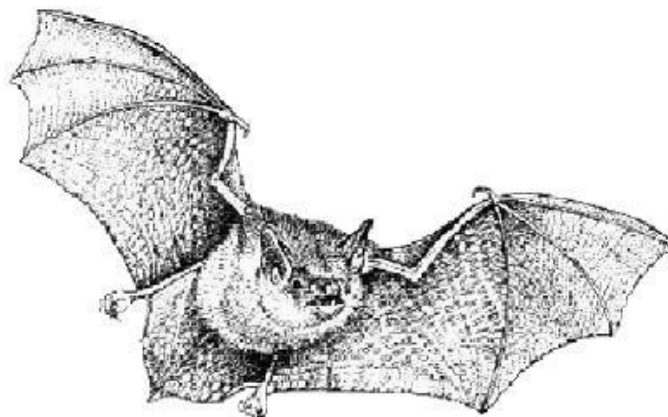


**Dale Hey Bungalow,
Preston Road,
Ribchester,
Preston,
Lancashire.
PR3 3XL**

**Survey & Assessment in Respect of Bat Species
and Nesting Birds (including Barn Owl).**

**Surveyor- Mike Fisher
(Bat Survey Licence Level 2 Class Survey Licence WML CL18)
(Bat Roost Visitor Level 1 Class Survey Licence WML CL15)**



Echo Calls Bat Surveys

15th April 2025

1. Introduction.

1.1 Reason for Survey.

As part of the process to obtain planning permission to develop the site, a preliminary ecological appraisal, including a daylight evidence and opportunity bat survey and assessment, and also a current bird nesting survey (Including barn owl), were undertaken. The purpose of these surveys was to provide evidence on habitats, and protected/notable species present within the site boundaries, as part of the Local Development Framework (UDP Policy EN9). Also, to establish whether conditions within the site had changed since the preliminary daytime bat survey undertaken on 7th January 2022, by Echo Calls Bat Surveys, and also to establish whether there was any evidence of any new bat activity, or indications of new bat roost(s) being set up.

1.2 Aims

The aims of this preliminary ecological assessment were to:

- To familiarise the Local Planning Authority on the nature conservation value of the site, and its surrounding area.
- To assess the site for the presence or potential, for protected species within the proposed development site, by doing a detailed inspection of both the exterior and interior of any structures, to look for features that bats could use for entry/exit, and for roosting, and also to search for bats themselves.
- To enable the client to comply with legislation afforded to protected sites and species.
- To highlight the presence of any habitats or species of ecological importance, including Habitats and Species of Principal Importance (NERC Act, 2006).
- To identify any ecological constraints in relation to the proposed project, and any future development in the site.
- To establish the need for any further surveys and assessments.
- To make nature conservation recommendations, and identify opportunities for ecological enhancement and biodiversity gain within the proposals.
- To identify the need for a Natural England Bat Development Licence (required if a roost is identified).

1.2 The Site.

The site consisted of a large, detached bungalow and its extensions, with a separate nearby detached garage, which as it was not included in the application, it was not surveyed at this time. However, during the preliminary daytime bat survey undertaken on 7th January 2022, there had also been a separate detached outbuilding, positioned to the north-east of the bungalow, but in the interim period, this building had been demolished, and the building materials had been removed from the site. The site was positioned along the northern edge of Preston Road and linked to it by a long drive in the Ribchester area of Preston, in Lancashire, and from now on, the targeted area was referred to as the "site", at OS grid reference SD 64083 36068, (refer to **Fig 1 - The Site Location**).

1.3 The Buildings.

There was a single detached bungalow and its extensions, located in the south-western corner of a large plot of land, in a south-east to north-west orientation, however, the surrounding site also included a separate detached garage positioned to the north of the bungalow, but as this was not included in the current planning application it was not inspected during the current survey.

1.4 Surrounding Land.

The bungalow was positioned close to the south-western corner of the site, with an area of overgrown garden containing some immature trees, shrubs, and dense scrub growing to the north, north-west, west, and south of the targeted buildings.

There was a line of hedgerow growing along the western boundary of the site, whilst beyond this to both the north and north-west, were the extensive grounds of Dale Hey Farm Touring Caravan Park, containing a few buildings, and large areas of concrete hardstanding being used for the housing of caravans and motorhomes, all surrounded by areas of community greenspace.

Preston Road lay to the south of the bungalow, and which ran in a south-east to north-westerly orientation, bordered on both sides by lines of hedgerow, with large areas of open pasture beyond this to the south, again bordered by a mixture of either fencing or hedgerow, and containing the odd tree and shrub. At several locations along the road were the grounds and buildings belonging to several large farming complexes, some positioned along the northern edge, and others along the southern edge of the road, and all were surrounded by areas of open pasture, with a few mature trees growing within them.

There was a small ephemeral pond lying approximately 0.8 km to the north-east of the bungalow, and another pond positioned 0.12 km to the north-west, whilst Boyce's Brook ran through an area of woodland in a south-easterly to north-westerly orientation, flowing 0.25 km at its nearest point to the north of the site. The brook joined the River Ribble which ran from the east in a westerly direction, approximately 1.42 km from the bungalow at its nearest point.

There were some small ephemeral ponds and drainage ditches in the surrounding fields, but other than the above mentioned features, there were no other areas of open water, or areas of woodland in the surrounding area, (refer to **Fig 1 -The Site Location, Fig 2 – Google Map of Area, Fig 3 – Main Plan of Area, Fig 4 - Plan of photographs, and Fig 5 - Plan Showing Results of Preliminary Daylight Evidence and Opportunity Survey and Assessment**).

2. Methods.

2.1 Risk Assessment, Possible Hazards.

Although most of the surrounding garden was overgrown with a mixture of bramble and nettle scrub, the required access to the site could be achieved, and although the windows and doors were boarded up, the external elevations of the buildings could be searched with care.

Since the previous survey, the adjacent nearby outhouse, had been demolished and the building materials had been removed from site. However, the bungalow was still in an acceptable condition, and could be accessed internally and carefully searched, and there were no more hazards other than those normally associated with surveying both the inside and outside, of this type of building.

2 Methodology of Bat Surveys.

A number of factors are used for the survey methodology, which include:

- Presence/absence of roost potential.
- Value of roost potential – if present.
- Knowledge of bat species relevant to the site location, and geographical range.
- Condition of trees, shrubs, and any nearby water bodies.
- Nature of the immediate, and surrounding habitat, in relation to foraging opportunity.

2.3 Preliminary Ecological Appraisal.

The preliminary ecological appraisal (PEA) of the site, took place on 2nd April 2025, and was carried out in order to assess the site, and search for evidence of any bat occupation, (including recent and historic roosting), and if possible what species if any, of bat were present. The current survey was undertaken in accordance with the standard methods described in the 'Bat Worker's Manual, (JNCC 2004)' and 'Bat Surveys – Good Practice Guidelines', (BCT 2023). in order to assess the site to determine its suitability for bats.

The appraisal comprised of a Daytime Bat Walkover (DBW), including a daylight evidence and opportunity survey and assessment on the targeted building complex, which were searched for evidence of bat occupation, (including recent and historic use), looking for either bats themselves, bat droppings, urine stains, remains of any invertebrate prey, or any fur grease marks from repeated contact, or passage by bats through narrow roost accesses, or against surfaces, and any other signs of bat occupation, and at the same time looking for evidence of recent nesting birds, any active nests, splash and feathers.

Areas within the targeted buildings searched were:

- Outside the bungalow complex, the eaves, soffits, and walls for signs of potential bat access holes, the ground, doorways, and any other surfaces, such as nearby bushes, low roofs or refuse bins, which may occur underneath the eaves, and around the perimeter of the building, which may catch bat droppings.
- Inside the complex on its floors, door lintels, window ledges, or on other items, also in spider's webs and other places where droppings or prey remains may collect. Also, noting any noises such as scratching and squeaking which may be made by roosting bats.

Although the optimum time to investigate buildings for evidence of a bat roost, is between May and the end of August, this can sometimes be earlier or later in the year, and is weather and temperature dependant. However, evidence and opportunity inspections and assessments, may be conducted outside of this time, and can often provide conclusive results, which can save expense and time for Planning Applicants.

All possible roosting areas within the trees, shrubs and hedgerow, both around the site perimeter, or within the site itself, were searched for bats, bat droppings, urine staining, any remains of invertebrate prey, grease marks from repeated contact, or passage through, narrow roost accesses, or against surfaces, and any other signs of bat occupation.

The habitats around the site and any surrounding trees, shrubs and hedges growing within it, were assessed for their suitability for use by foraging and commuting bats.

All currently nesting bird species observed during the survey were recorded.

The search also included a search for evidence of barn owl use such as pellets, faecal splashes and feathers.

All surrounding habitats were assessed for their value for use by nesting birds, particularly barn owls.

