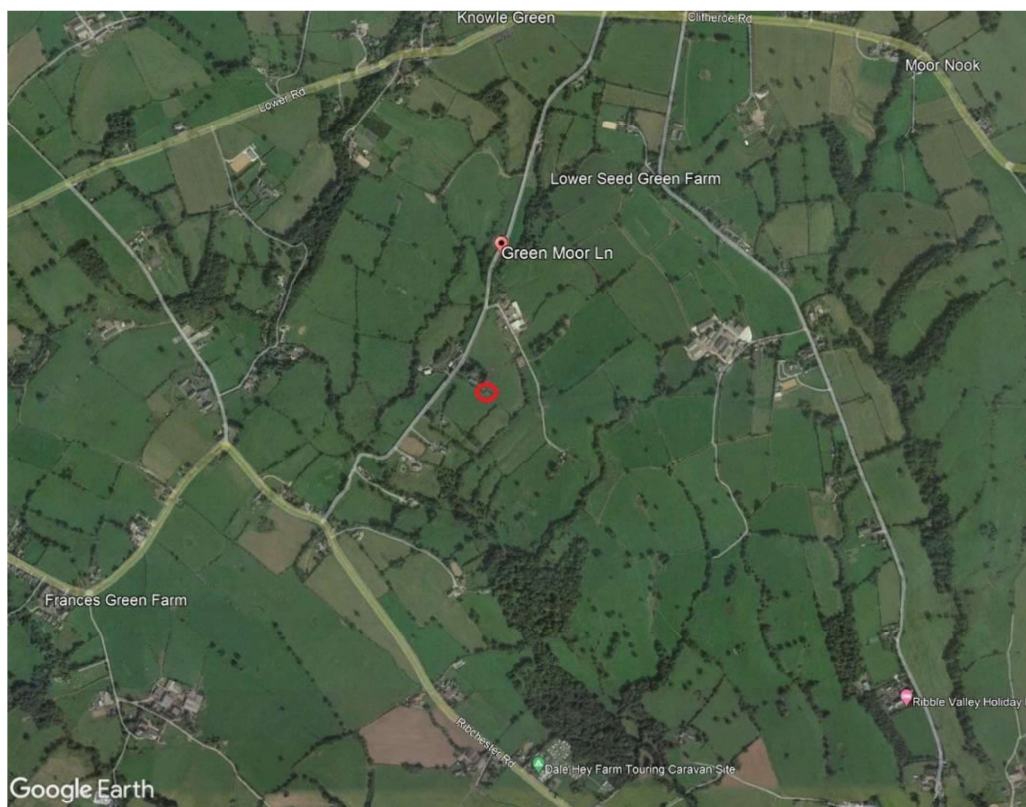
I was asked to assess the importance of this deteriorating agricultural building to bats as part of the planning process, prior to its extension and remodelling as an 'American Barn'-style stables. Incidentally I comment on any issues discovered with respect to other protected/priority/invasive species and species of conservation concern.

This is a single-storey, wooden structure with a slate roof:



Front (south-west) and rear elevations

It is in a rural location with high quality bat feeding habitat immediately available and good hedgerow links to woodland, the nearest about 400m away:



Location of building indicated by red circle

The pipistrelle bat (2 species but especially *Pipistrellus pipistrellus*) is common and widespread in the area.

Roosts of this species can occur in any building that provides suitable roosting crevices, with the risk of bat presence increased by close proximity to good bat feeding

habitat and commuting routes; for example tree-lines, hedges, woodland, scrub and water courses and bodies. The bats use different roosts at different times of year, sometimes singly and sometimes in large groups of females with dependent young. They can move frequently and unpredictably between the roost sites known to them. The majority of house-holders with a roost of this species are unaware of it.

