

150 Hiltingbury Road

Chandlers Ford, Hampshire

Full Bat Survey

July 2023



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SUMMARY

A planning application is being submitted to Eastleigh Borough Council to extend and alter an existing residential property at 150 Hiltingbury Road, Chandlers Ford, Hampshire.

In order to determine potential ecological impacts of the proposals a full bat survey was completed at the property by 4Woods Ecology Ltd, during June 2023.

The survey involved a search of the eaves loft space and building exterior for evidence of bats and potential for bat roosts to occur. The findings indicate that the property has low potential suitability for bat roosts and therefore a single dusk bat emergence survey was completed (in accordance with published bat survey guidelines).

No evidence of any bat roosts has been found.

*It is therefore considered unlikely that bats will be affected by the proposed building work. Based on current findings and assessment, an EPS 'bat' license and mitigation measures are therefore **not** considered necessary to allow the proposed building work to proceed in accordance with current UK legislation. However, contractors must be made fully aware that in the unlikely event any bats are incidentally discovered, work must stop immediately and further advice obtained from an ecologist.*

House Sparrows are nesting at the roof edge to the front of the property, which will be directly affected by the proposed work. Birds, nests and their eggs/young are legally protected from harm. Work will therefore need to avoid causing harm to nesting birds, such as commencing work to this area of the property outside of the bird nesting season. As compensation a replacement nest box, suitable for House Sparrows, will be installed on the rear/north-eastern gable of the garage.

Ecological enhancement measures should be included in the proposals, in accordance with current policy. It is therefore proposed that at least x3 shrubs, with a known benefit to wildlife, will be planted in the rear garden.

150 Hiltingbury Road Chandlers Ford, Hampshire

Full Bat Survey

1.0 Introduction

1.1 Background

Planning consent is being sought to allow alterations to the front of an existing dwelling to create additional first floor living space, at 150 Hiltingbury Rd, Chandlers Ford, Hampshire (SU433 222) (**Map 1**). The proposals involve:

- Creating two new gables to the front elevation and to either side in order to create larger living space at the first floor level.
- General re-roofing of the entire property.

In order to provide information regarding potential ecological impacts of the proposals a bat survey was considered necessary.

4Woods Ecology Ltd was subsequently commissioned by the property owners (Mr & Mrs Hawkeswood) to undertake a full bat survey of the property, to assess whether the proposals are likely to affect bats.

1.2 Legislation & Policy

1.2.1 Legislation relating to Bats

In summary, all native bat species in the UK are fully protected from harm/disturbance, and their roost sites (including access points) are protected from damage, via:

- The Wildlife & Countryside Act, 1981 (as amended) (through inclusion on Schedule 5); and
- The Conservation of Habitats and Species Regulations 2017 (as amended). (aka '*The Habitats Regulations*')

Further details of the legislative protection afforded to bats are provided at **Appendix I**.

1.2.2 Biodiversity Action Plans / Species of Principal Importance

Following UK devolution, the UK Post-2010 Biodiversity Framework was set up in 2012, and succeeds the previous UK BAP. This sets out the aims and activities required to achieve identified targets to halt the decline in biodiversity across the various countries that make up the UK.

Lists of Priority species and habitats were devised for the purposes of the previous UK BAP, which were identified as most threatened in the UK and required action plans to aid their recovery. These lists remain an important reference source and have been used to revise the statutory lists of priorities for England and the other countries of the UK, to allow for a country-level approach rather than UK-wide as before.

The Countryside & Rights of Way (CROW) Act, 2000 requires that Government departments have regard to the purpose of conserving biological diversity in accordance with the Biodiversity Convention 1992 and to promote the action required to further the conservation of species published on Biodiversity Action Plans (BAPs).

Further, The Natural Environment and Rural Communities (NERC) Act (2006) places a duty upon public bodies in England and Wales (including Local Planning Authorities) to have regard to the purposes of conserving biodiversity in exercising their functions. A list of 'habitats and species of principal importance for the conservation of biodiversity in England' was drawn up, as required by the NERC Act, to help guide decision-makers in this respect. The list includes all the habitats and species listed in the UK Biodiversity Action Plan as requiring action, with the addition of Hen Harrier.

Bat species of principal importance or priority species (as revised in 2012 for England) include Soprano Pipistrelle bat, Brown Long-eared Bat, Barbastelle, Bechstein's bat and Noctule.

1.2.3 Planning Policy

National Planning Policy

The Government's planning policies for England, including how the Natural Environment should be considered, are contained within the National Planning Policy Framework (NPPF), as revised most recently in July 2021 (www.gov.uk/guidance/national-planning-policy-framework).