2.4 Equipment.

Equipment used consisted of close-focus binoculars, SLR cameras, an industrial endoscope camera, ladders, powerful hand-held torches, and a separate Darkbeam LED ultraviolet flashlight.

3. Results.

3.1 Daylight Survey.

3.1.1 Weather.

The weather conditions at the start of the survey (2nd April 2025) were reasonable. It was dry with some cloud and sunny periods. There was a light breeze, (Beaufort Scale 2), and a temperature at the time of the survey of 12°C, and such conditions were suitable for a survey of this type.

3.2 Possible Roost Sites.

3.2.1 The Buildings.

There were two buildings currently positioned within the overall site, the targeted, detached bungalow with its extensions. During the previous survey undertaken on 7th January 2022, there had been an adjacent outhouse, but this had been demolished and the building materials had been removed from site. The other building present within the site was a nearby detached garage, but as this was not included in the current application, it was not surveyed during the survey.

The Bungalow.

The bungalow was a rectangular single-story structure, lying in a north-west to south-easterly orientation. It was constructed with an inner skin of brick, and an outer skin of concrete block, a large part of which, was covered in a pebbledash render. It had a pitched roof covered in slates but there was neither insulation nor underlining, (refer to **figs 3, 4 and 5**, and **photos 1 to 27**).

There was a tall entrance porch positioned centrally within the southern elevation, with dormer windows also positioned within the southern elevation to either side of the entrance, together with another bay window attached to the western elevation. All of these were connected internally to the bungalow, but with no searchable roof voids beneath their sloping slate covered roofs, and all of these were currently boarded up, (refer to **figs 3, 4 and 5**, and **photos 1 to 15**).

Attached to the western corner of the bungalow and connected to it internally was a rectangular, single storied kitchen extension, built from pebbledash coated materials, and with a uninsulated slate covered roof that continued the pitch of the main roof, but with no roof void, (refer to **figs 3, 4 and 5**, and **photos 12 to 19 and 26**).

Positioned along the northern elevation and connected externally to both this elevation, and the eastern elevation of the kitchen extension, and connected internally to the latter, and was a square, single-storied utility extension. This was constructed from concrete block, with a sloping, corrugated plastic sheeting roof, with neither insulation nor roof void, (refer to **figs 3, 4 and 5**, and **photos 17 to 19, 21 and 27**).

Although the bungalow and its extensions, were in an overall acceptable condition, with a well-sealed roof and gables. All parts of the complex had all been unused and empty for some time., and all parts were unheated and uninsulated, and would be cold, draughty, and damp throughout most of the year, and as such, were deemed unsuitable for either daytime roosting or breeding bats. Also, as frost and inclement bad weather was likely to penetrate the interiors of the complex in the colder months, they did not offer the optimum humidity and constant low temperatures that are required for hibernating bats.

An internal survey of the complex found neither bat droppings, any invertebrate or lepidopteran prey remains, nor was any bat fur grease staining, or urine staining seen. The resulting conclusion was that all parts of the both the bungalow and its extensions were deemed to offer extremely low suitability for roosting bats.

There were potential bat access points however, and these were:

- During the previous survey undertaken on 7th January 2022, there had been a dense mat of ivy (*Hedera helix*) covering most of both the bungalow's northern and eastern elevations, and the part of the roof connecting them, and also with a smaller plant growing on the walls at the south-western corner of the bungalow, however, since that survey, the majority of the ivy has been pruned and removed, but some was still growing at these locations, but in a much smaller amount. Dense ivy is considered to have a low, but significant bat roost potential, and where possible, a careful search between the remaining various parts of the ivy plant, particularly on the roof, initially by hand, torch, with the use of the endoscope camera, found neither bat droppings, invertebrate prey remains, nor bat fur staining from continual passage of individual bats between the leaves and plant stems, or bats themselves, also, a search of the ivy in the light emitted from the Darkbeam LED ultraviolet flashlight, found no evidence of bat urine staining. Nor was any evidence of past bird nesting found within the ivy, and the patch of ivy therefore, was judged to offer very low bat roosting suitability, (refer to **figs 3, 4, 5, and photos 1 - 4, 9, 17, 18, and 21 to 23**).
- Positioned close to the south-eastern corner of the bungalow, there were gaps between the two skins of the walls, and these were visibly searched externally, as were the floor beneath them, as well as internally viewing them using an industrial endoscope camera, and in the light from an UV torch, and neither bat droppings, urine or fur staining, or any remains of invertebrate prey remains were found, and the gaps were deemed to be of very low bat roosting suitability for roosting bats, (refer to **figs 3, 4 and 5, and photos 2 to 4**).
- Positioned centrally in the southern elevation was the entrance porch, and at numerous locations around the porch, the porch roof had been subjected to damage, probably by people attempting to remove the lead flashing. This has resulted in both roof slates and ridge tiles becoming either dislodged, removed or damaged, and also some of the wooden soffit boarding along the southern end of the roof had broken away. All of these areas, the slates and ridge tiles and the porch itself were inspected for signs of bat activity or roosting, but neither bat droppings, urine staining, nor any other signs of bat usage was discovered, and all of the locations were judged to offer low bat roosting suitability, (refer to **figs 3, 4 and 5, and photos 2, 3, and 5 to 8**).
- There were several holes in the wooden soffits at the upper south-western corner of the bungalow, and also at the western gable, all of these were large enough to offer some bat roosting opportunities. Also, a part of the soffit had become loose and was falling away. All of these locations were carefully searched, first by close focus binoculars to survey the soffits and walls, a camera endoscope to view the inside of the holes and gaps, and then the walls and floor beneath these locations were visibly examined using the UV flashlight, but no evidence of bat usage was determined and therefore judged to have low bat roosting suitability, (refer to **figs 3, 4 and 5, and photos 10 and 11**).
- There was vertical crack in the western elevation wall, and this was carefully searched internally, and the wall and ground beneath were also searched, however, inspection found the crack to be heavily cobwebbed, and therefore, was deemed to offer any bat roosting suitability, (refer to **figs 3, 4 and 5, and photos 12 and 13**).
- At the upper northern corner of the kitchen extension, the soffit box had slipped away from the wall resulting in a gap, and a careful examination of the gap, and the wall and floor beneath, found neither droppings or any kind of staining, and therefore the gap was thought to be of negligible bat roosting suitability, (refer to **figs 3, 4 and 5, and photo 16**).
- The walls of the utility extension had moved and were no longer attached to the eastern elevation of the kitchen extension, and the resulting gap was searched using the endoscope camera, and no evidence of bat fur staining was seen, as this would have indicated the passage of a bat through the gap, whilst the area around the gap, both internally and

externally, using light produced by the UV flashlight found no urine staining, and therefore the gap was thought to offer very low bat suitability, (refer to **figs 3, 4 and 5**, and **photos 17 to 19**).

- Several of the roof slates around the chimney, positioned at the western end of the bungalow roof, had slipped, however, a close examination of the slates themselves, and the roof around that area of the roof, using close-focus binoculars, found neither bat droppings, invertebrate remains, or any other signs of bat usage and therefore it was concluded that bats have never used the slipped slates, or this part of the roof for roosting beneath, as the gap had negligible bat roosting suitability, (refer to **figs 3, 4 and 5**, and **photo 20**).

The upper northern soffit had rotted whilst it had formally been covered in ivy, however the resulting rot holes were searched and neither droppings, invertebrate prey remains, or either fur grease or urine staining were found, and they were concluded to be of negligible bat roosting suitability, (refer to **figs 3, 4 and 5**, and **photos 21 and 22**).

Close inspection of the bungalow and its extensions during the survey, found neither current nor historic evidence of bats, either internally or externally, nor around any other part of the surrounding site.

Although there was some bird activity during the survey, no evidence was found to suggest that any part the complex, nor anywhere else within the nearby site, had been used either currently, or historically by any nesting birds. It was also surmised that due to the time of year, although most birds will have established territories, few will have started nest building for the upcoming 2025 bird nest season, (Refer to **Appendix 1**).

During the survey of the site, no owl pellets, faecal splashes, feathers, or prey remains, were found to suggest that the either the bungalow, nor its extensions, were currently or historically having been used by barn owls. It was also deemed unlikely that the buildings would be used for barn owl roosting purposes, as the interiors offered limited access, and negligible internal perching potential.

3.2.2 Trees and Shrubs.

There was a line of mature trees and hedgerow with a bramble understory, growing along both the western and southern borders of the site, and with some small shrubs and immature trees growing in the small garden to the west of the bungalow, also, there was an area of dense scrub with further small shrubs and a bramble understory, growing within the north and north-eastern part of the site,

There had been a small amount of vegetation removal since the previous survey undertaken on 7th January 2022, however, it was not understood at the time of the survey, if any future vegetation would be removed during the planned future work.

Where possible, all of the remaining trees and shrubs were inspected for signs of potential bat roosting suitability. However, none were found to have any cracks, holes, any lifted bark or canker damage, suitable for roosting bats, and as such, all were judged to be Category 3 (of negligible value for roosting bats) in accordance with **Appendix 4**.

