

36 Mortimer Road,
Botley, Southampton,
SO30 2EN

Preliminary Roost Assessment

February 2023

Hampshire Ecological Services Ltd
Consultant Ecologists

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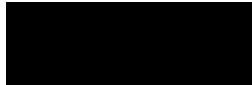
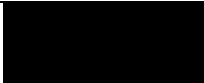
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Bat Survey Report
36 Mortimer Road, Botley, Southampton, SO30 2EN
for
Charlotte Royston

Reference: 36 Mortimer Road, Botley	
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Prepared by:	Rev 0
 HANNAH YATES Ecologist	13/02/23
First review & Technical QA by:	
 VICTORIA RUSSELL Principal Ecologist	16/02/23
Second review & Technical QA by:	
 JOHN POLAND Principal Ecologist	20/02/23

This report represents sound industry practice; reports and recommends correctly, truthfully and objectively; is appropriate given the local site conditions, scope of works proposed and resources allocated to us by the client; and avoids invalid, biased, and exaggerated statements.

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EXECUTIVE SUMMARY

1. This report provides details of a Preliminary Roost Assessment carried out by Hampshire Ecological Services Ltd for Charlotte Royston in connection with a proposal to construct a two-storey extension on the west elevation of 36 Mortimer Road, Botley, Southampton, SO30 2EN (approximate Ordnance Survey Grid Reference SU511129). The site consists of an end of terrace house, a driveway and rear garden. The location of the site is shown in *Figures 1 and 2* and a plan of the site showing the building surveyed is given in *Figure 3* (see *Section 6*).
2. An internal and external survey of the building was carried out by ecologist Hannah Yates BSc (Hons) on the 2nd February 2023.
3. The building is an end of terrace house with a single-storey extension on the north-west elevation. Full details of the building are given in *Table 4.2.1.* in *Section 4.2*. There only a couple of potential access points which unlikely to be suitable for use by bats. Details of potential bat access points and external roosting features are illustrated in *Images 4.3.1.1 – 4.3.1.2*. No evidence of bats was found during the survey. The building is classed as having low-negligible bat roost suitability.
4. However, due to the potential access points on the single-storey extension as well as the roof void being inaccessible during the survey, as a precautionary measure, it is proposed that a pre-works check is undertaken by an ecologist and the roof tiles are removed by hand under ecological supervision. If the bat roost suitability of the area has increased, or bats or evidence is found, further surveys and an EPS licence from Natural England may be required.
5. The garden is lawn without any trees or shrubs. However, the site is adjacent to a graveyard, which contains scattered mature trees. These provide some bat foraging habitat in the vicinity of the building. There are also lines of trees nearby that connect the site to areas of high-quality foraging habitat in the wider landscape such as woodland and the River Hamble.
6. Changes in lighting can affect foraging and commuting bats. Therefore, no works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto any vegetation planted in the future and security lights should operate on a timer, to avoid any negative impact on bats.
7. It is a requirement under national planning policy to provide ecological enhancements to sites requiring planning permission (biodiversity net gain). Therefore, the following enhancement measures are proposed:
 - the new extension will be enhanced for bats using at least one integrated bat box (*e.g.* a Habibat™ Bat Box, an Ibstock Enclosed Bat Box, a Schwegler Bat Tube, or similar). These provide a cavity that is incorporated into the external build structure to offer roosting space for bats; and
 - one or more swift boxes, such as Ibstock Eco-habitat or No. 18 Schwegler swift box

incorporate into the external build structure of the new extension.

8. The proposed enhancement measures are shown in *Figure 4* in *Section 6*.
9. Other enhancements for wildlife that the owners of the site may choose to employ are given in *Appendix C*. However, these are not proposed as enhancements for the purposes of the planning application, but only for information purposes.
10. This survey data is valid for a maximum of 12 months. Bats frequently move around and adopt new roosting sites, therefore if more than 12 months elapses it may be advisable to conduct further survey work to obtain up-to-date information, thereby ensuring protected species compliance.
11. According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), there are three internationally statutory designated sites within 5km of the site, and one nationally designated sites within 2km of the site. None of these areas should be affected by these small-scale works and all links will be maintained.
12. There have been four granted bat European Protected Species (EPS) licences within 2km of the site. It is likely that any bats commuting or foraging on site are part of the same meta-population. However, due to the small-scale of the proposed works any impacts are considered to be minimal.

INTRODUCTION

2.1 General

This report provides information from a Preliminary Roost Assessment carried out by Hampshire Ecological Services Ltd for Charlotte Royston in connection with a proposal to construct a two-storey extension on the west elevation of 36 Mortimer Road, Botley, Southampton, SO30 2EN (approximate Ordnance Survey Grid Reference SU511129). The location of the site is shown in *Figures 1 and 2 in Section 6*.

2.2 Site description

The site consists of an end of terrace house, a driveway and rear garden in Botley. The building surveyed is shown on the plan in *Figure 3 in Section 6*.

The site is on the north-east side of Mortimer Road in Botley. The property is adjacent to a graveyard, which contains scattered mature trees. The immediate surroundings consist of residential housing. In the wider landscape (beyond Botley) there is a mosaic of arable fields and woodland strips which extend to the north, east and south. The large urban area of Hedge End is to the west of the site. In addition, the River Hamble is c.120m south of the site.

2.3 Proposed activities

This survey was carried out in connection with a proposal to demolish an existing extension and replace it with a new two-storey extension on the north-west elevation of the property.

2.4 Current planning status

Planning permission is being applied for.

2.5 Objectives of the survey and report

The survey by Hampshire Ecological Services Ltd included internal and external inspections of the building to identify bat roost suitability and to systematically search for bats and evidence of bats. The aim was to identify if bats were present or likely to use the site for roosting.

The survey and the report writing were carried out in accordance with *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition* (Collins, 2016). Any deviations from the guidelines are justified in the relevant sections.

Additionally, all ecological surveys should be completed in line with Natural England's *Standing Advice for Local Authorities*

(<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/advice.aspx>), which states:

- Natural England will not comment on applications that are submitted without the relevant protected species surveys if there are no other issues (i.e. in relation to SSSIs or landscape).
- Natural England will not comment on scoping surveys that recommend further surveys where these have not been undertaken and submitted with the scoping reports.

2.6 *Structure of this report*

This report is structured as follows:

- *Section 1* contains the executive summary;
- *Section 2* contains an introduction;
- *Section 3* describes the survey methods;
- *Section 4* describes the results;
- *Section 5* evaluates the findings;
- *Section 6* contains the figures including:
 - *Figure 1* gives aerial photographs showing the site location;
 - *Figure 2* gives an Ordnance Survey map showing the location of the site;
 - *Figure 3* gives a site plan showing the building surveyed; and
 - *Figure 4* gives the indicative locations of the proposed enhancement measures.
- *Section 7* gives photographs of the site;
- *Section 8* lists the references;
- *Appendix A* gives information on relevant legislation; and
- *Appendix B* gives information on bat ecology
- *Appendix C* lists other enhancements for wildlife (for information, not part of the planning application).