In summer females gather together each with their single off-spring in, sometimes large, maternity colony groups. Disturbance can cause the abandonment of babies (pups). In autumn when the young are independent, females visit males to mate. In winter the bats hibernate and rousing from hibernation - a slow process - can result in a depletion of fat reserves that may compromise the bats' ability to survive the winter. Females become pregnant in spring when their food (insects) becomes available again.

Pipistrelle bats in particular are extremely small, weighing about 5g (the weight of a 2p coin) so need only the smallest of gaps in order to enter to roost; often making use of external features and wall cavities without leaving signs in the loft/interior.

Bats have been known to enter the house, beyond the garden to the north-west of the building.

A search of DEFRA's Magic database discovered that 2 bat European Protected Species licences had been granted for developments within 2kms – one about 600m away for common pipistrelle and brown long-eared (*Plecotus auritus*) - the species most likely to leave evidence of roosting within barns and lofts, and another for common pipistrelle about 1.7kms away.

A data search from the National Biodiversity Network discovered no bat records within 1km and only common pipistrelle within 2kms. As these findings did not add any useful information, the sources of the records were not examined and have not been acknowledged.

Other species likely to occur within 1km include the whiskered (*Myotis mystacinus*)/Brandt's (*Myotis brandtii*), which are hard to separate without dna analysis, Natterer's (*Myotis nattereri*), Daubenton's (*Myotis daubentonii*) and noctule (*Nyctalus noctula*).

Bats also roost in tree cavities, and individual bats may roost in minor defects including underneath raised bark and in dense ivy.

Breeding birds.

Buildings generally can be used by birds of conservation concern (1), such as the house sparrow (*Passer domesticus*), house martin (*Delichon urbicum*), swift (*Apus apus*) and starling (*Sturnus vulgaris*). The house sparrow and starling are both listed in Section 41 of the Natural Environment and Rural Communities Act (NERC) as species "of principal importance for the purpose of conserving biodiversity".

Farm buildings in particular are often used by swallows (*Hirundo rustica*) for nesting and can be used by barn owls (*Tyto alba*). The barn owl has special protection as a "Schedule 1" species. These buildings can be used by other birds of conservation concern such as stock doves (*Columba oenas*) and kestrels (*Falco tinnunculus*) as well as more

common species species such as the pied wagtail (*Motacilla alba*) jackdaw (*Corvus monedula*), wren (*Troglodytes troglodytes*), blue tit (*Cyanistes caeruleus*), great it (*Parus major*), robin (*Erithacus rubecula*) and blackbird (*Turdus merula*).

Dense shrubbery, including ivy and brambles, are often used for nesting by the dunnoek (*Prunella modularis*), also known as the hedge accentor, and house sparrow (*Passer domesticus*); both species of conservation concern and listed in Section 41 of the Natural Environment and Rural Communities Act (NERC) as species "of principal importance for the purpose of conserving biodiversity" - along with unlisted, common species such as such as the wren (*Troglodytes troglodytes*) and blackbird (*Turdus merula*). Trees, especially with dense ivy cover, as well as shrubs, can also be used by the song thrush (*Turdus philomelos*) - another Section 41 bird of conservation concern - as well as a range of more common species.

3. Bats and the Law

All British bats and their roosts are legally protected under the Wildlife and Countryside Act of 1981 (as amended) and the EC Habitats Directive of 1994 as implemented by the Conservation of Habitats and Species Regulations 2017.

Where a development will destroy a bat roost, a Low Impact Class Licence or a European Protected Species Licence (Mitigation Licence) is required before the roost can be interfered with in any way. The former applies in cases where only small numbers of common species of bat are using the building within certain parameters. It usually takes approximately 2 weeks for these licences to be issued, whereas the turn-around time for a full European Protected Species Licence is approximately 7 weeks once the application has been submitted. Any licence issued is a legally binding document.

Licences can only be issued providing planning permission has been granted, where applicable.

When a roost is found, both the bat consultant and the planners have to apply the "three tests" required by Natural England. Essentially these are:

- That the development is necessary for the purpose 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 consequence of primary importance for the environment";
- That there is "no satisfactory alternative";
- That the action authorised "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range".