It was also thought likely that the overall complex and some of the nearby features, could be used by nesting birds during the nesting season, but at the time of the survey, although there was some bird activity in and around the site, no active nests were found amongst the vegetation, and it was also surmised that due to the time of year, although some birds may have started setting up territories for the upcoming 2025 breeding season, none will have yet commenced breeding. nor were any signs found of their usage by barn owl.

3.2.3 Foraging Potential and Alternative Roost Potential.

The site lay within a rural area, and the surrounding area consisted of a few farming complexes, together with large areas of open pasture, bordered by either hedgerows or fencing, along with a few small shelterbelts of mature trees and shrubs, and with the large caravan storage area to the west of the site.

Boyce's Brook ran in a roughly north-west to south-easterly orientation through a long shelterbelt of trees, at its nearest point was approximately 0.25 km to the north of the site. There were also a few ponds and drainage ditches in the surrounding fields, but there were no large bodies of water, or big areas of woodland, and all these features together offered, linear features, suitable for foraging bats such as Common Pipistrelle, (*Pipistrellus pipistrellus*), and possibly other bat species, to help them navigate and commute, and to hunt along for their insect prey, (**paragraph 1.4**).

In accordance with the "Bat Survey, Good Practice Guidelines" (Bat Conservation Trust 2023), it says, "A structure with one or more potential roost sites that could be used by individual bats, opportunistically at any time of the year. However, these potential roost site do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger number of bats, (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats)", they are of low bat roosting and foraging suitability", (Refer to **Appendix 2**).

The bungalow and its extensions fitted these criteria, and as there were no really large areas of woodland, or large bodies of open water in the nearby vicinity, the local area was assessed to offer only low to moderate suitability for foraging bats, primarily pipistrelle species, but it was thought that small numbers of other species could be present.

It was considered that other buildings, especially other occupied dwellings in the surrounding area, could offer greater potential as bat roosts. Bats favour taller, occupied and heated buildings whilst breeding.

During the survey, numerous birds were observed around the site, but none were seen showing any potential nesting behaviour, and it was felt, that at this time of the year, although some birds may have started setting up territories for the upcoming 2025 breeding season, none will have yet commenced breeding.

Although there was good potential for barn owl to forage in the nearby vicinity, it was felt that the site offered negligible potential for either roosting, nesting or breeding, as the bungalow and its extensions offered very little roosting potential.

4. Conclusions

4.1 In summary during the current surveys undertaken on 2nd April 2025, no current, or historic evidence of roosting bats was found anywhere within in the bungalow or its extensions, nor anywhere else within the site.

4.2 All parts of the bungalow and its extensions were currently empty, and had been for some time. All parts were unheated and uninsulated and would be draughty and cold throughout most of the year, and therefore all parts were deemed unsuitable for either daytime roosting, or breeding bats. It was also concluded that the complex would be penetrated by frost and inclement weather in winter, thus making it unsuitable for hibernating bats. Also, a thorough search had discovered no bat droppings, any invertebrate or lepidopteran prey remains, and neither grease fur or urine staining were seen anywhere, and therefore it was concluded that the bungalow complex was deemed to offer extremely low suitability for roosting bats, (refer to **Appendix 2**).

4.3 None of the nearby trees, shrubs, and hedgerows around the site, were found to have any

cracks, canker damage, lifted bark or holes, that could be used by roosting bats of any species, and therefore they were all concluded to offer low bat roost suitability, (refer to **Appendix 4**).

4.4 The adjacent habitats had the potential to support low to moderate numbers of foraging common pipistrelles, but large numbers of other species of bats was unlikely. It is concluded that since there was currently no evidence of the presence of bat roosts within any part of the bungalow complex, nor within any other part of the site, that any proposed modifications to the site, will not have significant implications on the population status of local bat species. There will not be requirement for an EPS mitigation licence (as issued by Natural England) but as a measure of best-practice, precautionary measures should be applied as described in section 5 below.

4.4 It was also concluded that since no evidence of roosting bats, or evidence of either recent or historic bat occupation, had been found during the current surveys carried out on 2nd April 2025, plus the knowledge that other than the removal of the outhouse and some of the ivy, conditions within the site had not changed much since the previous surveys carried out on 7th January 2022, then a single visit to the site to carry out an updated preliminary ecological appraisal at this time of the year, was considered sufficient for an initial assessment of the site, (refer to the 'Bat Worker's Manual' (JNCC 2004) and 'Bat Surveys – Good Practice Guidelines' (BCT 2023),

4.5 Since bats, particularly Pipistrelles, are opportunistic, an absence of roost evidence within any part of the targeted building, and anywhere else within the site, does not preclude the low possibility of small numbers of bats, using the site occasionally in the future, and/or at other times of year. It is considered that the likelihood of a significant roost (such as a maternity roost) being established was very unlikely, with lone and/or transient roosting likelihood also being negligible.

4.6 It was thought probable that there would be some site clearance work carried out during the planned development, but actual details of what this would entail, were not known at the time of the survey. It was hoped that this type of work will be kept to a minimum, and that the trees and shrubs growing both around the site boundaries and within the site itself, would be mostly unaffected by the work. Also, as bats use linear features such as lines of trees, hedgerows or walls, as foraging, navigating and commuting routes, it was concluded that any small loss of the habitats, and any future development works on the site, would not affect the overall foraging or commuting potential for bats in the area.

4.7 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. There was potential for the trees, shrubs and hedgerows growing around the sites' perimeter to be used by birds for both roosting and nesting purposes, and the overall site itself to be used by ground nesting birds, but no active or historic nests had been found during the surveys. It was also surmised that due to the time of year, that the majority of birds will not yet have started to build nests, in preparation for the next nesting season (Refer to **Appendix 1**).

4.8 Although the surrounding habitat of open pasture and lines of hedgerow offered good foraging potential for barn owl, the bungalow and its extensions offered negligible breeding/roosting potential.

5. Recommendations.

5.1 The proposed changes to the site, as laid out in the planning application, can commence with minimal risk to roosting bats or nesting birds, if the following mitigation measures are adhered to.

5.2 The aim of mitigation is to ensure that any work is carried out in a manner that avoids harm, or significant disturbance to bats, and also to create new enhanced roosting opportunities for bats, both during and after the development. However, a key issue in successful mitigation measures, is the scheduled timing of the works. Ideally, all parts of the complex, (not considered suitable for hibernation), especially the roofs, should be worked on in winter, to avoid the possibility of bats

moving in and using the building as a spring, summer, or autumn roost after the survey. The safest period will be from the first hard frosts, normally mid-December, until mid-March, although this could be earlier in a warm spring or later in a cold spring.

5.3 However, as it is likely that different parts of the complex and the surrounding site, may be worked on at separate times, it will be very unlikely that roosting bats will be disturbed. It is recommended though that work starts as soon as possible after this survey, and that if any roof sheeting or boarding over walls, is affected by the development, then these should be carefully removed by hand, as these features, are the ones most likely to harbour potential for the support of roosting bats

5.4 Although all parts of the bungalow and its extension, had low bat roosting suitability, in accordance with "Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) Collins, J. (2023)". it is recommended that if building work is delayed until more than 12 months between these surveys, and any commencement of any building work, then the surveys must be repeated, and these need to be carried out under weather conditions suitable for normal bat activity, (May to September), and must include both a daytime evidence and opportunity bat survey and assessment, and potentially at least one evening nocturnal bat activity and emergence survey.

5.5 As a measure of best practice and in accord with a key principle of National Planning Policy Framework (2012), it is recommended that the re-development scheme for this site, incorporates biodiversity enhancement measures, and an appropriate measure will be the installation of some Schwegler 1FD bat boxes. These will be attached to the planned and modified building after completion of the building works, and these are placed as close to the eaves, or a gable apex as possible. Others are to be erected upon the trees around the site, and all of these should be at least **4 metres** off the ground, and positioned away from windows or doors, and any climbing plants, to keep the inhabitants of the boxes safe from predators, and disturbance. Also, it is recommended that these measures are implemented to maximise the opportunities for wildlife at the site and obtain a nett gain in biodiversity, (refer to **Appendix 7** for details).

5.6 As there was some potential for both foraging bats, and also for roosting and nesting birds within the trees and hedgerow growing both within the site, around its boundaries, and the habitats beyond the site boundaries, it is recommended that where possible, these should mostly be left untouched, to encourage future bird nesting, and to maintain navigation, foraging and commuting routes for bats and to obtain further nett gains in biodiversity.

5.7 However, it must be remembered, that it is an offence to disturb active birds' nests. It is recommended therefore, that before any commencement of any tree or shrub clearance, any demolition, or new building work, that a careful survey looking for any evidence of nesting birds, is carried out. If evidence of an active bird's nest is detected, then the nest must be left undisturbed, until it is appropriately confirmed that the young birds have fledged. It is recommended therefore to reduce any nest disturbance so that no activity involving people, or their equipment is carried out within a 3m radius of active nests. If there is any doubt, please refer to the consultant. This guidance is applicable during the bird breeding season which typically extends from March to August inclusive.