3 **METHODS**

3.1 **Desk study**

The *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk) was used to search for designated sites on or adjacent to the site including Local Nature Reserves (LNRs), National Nature Reserves (NNRs), Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. The search area was 5km for SAC and SPA sites and 2km for LNRs, NNRs, Ramsar sites and SSSIs, as specified in Hampshire's *Biodiversity Checklist*. The search area is also 500m for Sites of Importance to Nature Conservation (SINCs) and ancient semi-natural and ancient replanted woodlands.

In addition, the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk) was used to search for granted European Protected Species (EPS) licences in relation to bats within 2km of the site.

A data search from the Hampshire Biodiversity Information Centre (HBIC) has not been commissioned by the client in relation to this site.

3.2 **Field survey**

3.2.1 *Date, time and weather*

An external and internal inspection of the building was conducted during the daytime on the 2nd February 2023. The weather conditions during the survey were cool (11°C) and dry with 80% cloud cover and a light breeze (Beaufort scale 2).

3.2.2 *Personnel*

The survey was carried out by Hannah Yates BSc (Hons) who has over two years' experience in ecological consultancy. She is experienced in undertaking roost surveys and is accredited under level 2 class bat licence 2015-11159-CLS-CLS.

This report was reviewed by John Poland CEnv MCIEEM CBiol MSB, who is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM), a Chartered Environmentalist (CEnv), a Chartered Biologist (CBiol) and multi-species licence holder with 20 years of experience in ecological consultancy and Victoria Russell MCIEEM who is a full member of the CIEEM and multi-species licence holder with over 23 years of experience in ecological consultancy.

All staff adhere to the Chartered Institute of Ecology and Environmental Management's (CIEEM) *Code of Professional Conduct*.

3.2.3 *Assessment of current bat roost suitability*

Because bats are crevice-dwelling mammals it is often difficult to thoroughly inspect buildings for bats and evidence of bats without a destructive search, which is not generally practical or acceptable. Examples are where bats roost between the roofing felt and tiles or slates, around window frames and behind bargeboards. These areas cannot be inspected, but a surveyor would know that bats might roost here because there are places where bats could gain entry. A pipistrelle bat is small enough to fit into a match box and can roost in gaps just 14-20mm wide.

The building was assessed for its **bat roost suitability** according to the following factors that influence the likelihood of bat roosting:

- Surrounding habitat: whether there are potential flight-lines and bat foraging areas nearby.
- Construction detail: the type and construction of architectural features such as attics, bargeboards, soffit boxes, lead-flashing, cavity walls and hanging tiles that could be used by roosting bats. Some construction details and materials are more favourable to bat occupation than others.
- Building condition: whether the building has no roof or has a sound roof without any potential bat access points.
- Internal conditions: bats favour sheltered locations with a stable temperature regime, protection from the elements and little wind/light/rain penetration.
- Potential bat access points: whether there is flight and crawl access.
- Potential roosting locations: the presence of bat-accessible voids, cracks and crevices.

The risk of bat roosts being present will be lower where structures have:

- Urban setting with little greenspace.
- Heavy disturbance.
- Small, cluttered roof void (particularly for brown long-eared bats).
- Modern construction with few gaps or crevices that bats can fly or crawl through (although pipistrelles may still be present).
- Prefabricated steel or sheet materials.
- Active industrial premises.

The above list provides generic criteria and there are exceptions to consider. For example, pipistrelle roost sites are often found in modern housing estates and therefore the absence of bats from such locations should not always be assumed.

Some information on bat ecology is included in *Appendix B*.

3.2.4 *Systematic inspection for bats or evidence of bats*

The building was assessed for its suitability to support roosting bats using the following access and inspection equipment: high-quality 10x42 binoculars; a 1,000,000 candlepower Clulite™ CB2 torch; an LED pen torch; an Explorer Premium™ wireless inspection camera with recordable monitor; and a 3.8m surveyors' ladder. Binoculars were employed to view higher areas such as

potential access points on the outside of the building. A description of the building was recorded on a survey sheet and digital photographs were taken as a permanent record.

Visual, systematic examinations were made for bats and evidence of bats in the building, both internally and externally, of the following:

- roof beams, especially the ridge beam;
- cracks, crevices and sheltered voids;
- the floors and stored items;
- external features such as cracks and holes in the walls;
- wall and door surfaces;
- window and door frames; and
- wall bases.

Evidence of roosting bats includes droppings, feeding remains and dead bats, but also staining from urine and fur-oils, scratch marks, odour, the presence of bat-fly (Nycteribiid) pupal cases, and in some cases, the absence of cobwebs.

Bat droppings can prove beyond doubt that bats use a building and can help to identify roosting locations because piles often accumulate beneath roosting sites or entrance points. The location, size, shape, texture and colour of the droppings can be used to aid species identification. DNA analysis of droppings is also possible and samples are taken where necessary. The number and condition (age) of droppings can indicate the size of the roost and when it was last used.

Following the internal and external inspections, the building was assigned a level of suitability for being used by roosting bats. This was based on the criteria in *Table 3.2.4.1* (Collins, 2016).

Table 3.2.4.1. Bat Roost Suitability.

Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> 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) 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 and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only)	Continuous habitat connected to the wider landscape that could be used by bats for commuting, 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 and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats 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. The site is close to and connected to known roosts.

4 RESULTS

4.1 Desk study

4.1.1 Designated sites

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), the site is neither designated nor immediately adjacent to any designated areas of nature conservation. However there are three internationally statutory designated sites within 5km of the site, and one nationally designated site within 2km of the site. These are listed in *Table 4.1.1.1*.

Table 4.1.1.1. Statutory designated sites; non-statutory designated sites and ancient semi-natural and ancient replanted woodlands within the designated search areas of the site.