N.b. The way in which the necessity is assessed includes whether the client has an alternative that it would be reasonable to expect them to adopt.

Necessary mitigation and compensation measures to ensure the favourable conservation status of bats will be maintained, would include appropriate timing and methodology for the work, including details of how the bats will be provided-for in the long term.

Planners are required by the Government to satisfy themselves before granting planning consent that it would be possible for a licence to be obtained if necessary. Accordingly they are obliged to apply the three tests before issuing consent. For this reason enough survey work has to have been undertaken that the

planning authority can evaluate whether or not the three tests can be satisfied and what degree of compensation/enhancement is necessary. To avoid delays in obtaining consent it is in the client's best interest to find out sooner rather than later whether any bat roosting issues need to be addressed.

Natural England, the Government body responsible for administering the law relating to bats, have issued guidelines to planners on how to proceed with respect to bats

Outside the planning system, the onus is on developers/members of the public, to have sufficient investigations undertaken to satisfy themselves (and the authorities in the event of a subsequent investigation), that their actions are unlikely to be in contravention of bat legislation.

N.b. It should always be remembered that bats often roost in places not anticipated by a lay person, such as modern buildings, trees with cavities, and bridges. Some leave no signs in lofts, as they roost underneath external features such as roof slates, ridges, weather-boarding and cladding.

In the case of a building, tree or other feature not already known to be a bat roost, if bats are found during the course of work, contractors are legally obliged to stop work and seek advice. This should be from an appropriately experienced and licenced bat ecologist.

Breeding birds.

The Wildlife and Countryside Act of 1981 gives protection to the nests of all wild birds whilst being built or in use, including by newly fledged birds that have not left the immediate vicinity of the nest. The bird nesting season is generally considered to be 1st March to 31st July for most species but can extend a number of weeks either side of this depending on the species concerned and weather conditions in that particular year. Natural England cite the nesting season as being 1st March to 31st August.

A consortium of organisations, via their report on "The population status of birds in the UK: Birds of Conservation Concern 5 (2021)" have listed species according to their conservation need based on red, amber, green basis, where red is of the highest conservation concern.

Additional Relevant Legislation and Policy.

Between 1995 and 2010 certain more vulnerable habitats and species were the subject of National or Local Biodiversity Action Plans. This strategy for the protection of biodiversity has been superseded by UK post-2010 Biodiversity Framework, which is largely now implemented at county level. Internationally The Convention on Biodiversity produced a Strategic Plan for Biodiversity 2011-2020. Further to this the EU Biodiversity Strategy was launched in 2011.

Section 41 of the Natural Environment and Rural Communities Act 2006 lists species "of principal importance for the purpose of conserving biodiversity". The list was up-dated in 2014 and includes the brown long-eared bat (*Plecotus auritus*), noctule (*Nyctalus noctula*) soprano pipistrelle (*Pipistrellus pygmaeus*) and 4 other bat species.

The National Planning Policy Framework of 2012 (2) states that "the planning system should contribute to and enhance the natural and local environment" by a number of means, including "minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks... ."

4. Survey

I made a daytime visit on 7/11/23 to undertake a preliminary survey of the building, assess its likely importance to bats and advise whether or not a precautionary approach or further survey work is needed.

Having been involved with bat survey work for 35 years and consultancy work for 26 years, it is always my objective to carry-out my work in a manner consistent with accepted Good Practice Guidelines (3) and consistent with the code of practice of the CIEEM. I hold Natural England Class Licences CL21 (Annex B) and 18. Amongst other things these cover me to apply for Low Impact Licences for clients and undertake bat survey work. I also have a CL29 Barn Owl Class Licence. My credentials are expanded-upon in Appendix 1. The basic criteria I use for assessing the level of risk of roosting are given in Appendix 2.