5.8 It is also recommended that some wooden nest boxes are to be erected within the shrubbery and vegetation around the site, with some attached to various parts of all suitable buildings. These are to be erected to mitigate for potential loss of any unidentified nesting opportunities not found during the survey, and after the development. These will be a mixture of open fronted and hole fronted boxes, and are to encourage and enhance future colonisation and nesting by all bird species within the site and to enhance further biodiversity gains within the site, (refer to **Appendix 8** for details).

5.9 No hole or pit should be left uncovered over-night, to ensure that wildlife such as amphibians or hedgehogs are not trapped, and unable to escape. Alternatively, a broad wooden plank or similar

can be placed in the excavation to allow animals to escape, a scaffolding board pitched at a maximum 45° angle would be ideal for this.

5.10 During the development, all excavations should be checked first thing each morning, prior to the start of works that day. Any animals found within excavations should be allowed to escape and move off, or, are to be carefully removed and placed within suitable nearby habitat cover, before site works commences for the day.

5.11 It is also recommended, that if any piles of building materials around the site are removed, or disturbed during building works, then this ideally should be undertaken outside the hedgehog hibernating months, November to mid-March. If this is not possible however, a suitably experienced ecologist must be present to oversee all removal, to ensure that no hedgehogs are disturbed or harmed, whilst either hibernating or daytime nesting, (Hedgehogs are a UK BAP Priority species).

5.12 Once all building work has been finally completed within the site, then a full careful search needs to be carried out, amongst any remaining piles of building equipment, or materials, to ensure that neither nesting birds, hedgehogs, or other animals, are disturbed or hurt. Once this has been carried out successfully, only then, can the removal of all materials from the site be carried out.

5.13 It is also recommended that at least one Eco-plate Hedgehog Box should be positioned in the site, in an appropriate location close to the western site boundary, to maximise the opportunities for hedgehog within the site, (refer to **Appendix 9** for details).

5.14 Close boarded fences with concrete bases are barriers to animal movement, and It is recommended, that any new perimeter fences along the boundaries are not to be sealed at their bases. Where possible, hedgerows are to be used instead, with timber post and wire fencing also serving to enforce boundary lines, without prohibiting wildlife movements. If any boarded or concrete fences are required, it is recommended that there is a 13 cm square gap between the wood and the ground, (greater in some locations. and less in others is not a problem), or if this is not possible, then “hedgehog highways” are to be placed within the overall boundary at regular intervals so that wildlife such as hedgehog and amphibians, can pass into and out of the garden, (refer to **Appendix 10** for details).

5.15 Outdoor lighting is typically a deterrent to wildlife, especially bats and nesting birds, it is therefore recommended, that any future outdoor lighting, installed during the proposed development, be screened, hooded or positioned low at bollard level so that it does not illuminate the roof or eaves, or nearby trees and shrubs in accordance with “Bats and Artificial Lighting at Night”, guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust, (refer to **Appendix 10** for details).

5.16 To enhance the site’s value for wildlife, it is recommended that trees be planted to replace any felled trees, and this is planned as part of the development, and that the trees used for re-planting are British native trees as far as is possible. These trees are more likely to attract insects and are therefore beneficial to foraging bats and other wildlife. Suitable species include: Hawthorn, Rowan, Wild Cherry, Guelder Rose and Crab Apple. These have been chosen for their attractive blossom and fruits. Oak, Ash and Willow species are recommended away from buildings and drains.

5.17 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during unsupervised work, work must be stopped immediately, and either the consultant (07745 268815), or the Bat Conservation Trust (0345 1300 228), or Natural England (01270 754 00, should be notified, (refer to **Appendix 5** for details). **Failure to do so would be a criminal offence.**

6. Survey Constraints.

Surveying for bats at a specific season of the year, does not provide information of use of the site by bats at other times of the year. The current surveys were undertaken during spring, and reflects past bat activity, and whilst consideration may be given to roosting at other times, there may be no evidence for activities outside the survey period.

As bats can utilise very small cracks and crevices, it is not possible to completely discount their use of some of the buildings around the site, although the survey did not identify any evidence of use. Assessments can however be made of potential use from the survey findings collected, but it may not provide a full picture of site usage.

Small bat roosts and single roosting bats can easily be overlooked. They can be difficult to detect during inspection, as they leave few field signs which can easily be missed during surveys. External signs e.g., droppings, prey remains etc., are also subject to weather and rain, which can often remove the signs prior to an actual survey. This is particularly valid when inspecting trees and shrubs.

7. References.

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Bats of Britain and Europe - Schober and Grimmberger. Hamlyn (1993)

The Population Status of Birds in the UK: Birds of conservation concern: 2002-2007. Anon. (2007)

8. Surveyors Qualification.

The surveyor Mike Fisher is a holder of:

- Natural England Class Licence Registration Number: 2015-10595-CLS-CLS, this is the Bat Survey Level 2 Class Survey Licence WML CL18.
- Natural England Class Licence Registration Number: 2015-10592-CLS-CLS which is the Volunteer Bat Roost Visitor Level 1 Class Survey Licence WML CL15.
- The surveyor also has a licence to disturb and take bats for scientific, educational, or conservational purposes by Countryside Council for Wales (Licence Number S085859/1)