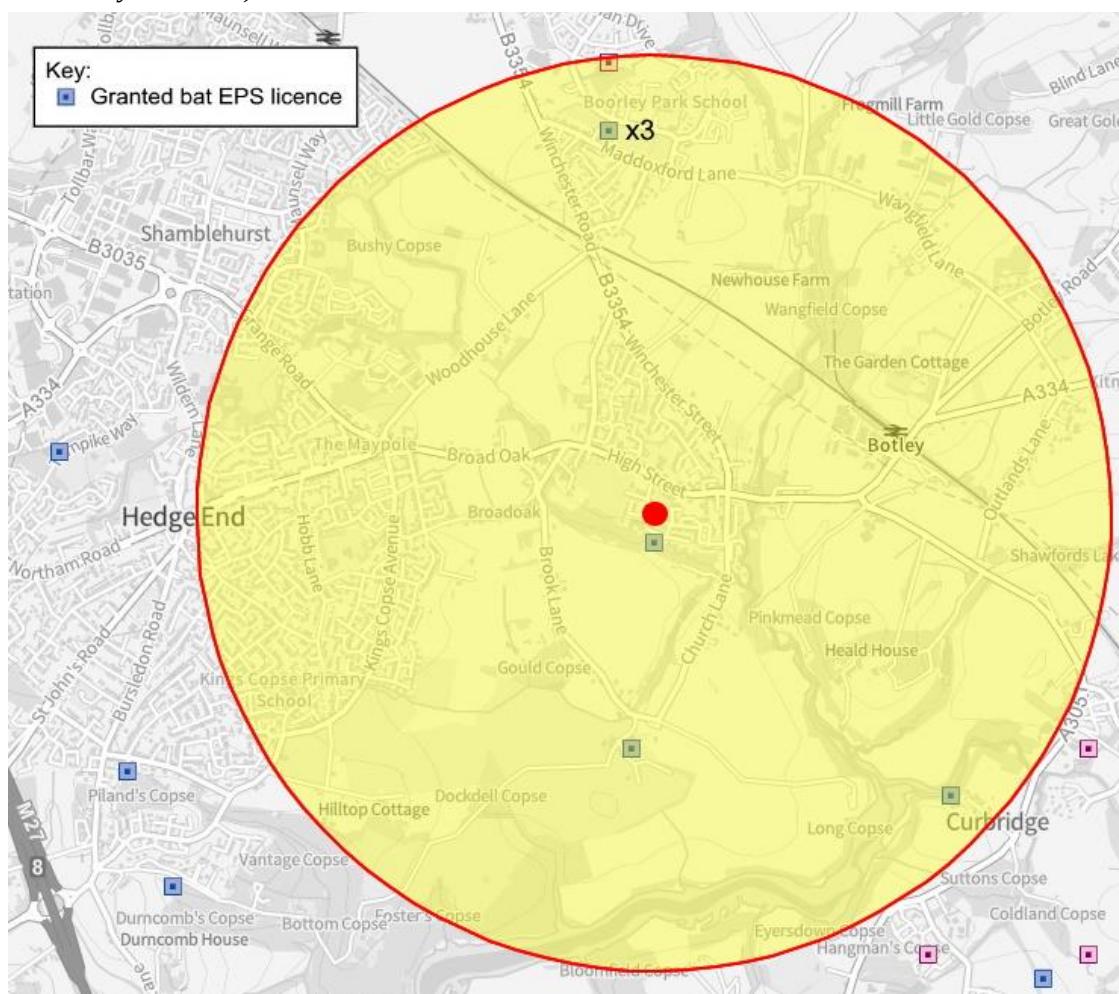
Level of designation	Designation	Name	Distance & direction from site
International	SPA	Solent & Southampton Water	c.930m south-east
	Ramsar	Solent & Southampton Water	c.1800m south-east
	SAC	Solent Maritime	c.550m south-east
National	SSSI	Upper Hamble Estuary and Woods	c.1470m south-west
	NNR	-	-
County	LNR	Manor Farm	c.880m south-west
Local	SINC	-	-
	Ancient woodland	-	-

4.1.2 Bats

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), there have been six bat European Protected Species (EPS) licences granted within 2km of the site. These are listed in *Table 4.1.2.1* and their locations are shown in *Figure 4.1.2.1*.

Table 4.1.2.1. Granted European Protected Species (EPS) licences within 2km of the site.

Species subject of licence	Type of habitat affected	Date licence was granted	Distance & direction from site
Common pipistrelle	Resting place	24/10/2012	c.140m south
Common pipistrelle, soprano pipistrelle, Brown long-eared and Natterer's bat	Resting place	08/04/2013	c. 1090m south
Common pipistrelle and soprano pipistrelle	Resting place	09/01/2014	
Common pipistrelle, Soprano pipistrelle, Brown long-eared and Natterer's bat	Resting place	01/08/2014	
Common pipistrelle	Resting place	20/05/2016	c. 1700m north
Common pipistrelle and soprano pipistrelle	Resting place	13/10/2017	c. 1800m south-east

Figure 4.1.2.1. Location of sites with granted bat EPS licences within 2km of the site (site location marked by a red dot).

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4.2 Survey of buildings

The construction details and photographs of the building are summarised in *Table 4.2.1*. Additional photographs showing the garden and nearby habitat are given in *Section 7*.

Table 4.2.1. Summary of the building's construction details.

Type/Name	House
Description	A two-storey building with a single-storey extension on the north-west elevation.
No. of storeys	2
Roof type	Pitched
Roof cladding	Tile
Ridge	Tile
Wall type	Brick
Exterior	Soffits (north-east and south-west elevation), chimneys, lead-flashing.
Photos	North-west elevation
	North-east elevation

	South-east elevation Attached to the neighbouring house.
	South-west elevation 
Building dimensions	c.7.8m wide x c.8.4m long
Roof void description	Cluttered and floor lined with fibreglass insulation 
Frame	Wooden beams with ridge beam
Roof lining	Bitumen roofing felt
Roof void dimensions	Main roof void: c.5.8m wide x c.8.4m long
	Extension: c.2m wide x c.4m long
Roof void height	c.2m (main roof void)
	c.0.5m (extension)

Potential roosting locations	Against the ridge beam and between the roof tiles and the internal lining. 
Bat evidence	None
Bat suitability	Low-negligible
Further surveys needed?	No, but a pre-works check will be undertaken

4.3 *External potential bat access points*

The majority of the roof appears well-sealed and in good condition. There are no potential bat access point into the main roof void, and the hanging tiles are well-sealed and in good condition. In addition, these areas will not be affected by the proposed works.

There are a couple of potential bat access points into the roof void of the existing extension. However, these are predominantly next to the gutter and as such are unlikely to be suitable for use by bats. One potential access point is still at ground-floor level. In addition, the roof void is only 0.5m high. Therefore, the building is classed as having low-negligible bat roost suitability to be used by roosting bats, following the criteria in *Table 3.2.4.1*.

The locations and details of the potential bat access points and potential external roost locations are illustrated in *Images 4.3.1.1 – 4.3.1.2*.

Image 4.3.1.1. Location of potential bat access points and potential roost locations on the north-east elevation of the house.



Image 4.3.1.2. Location of potential bat access points and potential roost locations on the south-west elevation of the house.



4.4 *Commuting and foraging habitat*

The garden is only lawn without any trees or bushes. However, the site is adjacent to a graveyard, which contains scattered mature trees. These provide some bat foraging habitat in the vicinity of the building. There are also lines of trees nearby that connect the site to areas of high-quality foraging habitat in the wider landscape such as woodland and the River Hamble.

Bats follow linear landscape features such as lines of trees, hedges, buildings and waterways in order to commute from their roost sites to their feeding grounds. Likewise they use these features to navigate between feeding areas and alternative roosts.