As far as possible, I surveyed the building inside and out with the aid of surveyor's ladders, 2 million candle-power torch, camera with 6x optical zoom and binoculars (8x42). Head-torch, 10x 50 binoculars, fibrescope (6 and 13mm heads, extendable to 2m), camera with 18x zoom and mirrors were also available if needed.

I was looking for access to potential roosting places and evidence of their use, such as droppings and staining.

I also take into consideration the surrounding habitat and the range of bat species it appears likely to support, along with the quality of the habitat linkages with the wider area.

The survey was conducted with the needs of different species of bat over the seasons in mind.

Incidentally I comment on any relevant issues discovered with respect to bat feeding habitat and commuting routes, possibly including likely roosting sites nearby, as well as any relevant findings with respect to other protected/invasive species, biodiversity priority species and species of conservation concern.

5. Limitations of the survey

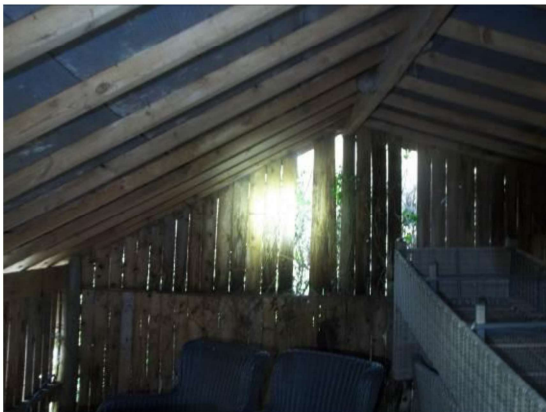
This was a preliminary survey to discover whether there are obvious signs of use by bats and to assess potential for use. If potential exists, usually follow-up work is required at dusk or dawn, possibly at a more appropriate time of year. See Appendix 3.

It should be noted that droppings are the sign most frequently found, but they are often deposited in areas that cannot be easily visualised, if at all, and they can turn to powder quite quickly. They are usually soon washed and blown away from exposed external surfaces so evidence of use often doesn't last long and pipistrelle bats in particular can change roosts frequently. However an assessment has been made of potential bat roosting places associated with the exterior of the building.

As bats often roost in crevices in winter, and are particularly hard to locate when hibernating, the report will highlight any areas that could be used by bats in winter without their presence necessarily being obvious

6. Findings

The building is a simple structure of wood, in deteriorating condition:



There is a ridge beam present, and the slate roof is lined with plastic Monoperm:



Multiple swallows' nests were present. Two have since been used by other passerine species:



There were no obvious signs of recent swallow droppings to confirm use in 2023.

There was no evidence to suggest bats have been present inside the building.

Externally in places there are a few uneven slates where bats could enter to roost between slates or between slates and lining material, and some limited access under the ridge tiles:



A hedge along the fence-line on the north-east side (rear) of the building, and dense shrubbery between it and the building, both obscure the view of the building and provide nesting habitat for birds; possibly including birds of conservation concern such as the dunnock and house sparrow:



This will also provide a feeding habitat for bats.

There is also a hedge along the north-western boundary, with the house garden:



7. Conclusions/Discussion

Appendix 2 gives an outline of the criteria used in assessing the level of risk of use by bats.

The interior of the building will have had poor stability of conditions even before the structure started to deteriorate so was never likely to have been at high risk of use by bats, other than possibly as a night roost for species such as the brown long-eared, which could potentially have found suitable feeding perches available within. There was no evidence to suggest bats have been present.

The plastic lining material to the roof is not particularly bat-friendly as they are likely to have difficulty clinging to it, but to a limited degree bats can enter between it and the slates externally and could tuck between slates or under the ridge.

There are no obvious roosting places available for a maternity colony and the hibernation potential is quite low.

At most it seems individual bats would roost here, probably on a casual basis.

I am provisionally assessing the risk of bats roosting here as low, pending the result of a bat emergence survey. It is quite possible that a bat will roost here at times, but the likelihood of confirming roosting even if multiple activity surveys are undertaken is quite low. However, a dusk-emergence-survey should be undertaken to better evaluate the situation.