9. Plans & Photographs.

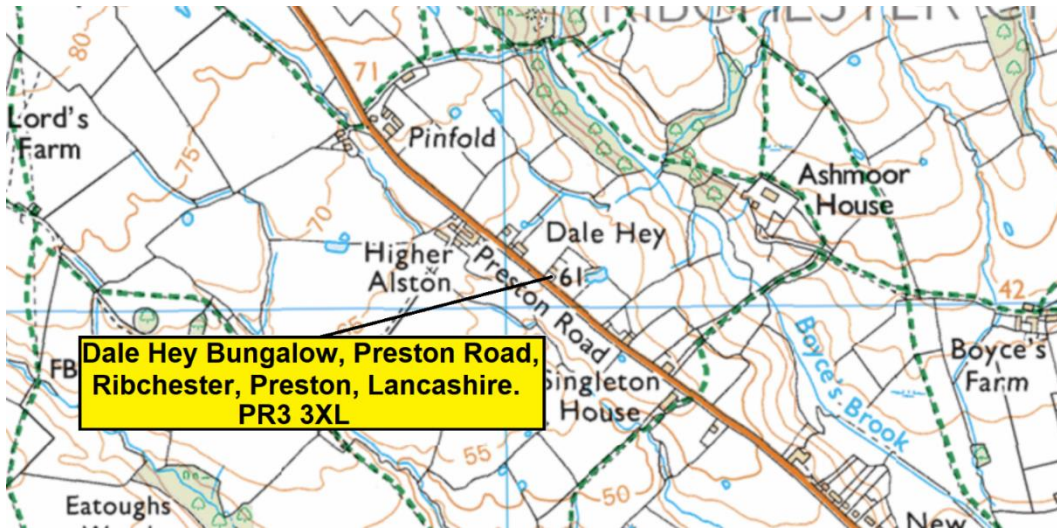


Fig 1 - The Site Location



Fig 2 – Google Map of Area

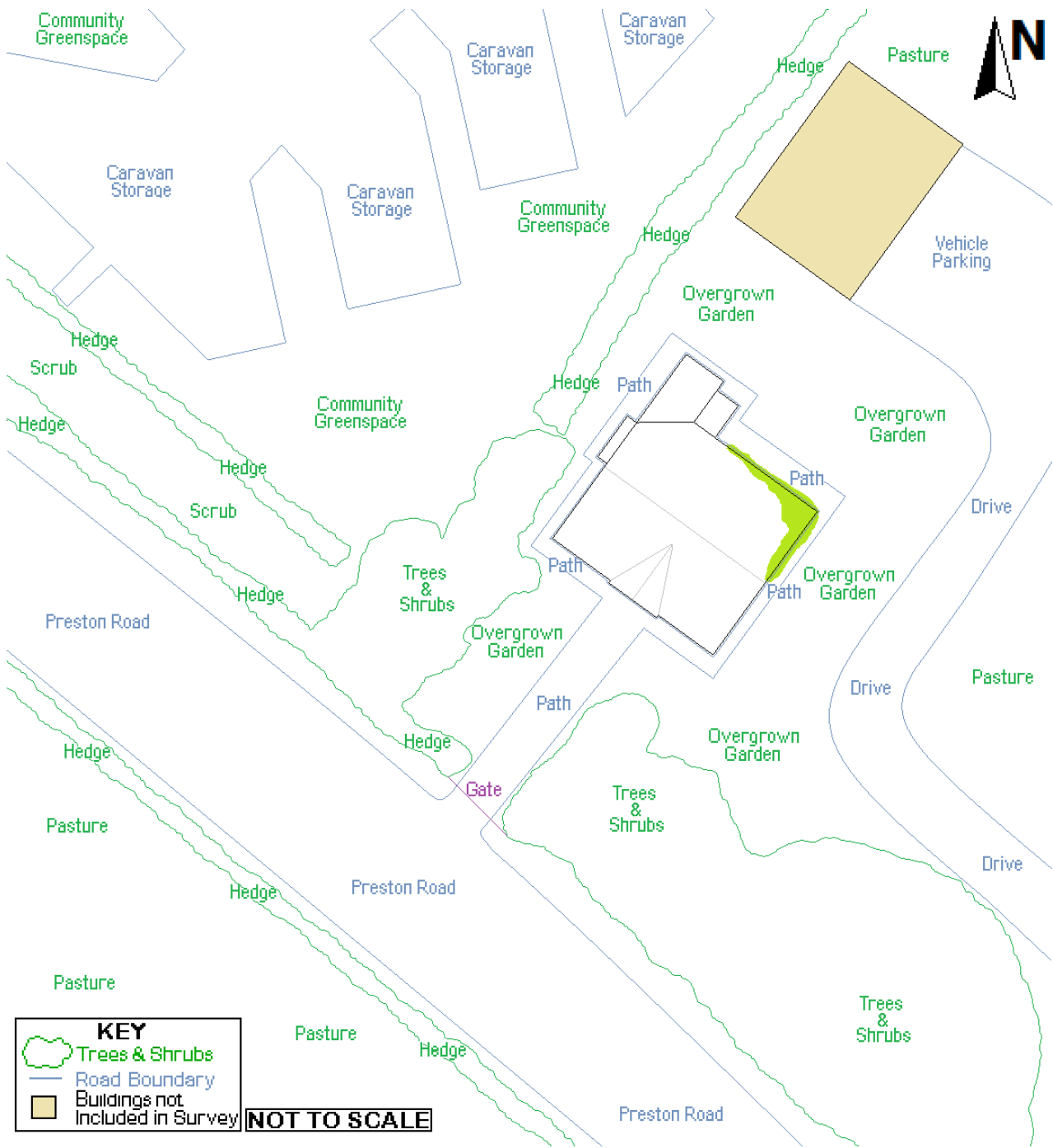


Fig 3 – Main Plan of Area

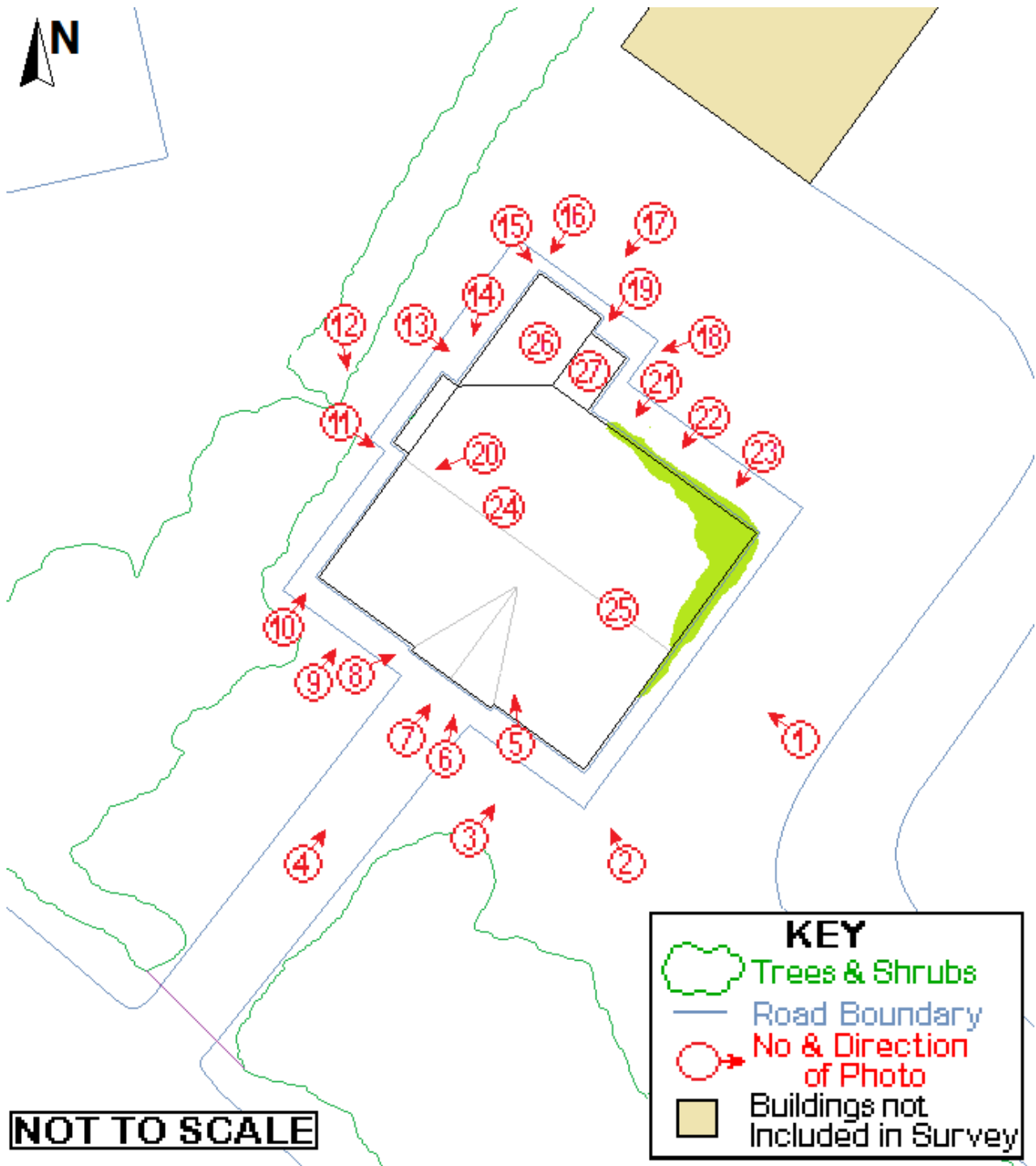


Fig 4 – Plan of Photographs

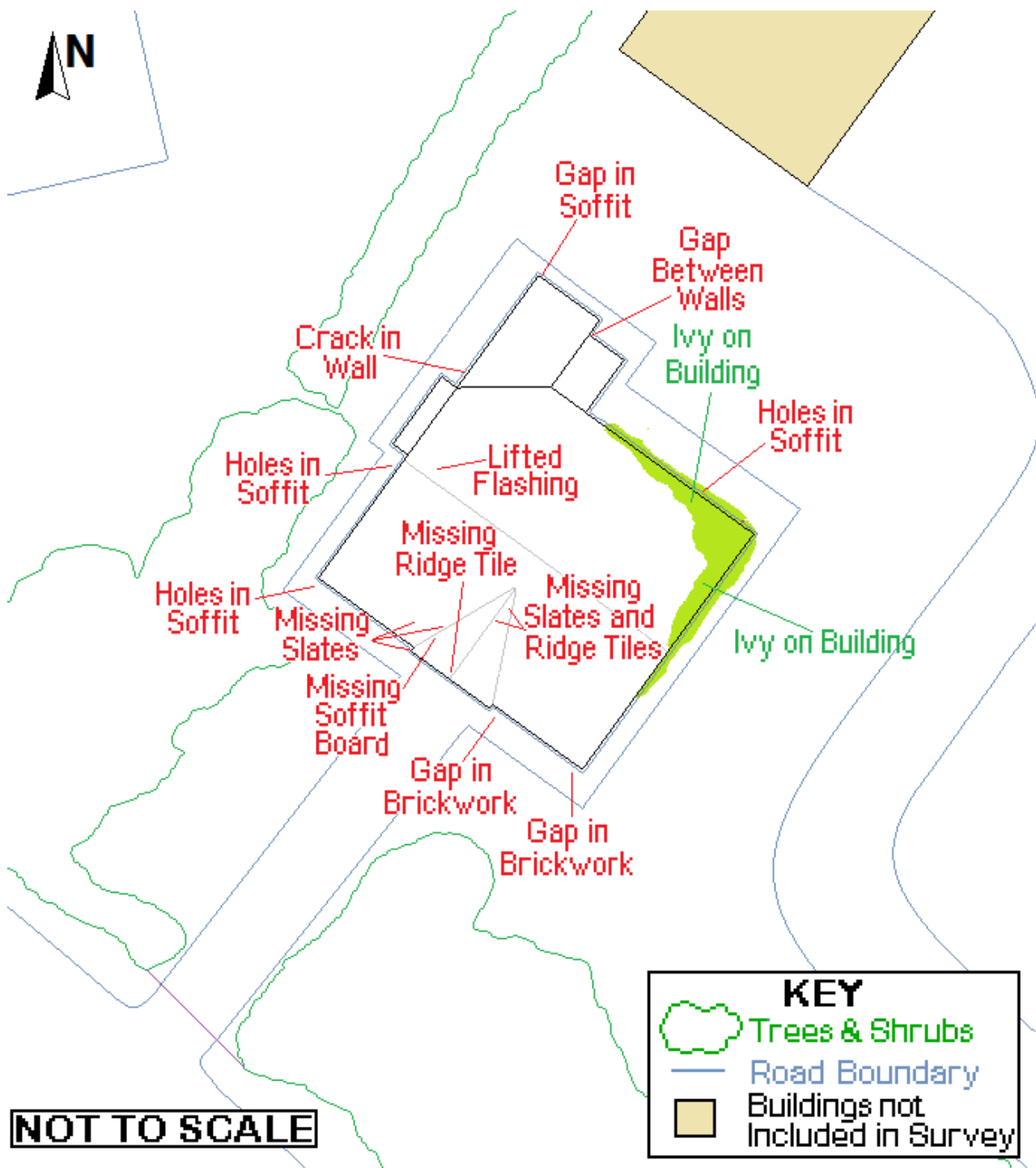


Fig 5 – Plan Showing Results of Preliminary Daylight Evidence and Opportunity Survey and Assessment).



PHOTO 1
Eastern Elevation of Bungalow



PHOTO 2
South-eastern Corner of Bungalow



PHOTO 3
South-eastern Elevation of Bungalow



PHOTO 4
Southern Elevation of Bungalow



PHOTO 5
Southern Elevation of Porch Roof



PHOTO 6
Southern View of Porch Roof



PHOTO 7
Southern View of Entrance Porch Roof



PHOTO 8
North-western Edge of Entrance Porch Roof



PHOTO 9
South-western Elevation of Bungalow



PHOTO 10
Upper South-western Corner of Bungalow



PHOTO 11
Western Gable End of Bungalow



PHOTO 12
Western Elevation of Kitchen Extension

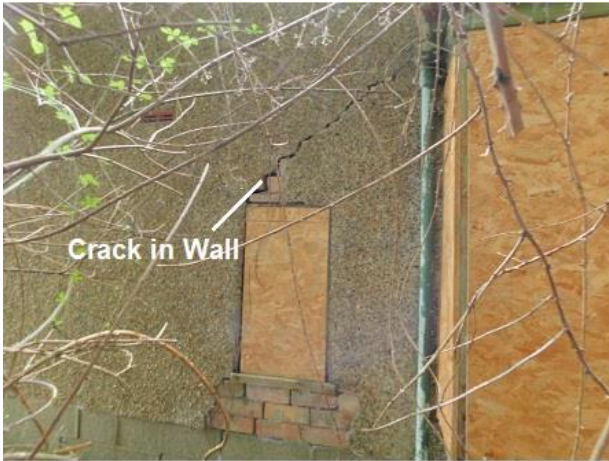


PHOTO 13
Part of Western Kitchen Elevation



PHOTO 14
North-western View of Kitchen Elevation



PHOTO 15
North-western Corner of Kitchen



PHOTO 16
Upper Northern Corner of Kitchen



PHOTO 17
North-eastern Corner of Bungalow



PHOTO 18
North-eastern Corner of Utility Building



PHOTO 19
Part Northern Elevation of Utility Building



PHOTO 20
Northern View of Chimney



PHOTO 21
Northern Elevation of Bungalow



PHOTO 22
Upper Northern Elevation of Bungalow



PHOTO 23
Upper Northern Elevation of Bungalow



PHOTO 24
Underside of Bungalow Main Roof



PHOTO 25
Underside of Extension Roof



PHOTO 26
Underside of Kitchen Roof



PHOTO 27
Underside of Utility Building Roof

15th April 2025
Mike Fisher, Bat Worker
Holder of Natural England Bat Roost Licence

Disclaimer.

All reasonable effort has been taken to ensure an accurate assessment of the birds and bats at this site. The absence of recorded presence or sign should not be taken as an absolute guarantee that a site is not being used by a particular protected species. There is also no guarantee that any particular protected species will not use the site at any time in the future. Survey results for both bird and bat activity may be weather or seasonally dependent. Any interpretation of legislation is based on our understanding and experience of the law. The relevant statutory authority can provide a more definitive interpretation.

This report has been prepared by Echo Calls Bat Surveys with all reasonable skill, care and diligence, within the terms of the Contract with the Client.

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APPENDIX 1: Synopsis of Relevant Legislation

Bats and the Law

In Britain, all bat species and their roosts are legally protected, by both domestic and international legislation.

This means you will be committing a criminal offence if you:

Deliberately capture, injure or kill a bat.

Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.

Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)

Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat.

Intentionally or recklessly obstruct access to a bat roost.

Licensing

Licenses to permit illegal activities relating to bats and their roost sites can be issued for specific purposes and by specific licensing authorities in each country. These are sometimes called 'derogation licenses' or 'European Protected Species' licenses and are issued under the Habitats Regulations. It is an offence not to comply with the terms and conditions of a derogation Licence. If you carry out work affecting bats or roosts without a Licence, you will be breaking the law.

Who needs to take particular note of the legislation?

Property owners/householders who have a bat roost in their property.

Woodland owners, arboriculturalists and foresters.

Pest controllers.

Planning officers & building surveyors

Architects, property developers, demolition companies, builders and roofers.

Which legislation is relevant for bats and roosts?