4.5 *Evidence of bats*

No bats or evidence of bats was found.

5 **INTERPRETATION AND EVALUATION**

5.1 **Constraints**

5.1.1 *Constraints on survey data*

Detailed searches often result in the discovery of evidence of bats. However, although such surveys can identify the presence of bats it is more difficult to prove absence due to the crevice-dwelling nature of these elusive mammals. Bat droppings may be missed where there is debris to obscure them (and also, very old droppings generally crumble away to dust).

The site visit was undertaken in February outside the active bat season. However, it is possible to assess the building and its suitability for roosting bats.

Only a small service hatch opens into the roof void over the existing extension, so it was not accessible to survey internally. This is not thought to have impacted the results of the survey.

5.1.2 *Constraints on the mitigation, compensation and enhancement measures*

There is a limit to the amount of enhancement measures that are possible (and reasonable) on such a small householder site. In addition, there are no trees on site that would be suitable for bird and/ or bat boxes to be attached.

Bat mitigation or compensation measures are not needed.

5.2 **Potential impacts of the proposed development on bat roosts**

5.2.1 *General*

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), the site is neither designated nor immediately adjacent to any designated areas of nature conservation. However, there are designated sites nearby (see *Table 4.1.1.1* in *Section 4.1.1*). None of these will be directly affected by these small-scale works and all links will be maintained.

The site is within 5km of Solent Maritime SAC (c.550m south-east) Solent & Southampton Water SPA (c.930m south-east). Both of these sites are designated due to the types of wetland habitats they include. As a result of its proximity, the impacts of this small-scale development on the SAC and SPA must be considered.

The works will cause an increase to the building size, but not the number of people currently occupying the building, as the house is a residential property and is staying under the same ownership. Therefore there will be no increase in the recreational pressure, or pollution, on these internationally designated sites.

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), there have been four bat European Protected Species (EPS) licences granted within 2km of the site, the closest being c.140m south of the site. Therefore, it is likely that any bats commuting or foraging on site are part of the same meta-population. However, due to the small-scale of the proposed works any impacts are considered to be minimal.

5.2.2 *Commuting and foraging bats*

The garden is only lawn without any trees or bushes. However, the site is adjacent to a graveyard, which contains scattered mature trees. These provide some bat foraging habitat in the vicinity of the building. There are also lines of trees nearby that connect the site to areas of high-quality foraging habitat in the wider landscape such as woodland and the River Hamble. Woodland and waterways provide high quality foraging habitat for a number of different species of bat. These areas will be unaffected by the development and all links will be maintained.

Changes in lighting can affect foraging and commuting bats. Therefore, no works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto any new vegetation planted on site and security lights should operate on a timer, to avoid any negative impact on bats.

Any lighting installed should avoid spillage of greater than 1 lux onto any new vegetation planted on site. The use of non-UV LED lighting (preferably using warm spectrum wavelengths) is strongly recommended to avoid the most deleterious impacts of lighting on biodiversity and bats in particular.

5.2.3 *Building*

The majority of the roof appears well-sealed and in good condition. There are no potential bat access point into the main roof void, and the hanging tiles are well-sealed and in good condition. In addition, these areas will not be affected by the proposed works.

There are a couple of potential bat access points into the roof void of the existing extension and potential external roost locations. However, these are predominantly next to the gutter and as such are unlikely to be suitable for use by bats. The potential access point that is slightly higher up is still only at ground-floor level and as such is sub-optimal for use by bats. In addition, the roof void is only 0.5m high. Therefore, the building is classed as having low-negligible bat roost suitability to be used by roosting bats. In addition, no bats or evidence of bats were found.

As a pre-cautionary measure, it is proposed that a pre-works check on the roof tiles is undertaken by an ecologist and the roof tiles are removed by hand under ecological supervision. If the bat roost suitability of the area has increased, or bats or evidence is found, further surveys and an EPS licence from Natural England may be required.

5.3 ***Alternative roosting potential***

There are buildings nearby that could provide alternative roosting for bats (see *Figure 1* in *Section 6*). In addition, there are several mature trees in the vicinity which could provide bat roosting opportunities.

5.4 ***Survey report expiry***

This survey data is valid for a maximum of 12 months. Bats frequently move around and adopt new roosting sites, therefore if more than 12 months elapses it may be advisable to conduct further survey work to obtain up-to-date information to advise work, thereby ensuring protected species compliance.

Given the mobility of bats, it is recommended that a walkover of the site to update the survey information is undertaken prior to the development commencing if this does not occur before the end of February 2024.

5.5 ***Further survey***

No further surveys are proposed.

5.6 ***Outline mitigation, compensation and enhancement***

5.6.1 ***General***

From the 20th July 2021, the Government published the revised National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2021). The document sets out the government's planning policies for England and how these are expected to be applied. This replaces a previous version which was published in June 2019. It states: "*at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*"

It also states "*opportunities to incorporate biodiversity in and around developments should be encouraged*" as part of the consideration for "*presumption in favour of sustainable development*".

The updated National Planning Policy Framework (NPPF) also states (paragraph 170) that: "*Planning Policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*"

The updated Planning Policy Guidance (PPG) for the Natural Environment, updated in July 2019 states (paragraph 020) that:

"*Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand.*"

The updated PPG provides examples of how biodiversity net gain can be achieved. Measures suggested include "creating new habitats" and "enhancing existing habitats".

It is proposed that the enhancements to provide biodiversity net gain will also be in the form of the following:

- new bat roost provision;
- sensitive lighting (for bats and other wildlife); and
- new bird nesting provision.

These enhancements are detailed in the following sections.

Other enhancements for wildlife that the owners of the site may choose to employ are given in *Appendix C*. However, these are not proposed as enhancements for the purposes of the planning application, but only for information purposes.

All proposed enhancement measures are subject to supplied plans.

5.6.2 *Bats*

The new extension will be enhanced for bats using at least one integrated bat box (*e.g.* a Habibat™ Bat Box, an Ibstock Enclosed Bat Box, a Schwegler Bat Tube, or similar). These provide a cavity that is incorporated into the external build structure to offer roosting space for bats.

5.6.3 *Lighting*

Changes in lighting can affect bats. Therefore, no works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto the new roost exit point (see *Section 5.6.2*) and any lighting installed should avoid spillage of greater than 0.1 lux (typical moonlight/ cloudy sky) near to or directly onto the new roost exit point and trees in the adjacent graveyard so that light disturbance is not a problem. This is because lighting can impact bat populations directly by disturbing roosts and reducing their foraging area, or indirectly by severing commuting routes from roosts. Therefore, the any external lighting should be in line with *Guidance Note 08/18 Bats and Artificial Lighting in the UK* (ILP 2018) produced via a collaboration between the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT), which outlines the latest recommendations to minimise the impacts of increased artificial lighting on bats.