Good Practice Guidelines published in 2023 (3) suggest even low risk buildings should have a bat activity survey (emergence at dusk or to return-to-roost at dawn) when the findings of the initial survey were negative.

The confirmation of roosting would not preclude development but would require an appropriate licence from Natural England.

Some clearance of overgrown vegetation to the rear of the building will be necessary to facilitate the project. I usually require existing vegetation to be retained until after the bat survey work has been completed, but in this case I'm happy that clearing vegetation between the north-eastern boundary hedge and the building can be done before the next bird nesting season without it being likely to impact any use of the building by bats significantly. Retention of the hedges on the north-eastern and north-western boundaries will ensure that nesting habitat for species such as the dunnock and house sparrow is still available.

If the building is to be re-roofed with same type of slates as currently, it would be a wise precaution to line the roof with a breathable membrane that has been shown to be safe if bats roost in association with it. Currently the only one to have passed the necessary 'pilling test' is TLX batsafe. <https://www.tlxinsulation.co.uk/tlx-batsafe/Batsafetesting.aspx>. Bats may still be able to get between slates if any are not close-fitting enough to prevent them. Alternatively, traditional Type 1F bitumastic felt is bat-friendly.

However, loss of bat roosting potential when the work is done can easily be compensated-for by means of bat boxes, which can be attached to the gable walls both externally and internally. This would accord with the biodiversity objectives of the National Planning Policy Framework.

Boxes internally will have better stability of conditions. I recommend a Greenwood's small, hollow bat box on each internal gable wall and a Greenwood's small, single crevice bat box on each external gable wall. They should be fixed towards the gable apices. (<https://www.greenwoodsecohabitats.co.uk/shop>).

Alternatively boxes inside could be of wood, but it should be rough hewn, untreated timber that bats can grip. The 'rustic' or 'Kent' bat box available from KT nestboxes would be suitable inside the building. <http://ktnestboxes.co.uk/BatBoxes.aspx>. Outdoors wooden boxes have limited lifespan and need to be of wood at least 2cms thick.

When the work is done, it should be by contractors who are familiar-with and sympathetic-to the law relating to bats and birds. They should be aware of the frequency-

with-which and manner-in-which bats use buildings; and be competent to recognise bat droppings if present. If there is any doubt about their expertise with respect to bats, the bat consultant should attend site to provide a tool-box-talk before work commences.

Contractors must understand that if at any time a bat or droppings that may have come from a bat are found work **must stop immediately**. They have a legal obligation to do this. As far as practicable the feature that was sheltering the bat/s should be replaced. Further advice **must** then be sought from the bat consultant before work continues, even if the bat has flown off or droppings appear old.

Care should be taken when planning any lighting on the site, to ensure any potential roosting features provided are appropriately shielded. (4)

When the building is converted it should be ensured the roof provides a beam structure similar to that present at the moment so swallows can return to nest if necessary. It should be ensured access in flight is still available to them. This is necessary to allow bats access to internal boxes too.

Bear in mind that birds' nests are legally protected throughout the nesting process.

8. Recommendations

These recommendations should be read in conjunction with the conclusions above.

Have a dusk-emergence-survey undertaken in 2024 in favourable weather conditions.

Further recommendations will be made based on the findings.

9. References

1. Eaton, M. A. et al. (2015). Birds of Conservation Concern 5: the status of all regularly occurring birds in the UK, Channel Islands and Isle of Man. British Birds 114: 723-747.
2. Department for Communities and Local Government (2012). National Planning Policy Framework.
3. Ed. by Collins, J. (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines - Third Edition. Bat Conservation Trust.
4. Bat Conservation Trust (2018). Guidance Note 8/18: Bats and Artificial Lighting in the UK.

Appendix 1 - Angela Graham's Experience.