Underpinning the entirety of the NPPF is a clear presumption in favour of sustainable development.

The guidance encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Local planning authorities are also instructed to apply the following principles when determining a planning application:

- a) 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;

- b) ...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The Government's Planning Practice Guidance contains up to date (last updated 2021) guidance on implementing the requirements of the NPPF (www.gov.uk/guidance/natural-environment). The guidance states that planning authorities need to consider the potential impacts of development on protected and priority species. Natural England's standing advice on protected species provides the LPA with advice on dealing with protected species issues. The guidance states that an ecological survey will be necessary in advance of a planning application if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate. Even where an EIA is not needed, the guidance indicates that an ecological survey might still be appropriate, for example, where protected species may be present or where biodiverse habitats may be lost. LPAs should require ecological surveys only where clearly justified.

The ODPM Circular 06/2005 contains further administrative guidance on the application of the law relating to planning and nature conservation in England, and should be read in conjunction with the NPPF and PPG. The Circular advises that the *'presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

It is also stated in the Circular that it is *'essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted'*. However, it is also noted that *'developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development'*.

Local Plan Policy

The following policies are contained within the current Adopted Eastleigh Borough Local Plan 2016-2036 (adopted April 2022)

Policy DM11,

Nature conservation - General Approach

1. *The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:*

- a. protect, conserve and enhance all:*

- i. international, national and local nature conservation designations; and*
- ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible;*

- b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);*

c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and

d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

Priority habitats, protected and priority species and the local ecological network

5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:

- a. there are no alternative solutions;*
- b. the adverse effects are unavoidable;*
- c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
- d. there is an overall biodiversity net gain; and*
- e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.*

Surveys

8. Development will not be permitted unless it can be demonstrated that:

- a. there have been thorough habitat and species surveys;*
- b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*
- c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.*

2.0 Methodology

2.1 Desk study

An OS map and aerial photograph of the local area were examined to assess presence of potential bat foraging/commuting habitat in the surrounding area, in order to aid overall assessment of the potential suitability for bat roosts.

The governmental website, www.magic.defra.org.uk was searched for any information relating to previous EPS bat licenses granted for development projects within 1km of the application site.

The Eastleigh Strategic Bat Trapping Survey (Davidson-Watts, 2017) was reviewed to establish whether the proposals would have any impact on bat foraging areas identified by that survey.

In light of the survey findings and assessed potential for impact, further species records were not considered necessary.

2.2 Bat Survey

2.2.1 Preliminary (Phase 1) Bat Survey/Assessment

A daytime bat survey/assessment of the property was completed by Su Forster BSc PGDip MCIEEM (Natural England Bat class licence WML-CL18, level 2, Reg. no. 2015-13744-CLS-CLS) during 20 June 2023.

The remaining eaves loft space of the house and garage interior were searched for any evidence to indicate use by bats, as far as access allowed. This was completed using strong torchlight from various eaves access doors on all sides of the house.

In addition, the exteriors of the house and garage were assessed for potential bat roost sites and access gaps, and any signs to indicate their use by bats. This was completed at ground level, using binoculars and strong torchlight.

Signs that might indicate the presence of a bat roost could include:

- Bat droppings – e.g. in the loft space, on walls, tiles, windows, on the ground/floor below a potential access point etc;
- Dark staining at well-used roost sites or exit points;
- Urine streaking beneath a roost exit point/roost site;
- Scratch marks or worn surfaces at bat roost sites or exit points.
- Feeding remains (e.g. moth wings)

The site and surrounding areas were also generally assessed for their likely value to foraging bats to aid in the overall assessment.

An overall assessment of the potential suitability of the property for bat roosts, based on Table 4.1 of the published Bat Conservation Trust bat survey guidelines (Collins 2016), was completed, using the following suitability levels: High, Moderate, Low, Negligible (see **Appendix II**). The

assigned level is then used to determine the extent of any further surveys considered necessary, based on minimum survey effort detailed in the guidelines.

2.2.2 Dusk Bat Emergence Survey

Based on overall assessment of the potential suitability of the property for bat roosts (i.e. 'Low'), and in accordance with published bat survey guidelines (Collins, 2016), a single evening bat emergence survey was completed to monitor all sides of the dwelling for any bat roosts that could be affected by the proposed building work. This was completed by Su Forster and Peter Edwards BSc (Natural England bat class license WML-CL18, level 2. Reg. no. 2015-14405-CLS-CLS) of 4Woods Ecology Ltd, during 22 June 2023.