The key recommendations within this document are outlined below and will be implemented (provided there are no conflicts with any legal limits of illumination, in which case a suitable compromise should be reached). ‘Luminaires’ come in a myriad of different styles, applications and specifications which a lighting professional can help to select. The following should be considered when choosing luminaires:

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white spectrum (<2700Kelvin) should be adopted to reduce the blue light component;
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012);

- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill;
- Only luminaires with an upward light ratio of 0% and with good optical control should be used – See ILP Guidance for the Reduction of Obtrusive Light;
- Luminaires should always be mounted on the horizontal, i.e. no upward tilt;
- Any external security lighting should be set on motion-sensors and short (1min) timers; and
- 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.

5.6.4 Birds

To enhance the site for birds, a swift box will be built into the exterior wall of the new extension to provide a new nest site. Swift boxes can be supplied and installed by Hampshire Swifts <https://www.hampshireswifts.co.uk> and a new soffit or bespoke designs are also available (this box is also suitable for sparrows). The box is detailed in *Table 5.6.4.1*.

Table 5.6.4.1. Bird boxes to be erected within the site with additional details on siting them to increase chances of occupancy.

Type & quantity	Typical species	Height	Additional information
Istock Eco-habitat  or Swift boxes from Hampshire Swifts 	Swifts	≥ 5m	• Can either be incorporated into the build structure or mounted onto a building. • Position out of direct sunlight (below eaves on the north elevation), away from windows and in a straight line. • Should be in an open area so that it is less accessible to predators and birds are not obstructed as they leave the nest.

5.7 Requirement for Habitats Regulations licence – European Protected Species (EPS) licence

A bat European Protected Species (EPS) licence is not required before work commences on the house. In the unlikely event that bats are found during the pre-works check, work will stop immediately and a bat licence will be applied for.

A licence from Natural England permits activities that may otherwise be offences under the *Conservation of Habitats & Species Regulations 2017*, such as the destruction of roost sites.

Evidence is required from bat activity surveys (dusk emergence and/ or pre-dawn re-entry surveys) during the bat active season between May/ mid-May and August/ September in order to gather

enough information about bat populations (including species, numbers and status of roost sites) to support a bat licence application.

Survey data supporting licence applications must be up-to-date *i.e.* have been conducted within the current or most recent optimal survey season (May/ mid-May to August/ September). Therefore, if surveys show bats are present and licensable work is delayed until, during or after the next survey season, updated survey(s) will be required to support an application.

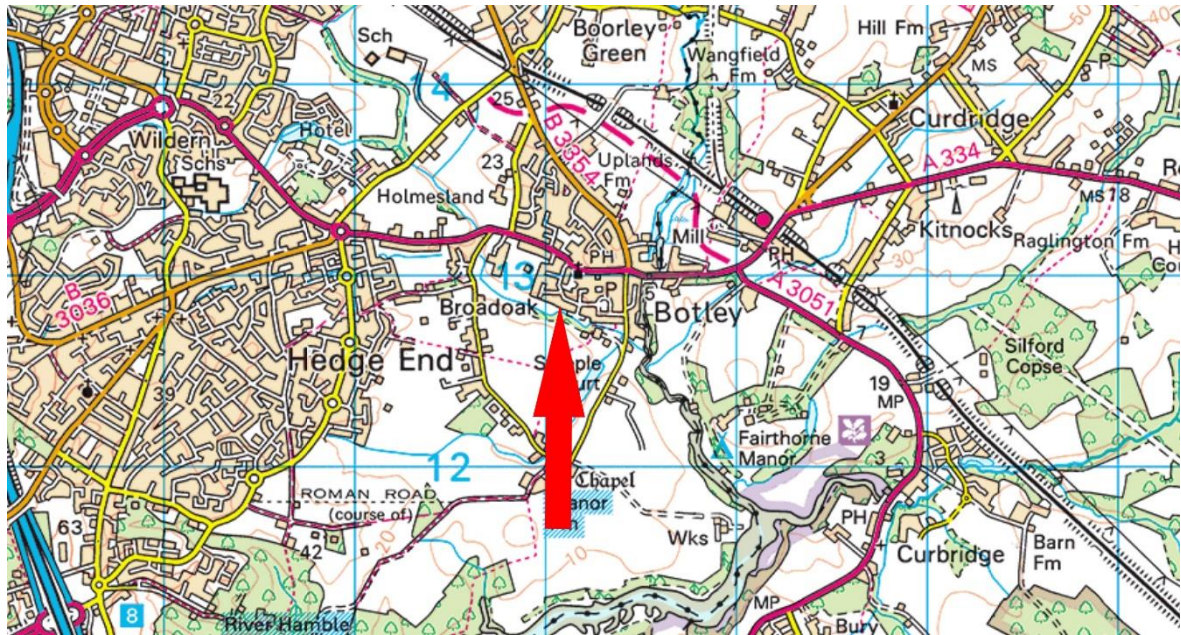
Natural England takes a minimum of a minimum of 30-60 working days to process licence applications following receipt of all the relevant documentation. This includes an application form and a Method Statement. This includes a detailed mitigation strategy to eliminate or reduce impacts on bats.

It is not possible to apply for a licence until full planning permission has been granted and any conditions relating to wildlife fulfilled, although Local Planning Authorities usually request the information prior to determining a planning application request. Additional time will be required where any revisions to a proposed mitigation strategy are necessary to obtain the licence.

Figure 1. Aerial photographs showing the location of the site.



Figure 2. An Ordnance Survey map showing the site location, as indicated by the red arrow.



Reproduced with permission of Ordnance Survey under licence no. 100049977.

Figure 3. Plan of the site with the building surveyed highlighted in red.