- I hold Natural England Class Licences CL21 (Annex B) - Registered Consultant 163 - and CL18 (CL18 (2015 11871 - CLS-CLS). CL21 covers me to apply for Low Impact Class Licences for clients - a more stream-lined system for quickly obtaining a licence from Natural England when a roost of a small number of common bat species will be impacted-upon by the development. CL18 covers me for survey/consultancy/scientific work. I have a supplementary licence to possess up to 10 live/dead bat specimens (20123429). I have a CL29 licence to disturb barn owls.
- I'm a member of The Chartered Institute of Ecology and Environmental Management.
- I undertake my work in accordance with the principles outlined in the Bat Conservation Trust's "Good Practice Guidelines".
- I have been involved in bat conservation for over 30 years, initially as a member of the South Lancashire Bat Group from its inception in 1987 and as a volunteer with the Nature Conservancy Council (NCC) - first licenced in 1989. Later, and for many years, I was Co-ordinator/Chair and Trainer for the South Lancashire Bat Group. I trained the people who currently run the group, one of whom has been a Trustee for the Bat Conservation Trust. I was a founder member of the Greater Manchester Bat Group in 2002 and ran the group for 4 years.
- Over the last 27 years I have done increasing numbers of bat surveys on a consultancy basis, firstly part-time then full time from December 2003.
- My experience in applying-for European Protected Species Licences with respect to bats spans over 20 years.
- From 2003 to 2008 I represented the bat groups of the north-west region at national bat worker meetings, hosted by the Bat Conservation Trust.

Other experience includes:

- Attending bat-worker conferences every year since 1988 (mainly England, some in Wales) plus additional symposia on specific topics such as mitigation and woodland bats.
- Helping with winter surveys of underground hibernation sites in Clwyd and north Lancashire.
- Participating in "Bat Detector Workshops" during the 1990s in different areas of the country, concerned with locating bat roosts and feeding sites/commuting routes.
- Sitting on local council "Wildlife Advisory Groups" (WAGs) in the Greater Manchester area from the early 1990s until around 2005.
- Helping local authorities and the Greater Manchester Ecology Unit formulate their Biodiversity Action Plans for bats.
- Administering the bat casework for English Nature (now Natural England) in the South Lancashire and Greater Manchester areas over 1998-2000.
- Assisting with research involving mist netting, harp trapping and radio-tracking.
- Continuing to attend courses run by recognised experts to ensure I stay up-to date both with respect to bat survey-work and conservation, and issues such as health and safety.
- Re-passing the Construction Site (CITB) Operatives test in June 2017.
- Contributing to the Bat Conservation Trust's survey standards guidelines.

Other ecological experience includes:

- Bird watching for fun since 1982 with a general interest in wildlife, ecology and conservation for a similar period.
- Attending short courses and field training with respect to grasses, flowering plants, British mammals including water voles, reptiles and amphibians, non-native invasive plant species, Extended Phase 1 Habitat Surveying, National Vegetation Classification, Environmental Impact Assessment and use of GIS.
- Taking part in British Trust for Ornithology breeding bird surveys annually.
- A year-long sandwich placement assisting with badger research, including radio-tracking.
- Short periods of voluntary work with the Lancashire Wildlife Trust and Royal Society for Protection of Birds.

Appendix 2 - Personally-devised criteria used in assessing risk of roosting (in the absence of obvious evidence at the preliminary survey).