All sides of the building were continually monitored for any emerging bats, from 15 minutes before sunset, continuing for at least 1.75 hours.

The survey was completed using heterodyne/frequency-division and heterodyne/time-expansion bat detectors (Bat Box Duet, Petterson D240x and x2 Echo Meter Touch 2 Pro detectors in recording mode) as an aid to detect active bats and identify species. Recordings of bat echolocation were made to allow for analysis using specialist computer software, to assist with species identification.

Various infra-red cameras (supplemented by additional infra-red torches) were also employed to ensure bat emergences were not missed, as follows:

- Sony AX53 Camcorder.
- X2 Nightfox Red Nightvision Goggles (recording mode on tripod)
- Nightox Whisker Nightvision Goggles (recording mode on tripod)

The cameras were set up to view the entire front and rear sides of the property. Additional cameras were positioned tight to the side boundaries to monitor any bat activity along the side roofs. (**Map 2**)

The footage obtained via the infra-red video equipment was later reviewed by Peter Edwards, manually on a computer screen in the office, for any bat activity/emergences. The video was reviewed on a 17" screen, using SMPlayer software to playback at 1-2x speed (and slow speed, frame by frame, if any possible bats were observed). Any bat activity noted on the footage was compared with bat recordings on detectors and any observations made by the surveyors at that time during the survey.

Still images obtained from the infra-red recording, taken at the darkest period of each survey, are provided at **Appendix III** (as required by current guidance, BCT 2022).

Any foraging or commuting bats detected during the survey period were also noted.

Weather conditions were favourable during the survey being clear, dry and still (Beaufort 0-1), with temperatures at 19C (start) to 16C (end).

2.2.3 Limitations of Bat Survey

Since bats may regularly move between different roost sites (particularly to satisfy their varying requirements at different times of the year), a bat survey often concentrates on searching for evidence to indicate that a potential roost site is used by bats at any time of the year. Such evidence (e.g. droppings) may be found within the building interior (e.g. loft space), however, due to the small spaces it was not possible to search the entirety of all eaves loft space. Further, any evidence left on external surfaces of a building may be quickly removed through weathering. This means that bats using any hidden crevices, such as beneath tiles, have a high chance of being missed during a daytime survey/assessment.

Dusk or dawn bat surveys are valuable to allow confirmation of the presence of any hidden bat roosts or to determine status of any bat roosts and numbers/species of bats present. However, such surveys can only provide information regarding use of a site by bats at that particular time, since bats are highly mobile and will often move between different roost sites during the year.

3.0 Results of Survey

3.1 Desk Study

The property is located within a large residential estate of medium to high density development with small to moderate-sized gardens and scattered trees. In addition, street lighting is present to the front of the property along Hiltingbury Road and throughout the estate. The immediate developed surroundings therefore appear to provide relatively poor potential foraging habitat for bats.

However, a line of mature trees exists along the rear of the application site and neighbouring gardens which may collectively provide some potential foraging habitat and a commuting route for bats through the estate.

Data obtained from www.magic.defra.gov.uk indicates that the following EPS 'bat' licenses have been granted for work that affects bat roosts, within 1km of the application site:

- 2017 license for work affecting Brown Long-eared Bat, Common Pipistrelle, Soprano Pipistrelle, Serotine – all resting places only.
- 2021 license for work affecting Soprano Pipistrelle – resting place only.

3.2 Results of Bat Survey

3.2.1 Description of Building / Assessment of Bat Roost Potential

The dwelling is a detached, brick chalet bungalow. It has a hipped-pitched roof of modern interlocking profiled tiles, with a central flat roofed area. The tiling is tightly-fitting, and moss is present to the rear in between the tiles. Ridges and valleys are well sealed. The small gable wall at the rear of the

garage is covered with painted timber cladding, which is all well sealed. uPVC soffits exist at the eaves which are all tightly-fitting.

However, the very occasional small gap exists such as beneath lead flashing (e.g. the edges of velux windows) and at the edge of tiling. To the front there are a couple of gaps at the front tile edging, but which were in use by House Sparrows at the time of survey. Additional gaps exist beneath overhanging edge tiling at the front 'gable', to either side of the chimney.

The walls are rendered and intact, with no holes/crevices.

The roof space is occupied by living space, with only small eaves loft space remaining at all sides of the property. The eaves loft spaces are full of fibreglass insulation and breathable roofing membranes line the underside of the roof, which is intact. Occasional mouse droppings were noted within the eaves lofts only.