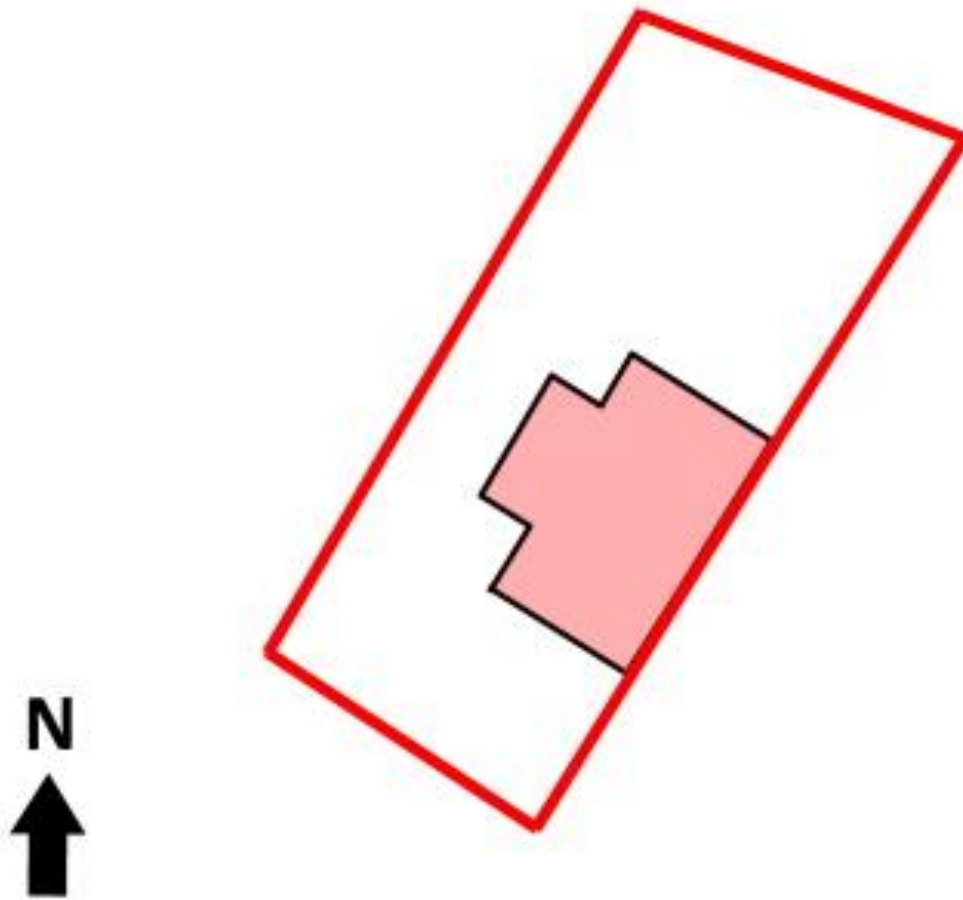
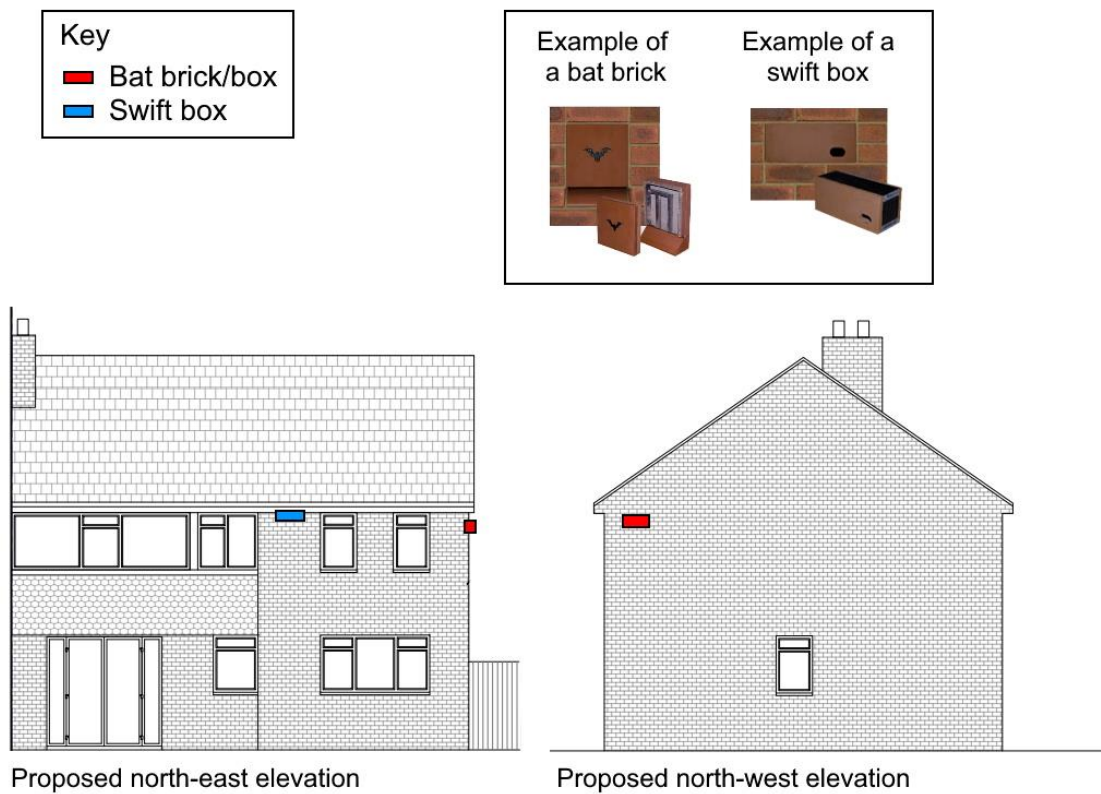


Figure 4. The indicative locations of the proposed enhancement measures (not to scale).



PHOTOGRAPHS

Photo 1. The front driveway and Mortimer Road (facing east, taken 02/02/2023).



Photo 2. The rear garden (facing north, taken 02/02/2023).



Photo 3. The graveyard adjacent to the site, which provides some foraging habitat in the vicinity of the building (facing north-east, taken 02/02/2023).



Photo 4. Tree-line opposite the site, which provide links to areas of high-quality foraging habitat (facing south, taken 02/02/2023).



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9.1 *Legal context*

All species of British bat are protected by the *Wildlife and Countryside Act 1981* (as amended) extended by the *Countryside and Rights of Way Act 2000*. This legislation makes it an offence to:

- intentionally kill, injure or take a bat;
- possess or control a bat;
- intentionally or recklessly damage, destroy or obstruct access to a bat roost; and
- intentionally or recklessly disturb a bat whilst it occupies a bat roost.

Bats are also European Protected Species listed on the *Conservation of Habitats & Species Regulations 2017*. This legislation makes it an offence to:

- deliberately capture, injure or kill a bat;
- deliberately disturb a bat (in such a way as to be likely to significantly affect: (i) the ability of a significant group of bats to survive, breed or rear/nurture their young; or (ii) the local distribution or abundance of the species concerned);
- damage or destroy a breeding site or resting place of a bat; and
- possess, control, transport, sell, exchange a bat, or offer a bat for sale or exchange.

All bat roosting sites receive legal protection even when bats are not present (bats tend to reuse the same roost).

Where it is necessary to carry out an action that could result in an offence under the *Conservation of Habitats & Species Regulations 2017* it is possible to apply for a European Protected Species (EPS) licence from Natural England. Licences are only issued where Natural England are satisfied that three derogation tests are met. These are: that the activity is for **imperative reasons of overriding public interest**; that there must be **no satisfactory alternative**; and that **favourable conservation status of the species must be maintained**.

Consideration of these three derogation tests was previously left to Natural England as part of their deliberations on whether to grant a licence for the development activity after a planning consent has been issued. However, the regulations now require that **all** public bodies, i.e. **Local Planning Authorities** (LPAs), have regard to the requirements of the European Habitats Directive when carrying out their functions. As a result, LPAs **must** address the three derogation tests when considering a planning application that could impact upon any European Protected Species (EPS).