Risk of roosting	Definition	Suggested Action
Nil	Whole of structure/tree can be seen well enough to be sure there are no roosting opportunities.	No need to consider bats further unless development is delayed and potential roosting places might develop in time.
Minimal/ negligible	All or most of structure/tree can be seen well enough to suggest there are few, if any, places suitable for roosting and the location does not provide easy access to potential feeding grounds.	Although roosting is thought to be unlikely and therefore the development is unlikely to impact on the favourable conservation status of bats, a precautionary approach should be taken in relevant areas at the time of the work. Further survey work needed only if development delayed.
Low	Whole of structure/tree can be seen well enough to know there are no more than a few openings that could be used by an individual bat or two and/or these provide access to the sorts of features that are likely to be suboptimal due to materials and/or conditions within (eg unstable temperature); and/or the location provides limited access to potential feeding grounds.	Although regular roosting is thought to be relatively unlikely and the development is unlikely to impact on the favourable conservation status of bats, a single survey at dusk or dawn in favourable weather conditions would be appropriate to accord with good practice. This would reduce the extent to which the judgement is based on speculation. If the findings were ambiguous e.g. possible bat emergence and/or considerable bat activity around the building, the survey would need repeating.
Moderate/ medium	A small number of openings are present in an area of reasonable habitat, and at least some seem likely to provide access to good conditions for roosting bats, and/or a loft/hay-loft is present that appears to have good qualities for roosting but there were limitations to access or no evidence of bats was found at the time. Cellars may be assessed as potentially being suitable for hibernation in winter,	Further work is needed to better assess the abundance of bat activity in the vicinity and whether or not bats seem to make use of the roosting potential available. To accord with good practice a dusk emergence survey and a dawn return-to-roost survey will be necessary. A second inspection of the interior may also be necessary - if the survey was undertaken in winter for example. As the absence of bats on two occasions wouldn't guarantee absence at other

	but the conditions and/or location aren't optimal.	times, possibly including winter, some precautions would be needed at the time of the work and some roosting potential should be retained/re-created. In the case of cellars and equivalent, inspection in winter is necessary. Some work, for example pointing old stone walls, should be avoided in winter.
High	There is at least one feature that is typical of those favoured by bats for regular roosting and it/they provide access to abundant insect food on-site and/or via good links with the wider natural environment. The feature/s could be suitable for use by a maternity colony, either as a main or satellite roost, or by a territorial male in autumn in the case of pipistrelles, or by individuals or small numbers of bats at any time of year, including winter when hibernating.	The extent to which bats of different species make use of the potential available needs to be investigated by carrying-out at least 3 surveys at dusk and/or dawn spaced over the months of May to September inclusive, possibly extending into April or October if weather conditions are favourable. (Air temperature above 8°C and not more than light rain and/or gentle breeze. I generally plan to do surveys only when the forecast is for 10°C or above.) Maternity colonies have largely disbanded by September, but territorial male pipistrelles may be missed without a survey in September and a lot of smaller roosts are discovered at this time of year. As bats could hibernate unseen in winter and/or roost at other times not covered by the survey work, appropriate precautions would be needed at the time of the work along with maintenance of appropriate potential roosting places.
High - hibernation only	Cave-like places with stable conditions and high humidity, such as cellars can be used for hibernation in winter.	High-risk potential hibernation sites need at least 3 inspections spaced over the winter months as bats will move between sites depending on the weather conditions.

Appendix 3 - Recommendations for further survey work when the findings of the preliminary survey were negative.

N.b. new Good Practice Guidelines have just been published, but the guidance has not changed from that shown below:

Bat Conservation Trust

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. ^b	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. ^b

^a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in the category.

^b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

Taken from "Bat Surveys for Professional Ecologists: Good Practice Guidelines", 3rd Edition (2)

Table 7.1 Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
May to August (structures) No further surveys required (trees)	May to September ^a with at least one of surveys between May and August ^b	May to September ^a with at least two of surveys between May and August ^b

September surveys are both weather- and location-dependent. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season.

Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more, unless there are specific ecological reasons for the surveys to be closer together (for example, a more accurate count of a maternity colony is required but it is likely that the colony will soon disperse). If there is potential for a maternity colony then consideration should be given to detectability. A survey on 31 August followed by a mid-September survey is unlikely to pick up a maternity colony. An ecologist should use their professional judgement to design the most appropriate survey regime.

Taken from "Bat Surveys for Professional Ecologists: Good Practice Guidelines", 3rd Edition (2)