A garage attached to the side of the house has a sealed lining, and is unsuitable for bats. Living space exists above.



Front elevation



Rear elevation



Tightly-fitting roof tiles



Tightly-fitting cladding on rear gable



Gaps beneath flashing



Gaps beneath overhanging edge tiles

3.2.2 Evidence of Bat Roosts

No evidence of bats was found within the eaves loft space of the house.

No evidence of bats was found within the garage interior.

No evidence of bats was found on the exterior of the house.

3.2.3 Results of Dusk Bat Emergence Survey

No bats were observed emerging from the property or flying from the property, throughout the dusk bat emergence survey (either by the surveyor on site, or on recorded IR camera footage).

Bats were occasionally observed flying past the rear side of the property, commuting over the combined garden areas of the neighbourhood, and very occasionally foraging within the application site garden. Bat species recorded during the survey included:

- Common Pipistrelle – occasional passes, representing the vast majority of bat activity and mainly through the rear gardens.
- Serotine – several passes of bats flying over the rear gardens.

3.2.4 Other Findings

House Sparrows were nesting at the roof edge to the front of the property, at the time of the survey (x2 nests).

4.0 Discussion

4.1 Interpretation of Findings

The findings indicate that the property has low potential suitability for bat roosts due to the presence of a very few minor gaps, which could possibly be accessed by bats, located in a built up area with generally poor quality foraging habitat in the immediate surroundings.

The additional dusk bat emergence survey results confirm a likely absence of any bat roosts at the property. However, small numbers of bats occur in the local area and therefore future presence of bats at the property cannot be ruled out entirely (as is the case for almost any building). It is unlikely that the proposed building work will affect bat foraging activity over the local neighbourhood.

The application site is distant from the important bat foraging areas identified in the Eastleigh Strategic Bat Trapping Survey (IDW Ecology Ltd, 2017).

House Sparrows use small cavities at the front at the property for nesting.

4.2 Impact Assessment

Based on current findings, it is considered unlikely that bats would be affected by the proposed building work.

Nesting birds (House Sparrow) could be directly affected by the work, if completed during the nesting season.

4.3 Legal Considerations

Bats

In summary, bats are legally protected from disturbance/harm and their roost sites (including access points) are legally protected from damage (**Appendix I**). If the proposed work is reasonably likely to result in such impacts (i.e. result in an offence), a licence can be obtained from Natural England (subject to certain conditions) to allow the proposed work to proceed lawfully.

Based on present findings and assessment of the potential for impact, a license is **not** considered necessary to allow the proposed building work to proceed.

However, note that it is rarely possible to rule out future presence of bats entirely at any building. Consequently, the contractors should be made aware that in the unlikely event any bats are incidentally discovered, work must stop immediately and further advice obtained from an ecologist, to ensure compliance with the legislation.

Nesting Birds

All birds, their nests, eggs and young are legally protected in the UK from intentional harm, by provisions contained in The Wildlife & Countryside Act, 1981 (as amended). This includes nests which are being built or are in use.

The nesting season generally extends from March-August (incl). But note that birds, nests and eggs/young are legally protected at all times of the year.

4.4 Recommendations

4.4.1 Mitigation

Bats

In light of the survey findings and impact assessment, no bat mitigation measures are considered necessary during the building work.

However, in the unlikely event any bats are incidentally discovered, work must stop immediately and further advice obtained from an ecologist.

Nesting Birds

Work will need to avoid causing harm to the nesting birds that occur at the front eaves of the property. Ideally, work at the front of the property should therefore commence outside of the bird nesting season (i.e. avoid March-August, incl), unless an absence of nesting birds can be confirmed at the time.

Where such timing is not possible, consideration could be given to blocking the holes/gaps at the front edge of the roof well before the nesting season (i.e. between September – January, incl) (ensuring that no birds are present at the time).

Since House Sparrow is reliant on buildings for nesting, a House Sparrow nest box will be provided to replace the nest site that will be lost as a result of the building work. The box will be installed on the rear/ gable of the garage

4.4.2 Ecological Enhancement

Opportunities for providing some form of ecological enhancement should be included in the proposals, in accordance with planning policy. The following enhancement is therefore proposed, appropriate to the scale of the proposals and small site:

- Additional shrubs will be planted in the rear garden to attract wildlife. This will comprise at least x3 shrubs that are either listed on the RHS Pollinator list:
[Plants for Pollinators advice and downloadable lists / RHS Gardening](#)
Or stated as being of benefit to wildlife on the Gardeners World website (or other similar website):
[Gardening Advice and Inspiration - BBC Gardeners World Magazine](#)

5.0 Conclusions

A bat survey/assessment of no. 150 Hiltingbury Road (completed June 2023) indicates that the property has a *low potential suitability for bat roosts* to occur, and as such a single dusk bat emergence survey was completed (in accordance with bat survey guidelines – Collins, 2016). The full survey results indicate that it is unlikely any bat roosts occur at the property and therefore bats are unlikely to be affected by the proposed building work.