9.2 **National planning context**

9.2.1 *General*

Surveys should be completed in line with Natural England's *Standing Advice for Local Authorities* (<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx>), which states:

- Natural England will not comment on applications that are submitted without the relevant protected species surveys if there are no other issues (*i.e.* in relation to SSSIs or landscape).
- Natural England will not comment on scoping surveys that recommend further surveys where these have not been undertaken and submitted with the scoping reports.

In addition to the above, *Section 40* of the *Natural Environment and Rural Communities Act* (2006) imposes a new duty on all public authorities to have regard for biodiversity.

9.2.2 *National Planning Policy Framework (NPPF)*

From the 19th February 2019, the Government published the revised National Planning Policy Framework. The document sets out the government's planning policies for England and how these are expected to be applied. This replaces a previous version which was published in March 2012. It states: "*at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*"

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective;
- a social objective; and
- an environmental objective.

The environmental objective is to "*contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*".

Planning policies and decisions should contribute to and enhance the natural and local environment by "*protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*" and "*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*".

If significant harm to biodiversity 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.

Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

It states that "*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*".

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

The NPPF also encourages "*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*" and aims to "*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*". This applies to non-statutory designated sites including Sites of Importance for Nature Conservation (SINCs) and equivalent county wildlife sites.

Early engagement with all necessary stakeholders, including expert bodies, is encouraged by the NPPF.

Bats use different roosting sites throughout the year according to their life cycle requirements.

Hibernation during the winter months requires roosting sites that are cool and humid. As conditions improve through the spring, bats become increasingly active and tend to use transitional roosting sites. During the summer months, females give birth in maternity roosts. Maternity roosts tend to be warm and temperature-stable, which aids rapid development of the young, which are weaned in late summer. In the autumn, adult bats congregate in mating roosts and also use transitional roosting sites. Autumn is the time when both adults and juveniles have to build up fat reserves in preparation for hibernation through the winter months.

Bats also use roosts during the night as feeding perches. Species that catch large prey items such as moths (*e.g.* brown long-eared bat) often enter buildings to hang up and eat their prey before emerging again to forage. Such feeding perches tend to be obvious from scatterings of bat droppings with moth wings, which the bats discard.

Bats are at their most vulnerable during the summer in their maternity roosts, when disturbance can jeopardise their breeding success. Bats give birth to only one pup per year and young do not breed until the second or third year after birth. This means that if maternity colonies are disturbed there can be serious implications for the conservation status of populations.

Bats are also vulnerable during the winter hibernation period, when disturbance can reduce their chance of survival through the winter at a time when food is in short supply.

This is why there are often only narrow timeframes for bat survey and mitigation work.

These are not proposed as enhancements for the purposes of the planning application, but only for information purposes.

11.1 Lawn seed mix composition

The seed mixes in *Table 11.1.1.* are from Emorsgate Seeds and are suitable for lawns. Emorsgate are only given as an example and a local supplier is preferable. The mixes contain slow growing grasses, some with a selection of wildflowers that respond well to regular short mowing. The EG9 grass mixture for hedges and woodland contains a selection of grasses that are tolerant of a degree of shade.

Table 11.1.1. Emorsgate seed mix species composition.

EL1	
Species	Common Name
Flowering Species	
<i>Galium verum</i>	Lady's Bedstraw
<i>Leontodon hispidus</i>	Rough Hawkbit
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Lotus corniculatus</i>	Birdsfoot Trefoil
<i>Primula veris</i>	Cowslip
<i>Prunella vulgaris</i>	Selfheal
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Trifolium pratense</i>	Wild Red Clover
Grasses	
<i>Agrostis capillaris</i>	Common Bent
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Festuca rubra</i>	Slender-creeping Red-fescue
<i>Phleum bertolonii</i>	Smaller Cat's-tail
EG1	
Species	Common Name
<i>Agrostis capillaris</i>	Common Bent
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Festuca rubra</i>	Slender-creeping Red-fescue
<i>Phleum bertolonii</i>	Smaller Cat's-tail
<i>Poa pratensis</i>	Smooth-stalked Meadow-grass
EG9	
Species	Common Name
<i>Agrostis capillaris</i>	Common Bent
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
<i>Brachypodium sylvaticum</i>	False Brome
<i>Cynosurus cristatus</i>	Crested Dogtail

<i>Deschampsia cespitosa</i>	Tufted Hair-grass
<i>Festuca rubra</i>	Red Fescue
<i>Poa nemoralis</i>	Wood Meadow-grass

11.2 Ornamental planting to attract wildlife

Plants that attract insects are generally helpful and trees, shrubs and flowering plants can provide cover for wildlife. Therefore, to enhance the ecological value of the site, any replacement landscaping in the gardens should incorporate a mixture of native and non-native species of value to wildlife. This mixture will be planted to encourage a diversity of insects, which in turn will attract different species. Flowers that bloom throughout the year, including both annuals and herbaceous perennials, are beneficial. Night-flowering blossoms attract night-flying insects, which in turn provide prey for bats. Examples of suitable plant species that could be planted to encourage wildlife include those in Tables 11.2.1. and 11.2.2. Approximate flowering periods are listed in the tables.

Table 11.2.1. Native and non-native species that could be incorporated into the landscaping.

Species	Common Name	Approximate flowering period
<i>Achillea millefolium</i>	Yarrow	Early summer
<i>Aubretia</i> species	Aubretia	Spring to early summer
<i>Berberis darwinii</i>	Darwin's Barberry	Spring
<i>Iberis sempervirens</i>	Candytuft	Summer to autumn
<i>Centaurea montana</i>	Cornflower	Spring to summer
<i>Centaurea scabiosa</i>	Knapweed	Summer to autumn
<i>Centranthus ruber</i>	Red valerian	Summer to autumn
<i>Cornus sanguinea</i>	Dogwood	Summer
<i>Dianthus barbatus</i>	Sweet William	Summer
<i>Echinacea</i> species	Echinacea	Summer to autumn
<i>Erysimum</i> species	Wallflowers	Spring to early summer
<i>Glebionis segetum</i>	Corn marigold	Spring to summer
<i>Hebe</i> species	Hebes	Summer to autumn
<i>Hedera helix</i>	Ivy	Autumn
<i>Hesperis matronalis</i>	Dame's-violet	Spring to summer
<i>Hyacinthoides non-scripta</i>	English Bluebell	Spring
<i>Hylotelephium spectabile</i>	Ice plant 'Pink lady'	Early autumn
<i>Hypericum</i> species	St John's wort	Spring
<i>Ilex aquifolium</i>	Holly	Spring to summer
<i>Jasminum officinale</i>	Common White Jasmine	Summer to autumn
<i>Lavandula angustifolia</i>	Garden Lavender	Summer
<i>Leucanthemum vulgare</i>	Ox-eye daisy	Summer
<i>Limnanthes douglasii</i>	Poached egg plant	Summer
<i>Lonicera caprifolium</i>	Perfoliate Honeysuckle	Summer
<i>Lonicera etrusca</i>	Italian Honeysuckle	Summer to autumn
<i>Lonicera japonica</i>	Japanese Honeysuckle	Spring