In England and Wales, the relevant legislation is the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).

In Scotland, the key legislation that applies is the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

In Northern Ireland bats are listed under Schedule 2 of the Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995 and in the Republic of Ireland, under Schedule 5 of the Wildlife Act 1976 and Schedule 1 of the European Communities (Natural Habitats) Regulations 1997.

Defenses include:

Tending/caring for a bat solely for the purpose of restoring it to health and subsequent release.

Mercy killing where there is no reasonable hope of recovery, (provided that person did not cause the injury in the first place - in which case the illegal act has already taken place).

Penalties on conviction –

People committing bat crimes can face six months' imprisonment and/or unlimited fines. Additionally, any profits made as a consequence of not following lawful process can be confiscated and items used to commit the offences such as vehicles, plant or machinery can be forfeited.

Under National Planning Policy Framework (2012), it is recommended that the re-development scheme for any site, protected species, such as bats should be a material consideration in planning applications. This has implications for bat foraging areas as well as their roosts.

The National Planning Policy Framework (NPPF) places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage on the consideration that should be given to Protected Species where development may affect them.

The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation. This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species.

Breeding Birds

All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended), whilst they are actively nesting or roosting. Section 1 of this Act, makes it an offence to kill, injure or take any wild bird, and to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs.

Barn Owl

Barn owls are listed on Schedule 1 of the *Wildlife and Countryside Act 1981* which gives them special protection.

It is an offence, with certain exceptions, to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage, or destroy any wild barn owl nest whilst in use or being 'built' (barn owls do not 'build' a nest but may make a nest scrape).
- Intentionally take or destroy a wild barn owl egg.
- Have in one's possession or control a wild barn owl (dead or alive), or egg, (unless one can show that it was obtained legally).
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

Hedgehogs and the Law.

Hedgehogs are protected by British law under Schedule 6 of the *Wildlife and Countryside Act 1981*, making it illegal to kill or capture them using certain methods. Similar protection exists in Northern Ireland under Schedule 6 & 7 of the *Wildlife Order 1985*. They are also protected in Britain under the *Wild Mammals Protection Act (1996)*, prohibiting cruelty and mistreatment.

They're listed as a Species of Principle Importance in England under the *Natural Environment and Rural Communities (NERC) Act 2006* Section 41, in Wales under the *Environment Act 2016*, and in Scotland under the *Nature Conservation Act 2004*. Similarly, hedgehogs are on the Priority Species List for Northern Ireland.

These laws make hedgehogs a material consideration for Local Planning Authorities (LPAs) during the planning process.

Developments should also be consistent with Local Plans (LPs) and Neighbourhood Area Plans (NAPs), some of which may explicitly refer to hedgehog conservation and connectivity of the landscape.

APPENDIX 2: Bat Roost Suitability

Bat Conservation Trust

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

In accordance with Table 4.1 of

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins J. (ed 2023)

APPENDIX 3: Bat Survey Timings and Frequency.

Table 7.1. Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees where other methods such as PRF inspection are not possible, but unlikely to give confidence in a negative result). To be used in tandem with Table 7.2.

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
May to August (structures)	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
No further surveys required (trees)		
<p>a 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. September surveys are likely to miss maternity roosts due to dispersal before this time, but may pick up mating roosts.</p> <p>b 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 three weeks apart, preferably more. Survey timings should consider the prevailing conditions in the year of survey, which will vary geographically. In years with a cold spring, the surveys should not be started in early May or all completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the optimum coverage includes the pre-parturition, post-parturition and mating periods.</p>		

Table 7.2. 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 or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .
No further surveys required (trees).		
<p>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 para 5.2.44). In some cases, more than one survey may be needed, particularly where there are several buildings in this category.</p> <p>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 that surveys are spaced at least three weeks apart, preferably more.</p>		

In accordance with Tables 7.1 and 7.2 of
 Bat Surveys for Professional Ecologists: Good Practice Guideline (4th Edition) (Collins. J. (ed) 2023).

APPENDIX 4: Bat Tree Assessment Criteria

Criteria for Assessment of Trees in accordance with Category 1 to 3 as defined in Table 8.4 of *Bat Surveys: Good Practice Guidelines 2nd Edition* (Hundt, L. 2012).

CATEGORY	DESCRIPTION	CRITERIA
Known or Confirmed	Confirmed roost	Confirmed roost Evidence found that indicates tree/tree features are being used by bats. Droppings found at the base of the tree, below a cavity. Bats heard 'chattering' inside a feature on a warm day or at dusk Bat(s) observed flying from or to a feature.
1*	Very high value	Trees with multiple, highly suitable features capable of supporting larger roosts. Features of particular significance, suitable for high priority roosts such as maternity roosts, used by large numbers of bats, offering conditions that are uncommon or rare in the local area. Features such as large cavities, extensive branch or trunk splits, also including multiple features in the same tree that offer a diversity of opportunities. Features may also include dense ivy.
1	High value	Trees with definite bat potential supporting fewer suitable features than category 1* trees or with potential for use by single bats. Features which provide a more secure form of roost for small groups of bats and individuals, but may still be quite common types of feature, such as small cavities, minor splits or sparse ivy cover.
2	Moderate value	Trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks or crevices being found; or the tree supports some features which may have limited potential to support bats. A tree which on close inspection the potential roost positions are in some way not ideal. They could be upward facing or holes very low down or cluttered by adjacent branches.
3	Low/Negligible value	Trees that have no features which could be used by bats for roosting (Usually young trees).

APPENDIX 5: Planning Considerations

When considering each planning application, the presence of protected species, such as those listed above, is a material consideration which must be fully considered by the Local Authority when granting planning permission. If a licence from Natural England is required, then prior to issuing any planning consent, the local planning authority will need to be satisfied that there is no reason why such a licence would not be issued. Therefore, in reaching the planning decision the local planning authority will need to have regard to the requirements of the Conservation of Habitats and Species Regulations 2010.

The three licensing tests given in the Regulations must be considered. In summary, these are that:

1. The development is required for the purpose of:
 - preserving public health or public safety,
 - for other imperative reasons of over-riding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
 - to prevent serious damage to property.
2. There is no satisfactory alternative.
3. The proposal will not be detrimental to the maintenance of the population of the species at a favourable conservation status.

All necessary information would need to be provided to the planning authority as part of the planning application in order to address the above tests.

The Natural Environment and Communities Act (NERC Act) 2006 extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. The Duty is set out in Section 40 of the Act, and states that:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity".

The Duty applies to all local authorities, community, parish and town councils, police, fire and health authorities and utility companies. Section 41 (S41) of this Act (the 'England Biodiversity List') also requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. This list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40(1) of the Act.

Also, Local Authorities must follow the National Planning Policy Framework (NPPF) which provides guidance on the interpretation of the law in relation to wildlife issues and development. For each development proposal considered by the Local Planning Authority the NPPF states that the authority must aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

APPENDIX 6: Bats: What to do, should bats be found during building work.

All of the UK's bats and their roosts, are protected by law, (see Appendix 1), so it is important to understand these laws, if you are planning any building or remedial work that may affect or disturb a bat roost. The relevant statutory authority should be initially contacted for advice.

Having bats roosting within a building does not necessarily mean that work cannot be carried out. What it does mean is that the work will need careful consideration, especially in terms of time and materials, so that the area can continue to be used by both bats and people. Therefore, the earlier in the process the bats are taken into account, the less disruption to building plans there will be.

If at any point during either new building work, renovation work, or demolition, one or more bats are found, then all work being undertaken by contractors should stop immediately. All working machinery and contractors should be removed from the area where the bats have been found, and advice sought immediately from one of the following, on how to proceed while causing minimal disturbance to bats.

Advice can either be provided by a professional licensed ecological consultant - Echo Calls Bat Surveys on 07745 268815, the Bat Conservation Trust on 0345 1300 228, or from your Statutory Nature Conservation Organisation (SNCO) , or from Natural England on 01270 754 000.

Depending on the advice given, a licensed bat worker, or suitably qualified Natural England approved representative, will then be sent to site to liaise with the site manager, and Natural England itself. Depending on the advice given, actions will be recommended that may include the safe removal of the bat by the nominated person, only where written or verbal permission has been gained by Natural England.

Works will recommence when Natural England are satisfied that the risk to bats has been removed. If, however, it is determined that the proposed work on site contains more risk to bats than was originally thought, then it is probable that further work will only proceed under a Natural England Development Licence.

If a bat is found under a tile, slate, flashing or any other covering material, work must stop immediately. If the bat does not fly out immediately, then the area around the roost must be carefully covered over, to protect the bat from the elements and further disturbance, leaving a small gap for bats to escape voluntarily. At this point, advice must be sought as mentioned above. The materials used to cover the occupied bat roost must be free from liquid, oil, grease, and other contaminants.

It is recommended that the handling of bats be avoided wherever possible, but if it absolutely necessary, then to avoid a bat being harmed, gloves must be worn whilst handling the bat. It should be carefully caught, placed in a cardboard box with air holes in the lid, and a small container containing water. The box should then be kept in a very quiet, dark area, away from further disturbance, whilst awaiting the arrival of the licensed bat worker, or Natural England approved representative.

Failure to do any part of this could result in a criminal offence.

APPENDIX 7: Bats: Types of Bat Box.

The aim of any mitigation is to ensure that any work is carried out in a manner that avoids harm or significant disturbance to bats, and also to create new roosting opportunities for bats both during and after the development.

Schwegler 1FD boxes are to be erected to larger trees located along the edges of the site. This type of bat box is a “general all-rounder” and is suitable for all types of bats.

These boxes are to be erected as recommended by the Bat Conservation Trust guidelines which state that

- Ideally, erect the boxes facing so they face in different directions, to provide a range of temperature conditions. For example, boxes facing from south-east to south-west allow the sun to fall on each box for part of the day. During very hot days a south-facing box may overheat, but the other boxes should have some shade during the day.
- Bat boxes should be located close to a linear vegetation feature such as a tree line or hedgerow or to lines of buildings. Some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.
- Ensure that tree branches or other items will not impede the bats’ approach to the box – clear away underneath the box so the bats can land easily before crawling into the box.
- Boxes should be erected at a height of approximately 4m above ground level.



Schwegler 1FD Bat Box

This Schwegler 1FD bat box has been developed specifically for smaller bats. The interior and the type and size of the entrance hole match the requirements of smaller species. It features a special layout inside the domed roof, an increased interior height, and two grooved internal wooden front panels with precise spacing between them.

This model has proved highly effective as a nursing area.

Occupants: Small bats such as the Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Daubenton’s Bat (*Myotis daubentonii*) and Common Long-eared bat (*Plecotus auritus*).

APPENDIX 8: Nesting Birds: Mitigation and Compensation Measures.

Birds are declining throughout the country due to loss of roost and nesting places, and as the development may disturb nesting potential on the site, artificial nests are to be erected to compensate for this possible loss. The erection of artificial nests around the complex, will provide alternative sites for all three species of bird, and make a positive contribution to their conservation.

Making a nestbox suitable for robins and other box builders

What you need

Natural nest holes do not come in standard sizes, so use these dimensions only as a guide. Any plank or sheet of about 15 mm thick weatherproof timber is suitable. However, do not use CCA pressure-treated timber, since the leachates may harm birds. Cut each section as per our plan, which you can download by clicking on the link to the right.

Dimensions

The plan gives measurements for both a small and a large box. Use only the first or the second figure throughout. For starlings and great spotted woodpeckers, use the dimensions for the large box; all the others need the small one.

The bottom of the entrance hole must be at least 125 mm from the floor of the nestbox. If it's less, young birds might fall out or be scooped out by a cat. The inside wall below the entrance hole should be rough to help the young birds to clamber up when it's time for them to leave.

Putting it together

Drill drainage holes to the base of the box, and use galvanised nails or screws to assemble. It's always best to leave the box untreated. As it weathers, it will blend into its surroundings. Softwood boxes can be treated with selected water-based preservatives, which are known to be safe for animals, such as Sadolin. Apply it only to the outside of the box, and not around the entrance hole. Make sure the box dries and airs thoroughly before you put it up.

A woodpecker box should be filled with a block of balsa wood, rotting log or wood chips – woodpeckers like to excavate their own nesting cavities.