<i>Lonicera periclymenum</i>	Honeysuckle	Summer to autumn
<i>Lunaria annua</i>	Honesty	Spring
<i>Malus domestica</i>	Apple	Spring
<i>Malus sylvestris</i>	Crab Apple	Spring
<i>Malva species</i>	Mallow	Summer to autumn
<i>Matthiola longipetala</i>	Night-scented stock	Summer
<i>Myosotis sylvatica</i>	Wood forget-me-not	Spring
<i>Nicotiana species</i>	Tobacco plant	Summer
<i>Oenothera species</i>	Evening primroses	Summer to autumn
<i>Papaver rhoeas</i>	Corn poppy	Summer
<i>Phacelia species</i>	Phacelia	Summer to autumn
<i>Primula vulgaris</i>	Primrose	Spring
<i>Rosa species</i>	Rose	Summer
<i>Rubus fruticosus</i> agg.	Bramble	Spring to summer
<i>Saponaria officinalis</i>	Soapwort	Summer
<i>Saxifraga fortunei</i>	Cherry pie	Summer to autumn
<i>Scabiosa species</i>	Scabious	Summer
<i>Silene dioica</i>	Red campion	Spring
<i>Silene noctiflora</i>	Night-scented Catchfly	Summer to autumn
<i>Silene vulgaris</i>	Bladder Campion	Summer
<i>Verbena species</i>	Vervain	Summer to autumn
<i>Viburnum lantana</i>	Wayfaring-tree	Spring to summer
<i>Viburnum opulus</i>	Guelder-rose	Summer

Table 11.2.2. Examples of suitable garden herbs that could be planted in and around the site to encourage wildlife.

Species	Common Name	Approximate flowering period
<i>Angelica species</i>	Angelica	Summer to autumn
<i>Borago officinalis</i>	Borage	Spring to early autumn
<i>Calendula officinalis</i>	English marigolds	Summer to autumn
<i>Foeniculum vulgare</i>	Fennel	Summer to early autumn
<i>Hesperis matronalis</i>	Dame's-violet, often sold as Sweet Rocket	Spring to summer
<i>Hyssopus officinalis</i>	Hyssop	Summer to early autumn
<i>Matthiola bicornis</i>	Night-scented Stock	Spring to autumn
<i>Melissa officinalis</i>	Lemon balm	Summer
<i>Monarda species</i>	Bergamot	Summer to early autumn
<i>Nicotiana species</i>	Tobacco-plant	Spring to autumn
<i>Oenothera species</i>	Evening-primroses	Summer
<i>Origanum vulgare</i>	Marjoram	Summer
<i>Rosmarinus officinalis</i>	Rosemary	Spring
<i>Saponaria officinalis</i>	Soapwort	Summer to autumn
<i>Silene noctiflora</i>	Night-scented Catchfly	Summer to autumn

<i>Silene vulgaris</i>	Bladder Campion	Spring to summer
<i>Tanacetum parthenium</i>	Feverfew	Summer to early autumn
<i>Thymus</i> species	Thyme	Summer

11.3 Bird boxes

It is not advisable to place many boxes with identical dimensions, because individuals of the same species may not tolerate each other's presence, especially in built-up areas with limited food resources.

Table 11.3.1. Bird boxes with additional details on siting them to increase chances of occupancy.

Type/ example	Typical species	Height	Additional information
Vivara Pro WoodStone House Sparrow Nest Box  	House sparrows	$\geq 2\text{m}$	• Can either be incorporated into the build structure or mounted onto a building. • Should be fixed onto a sturdy building, not onto fences or garden sheds due to its weight. • Position away from windows. • Position out of direct sunlight (below eaves on the north elevation), especially if not built into the build structure.
Vivara Pro Seville 32mm Woodstone Nest Box 	Blue tits, great tits	2-4m	• Position on a building or tree, angled north-east (away from prevailing winds) and tilt forward slightly. • Chances of occupation can be increased by positioning boxes near vegetation.
Vivara Pro Barcelona WoodStone Open Nest Box 	Robins, wrens	$\leq 2\text{m}$	• Mount on a tree or large shrub • Conceal amongst foliage to keep well-hidden from predators.

WoodStone Swallow Nest Bowl (Plywood board mounted) 	Swallows	$\geq 2\text{m}$	• Mount within a building with an open door or window • Leave a distance of at least 6cm between the top of the nest and the ceiling.
Vivara Pro WoodStone House Martin Nest 	House martins	$\geq 5\text{m}$	• Position out of direct sunlight (below eaves on the north elevation), away from windows and in a straight line. • Should be in an open area so that it is less accessible to predators and birds are not obstructed as they leave the nest.
Barn Owl Trust Nest Box 	Barn Owl	$\geq 5\text{m}$	• Mounted on a 'telegraph style' pole. • Best positioned facing open grassland for foraging opportunities and away from the prevailing weather.

11.4 Insects

Insect boxes (hotels or towers) should be installed in a sunny location close to vegetation. Bee-friendly and insect friendly plants should be located nearby so that the bees and insects using the boxes have food. Lavender, honeysuckle and buddleia are all pollinator-friendly plants. The boxes suggested in *Table 11.4.1* (especially the BeePot planter) have been chosen so that they form an attractive feature as part of the landscaping. Solitary bees are non-aggressive and as such are suitable for gardens with pets and children.

Table 11.4.1. Examples of insect boxes that could be erected on site.

Type	Species	Height	Additional information
	Solitary bees	>1m from the ground	The Bee Brick should be positioned in a warm sunny spot, in a south-facing wall, with no vegetation in front of the holes
	Solitary bees	>1m from the ground	The BeePot should be positioned in a warm sunny spot, preferably on a south-facing wall, with no vegetation in front of the holes
	Butterflies, solitary bees, lacewings and ladybirds	>1m from the ground	The different sections of the Insect Tower have been designed to provide a habitat for a variety of insect species. Suitable for mounting on buildings, trees or fences.
	Solitary bees and a range of other insects	Between 0.75m and 1.5m above ground	The selected canes and the holes are the optimum size for solitary bees but other insects may overwinter in the nester.
	A wide range of insects	Between 0.75m and 1.5m above ground	Adding natural materials such as drilled canes, hollow stems or bark in the triangular spaces will encourage more insects to the hotel.
	A wide range of insects	>1m from the ground	Best placed near vegetation. Provides plenty of nooks and crannies for insects such as ladybirds, earwigs and lacewings.