Do not nail down the lid since you will need to clean out the box in the autumn. Attach the lid with a brass or a plastic hinge that will not rust, or hinge it with a strip of leather or rubber (an old piece of bicycle inner tube will do). Fasten it down with a good catch.

How big does the hole need to be?

The entrance hole size depends on the species you hope to attract:

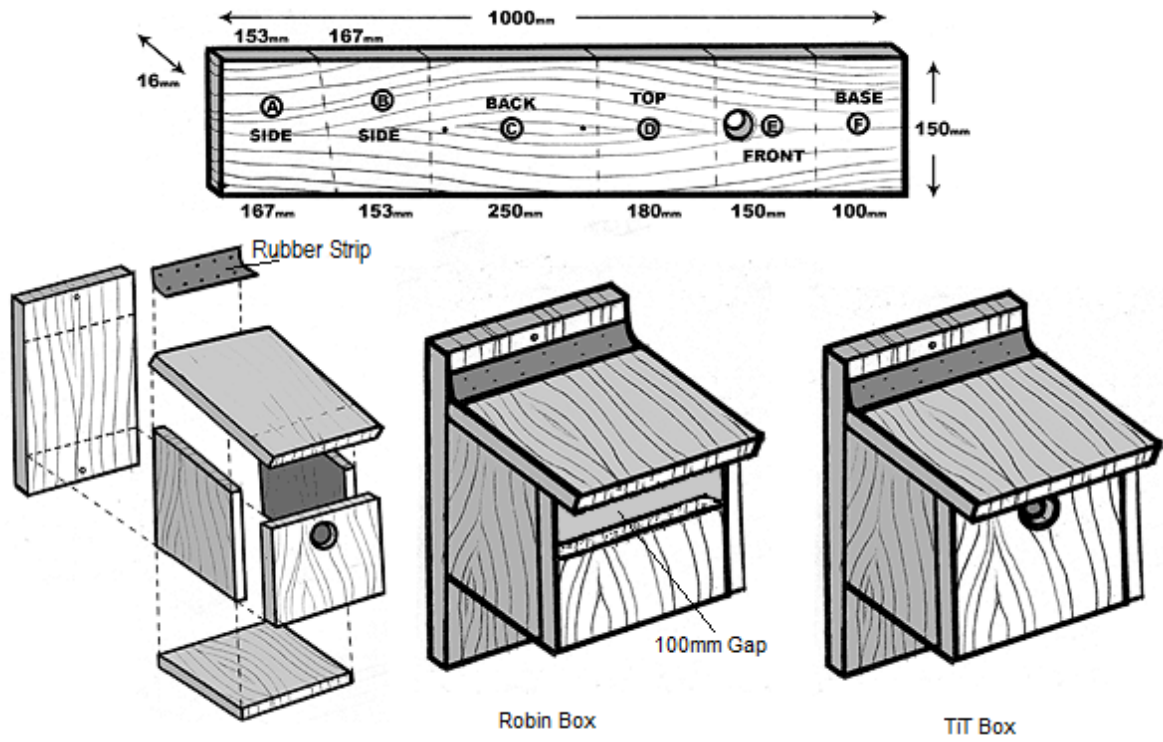
25 mm for blue, coal and marsh tits.

28 mm for great tits, tree sparrows and pied flycatchers.

32 mm for house sparrows and nuthatches.

45 mm for starlings.

The small box with a 100 mm high open front may attract robins, or pied wagtails. A wren would need a 140 mm high front panel, while spotted flycatchers and blackbirds prefer a low 60 mm front to the box.



Eco-plate Hedgehog House



Eco-plate Hedgehog House



Specifications			
Width (cm)	Height (cm)	Length (cm)	Tunnel Length (cm)
60	35	46	36

Hedgehogs were once commonly seen in most UK gardens; now however a loss of hedgerows and agricultural intensification has resulted in a 30% reduction in populations in the last ten years. Hedgehogs are an important indicator species, and a decline in their numbers is often symptomatic of a far bigger problem with ecosystem health.

There are many ways that you can help support this species including providing them a home which is predator proof, secure home.

This hedgehog box was designed in collaboration with the Egelstichting (the Dutch Hedgehog protection society). This box is made of Eco-plate, a material similar in density to plywood, but produced from recycled car seats sourced from reputable suppliers, and grown from native stock.

This environmentally friendly material is weather resistant and very durable. The entrance tunnel is hidden inside the house to make it more difficult for predators to reach hedgehogs inside the house.

To make it habitable, part-fill the nest chamber with dried leaves. Place the box in a secluded corner and cover with soil or leaves to boost the chances of the box being used.

It would give a hedgehog daytime shelter between April and October, and will also allow them the space to hibernate during harsh winter months between November and mid-March.

The lid can be easily removed for cleaning, however, do not disturb the box while it is occupied.

APPENDIX 10: Hedgehog Highway.

Why do hedgehogs need holes in fences?

Hedgehogs travel around one mile every night through our parks and gardens in their quest to find enough food and a mate.

One of the main reasons hedgehogs are struggling in Britain is because our fences and walls are becoming more and more secure, reducing the amount of land available to them.

We can make their life a little easier by removing the barriers within our control hedgehogs can travel 2km (one mile) in a single night as they search for food and shelter, but sadly our garden fences and walls limit their movement.

Making small 13cm **hedgehog highways** through fences and walls, would allow hedgehogs to safely pass through into our gardens, and are a vital way to safeguard the future of the species.

Hedgehog Highways

A 13cm by 13cm square hole is sufficient for any hedgehog to pass through, no matter what the wall or fence is made from. This will be too small for pets and dogs to pass through to pursue hedgehogs.



- Remove a brick from the bottom of the wall.
- Cut a small hole in your fence if there are no gaps.
- Dig a channel underneath your wall, fence or gate, to obtain enough depth.





- A 13 cm diameter circular hole through brickwork creates a tunnel.

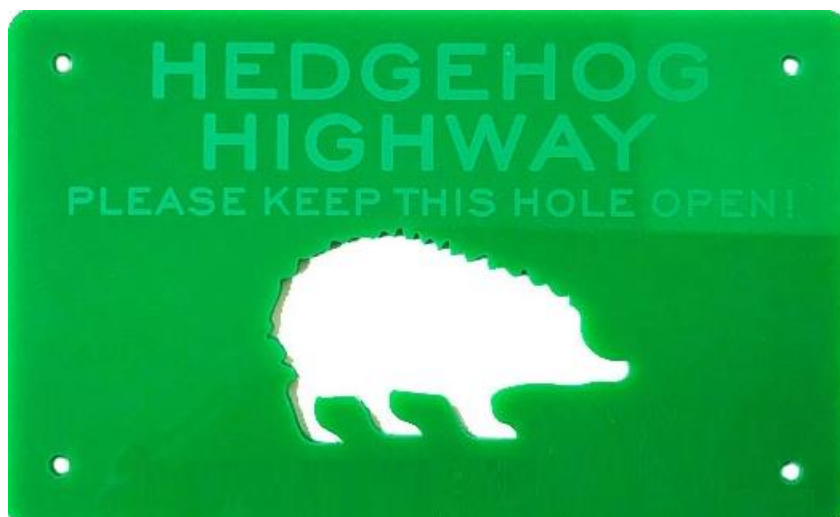


- Similarly, a 13cm diameter drain pipe would suffice through vertical fencing

If you are feeling particularly ambitious then the ideal option would be to swap your walls and fences for hedges. This would provide shelter, food and a route into an out of your garden, not to mention the benefits it would bring to other wildlife such as birds and bees.

Label your Hedgehog Highway

A “hedgehog Highway” label cut from recycled plastic, can be pinned above your hedgehog hole to ensure it is not blocked by anyone accidentally.



APPENDI 11: Bats and Lighting.

The detailed lighting plan on-Site should be functional and directional and in line with current guidance (Bats and Artificial Lighting at Night, August 2023). Habitat retained, enhanced or planted for roosting, foraging and/or commuting bats will need to be considered within a suitable lighting plan in order to be used by bats. Where designing with bats in mind:

- Light emitting diodes (LED) should be used, as these typically feature no UV component and as a result are less attractive to invertebrates and less disturbing to bats;
- Only luminaires with 0 % upward light ratio should be used and fitted on the horizontal to avoid excessive up-lighting, back lighting and light spill onto boundary hedgerows and trees;
- A warm white spectrum (ideally under 2700 Kelvin) should be used in order to reduce blue light component, therefore reducing the number of invertebrates attracted to the lights;
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill;
- The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered, although this has certain drawbacks and should only be used as directed by a lighting professional;
- Column heights should be carefully considered to minimise light spill;
- Any external security lighting should be set on motion-sensors and short (e.g., 1 minute) timers;
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed;
- Where habitat needs to be unlit (e.g., important foraging and commuting corridors/roost sites), illuminance should be below 0.2 lux on the horizontal plane and below 0.4 lux on the vertical plane.