As a result, an EPS license is not considered necessary to allow the proposed building work to be completed (in accordance with UK legislation) and bat mitigation measures are not considered necessary. However, given the limitations of the survey, contractors should be made fully aware of the need to stop work if any bats are incidentally discovered, and advice obtained from the ecologist.

House Sparrows nest at the eaves to the front of the property. Given the legal protection afforded to all birds, their nests and eggs/young, work will need to avoid directly affecting nesting birds. Proposed installation of a terrace nest box to the rear of the property will provide alternative nesting sites for this species.

In accordance with current planning policy, ecological enhancement measures will be included within the proposals appropriate to the scale of proposed development and the small site. This will include:

- Planting at least x3 shrubs in the rear garden which have a known benefit to wildlife.

6.0 References

Bat Conservation Trust (BCT) (2022). *Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys* (BCT, May 2022). [Interim-guidance-note-on-NVAs-May-2022-FINAL.pdf \(bats.org.uk\)](https://bats.org.uk/interim-guidance-note-on-nv-as-may-2022-final.pdf)

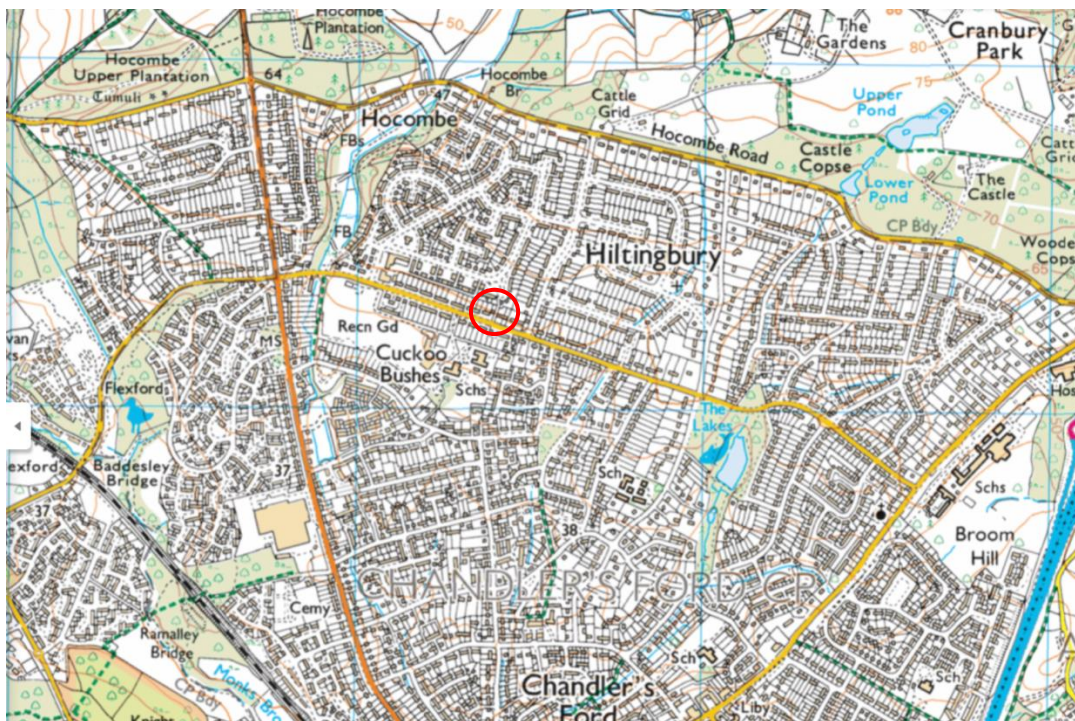
Collins, J (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.

Davidson-Watts, I (2017). *Strategic Eastleigh Site: Bat Trapping & Radio-tracking Baseline Report and Evaluation, August 2017*. Survey report produced on behalf of The HighWood Group and Drew Smith Group. WYG Environment Planning Transport Ltd. Unpubl.

Mitchell-Jones (2004). *Bat Mitigation Guidelines*. English Nature. Peterborough.

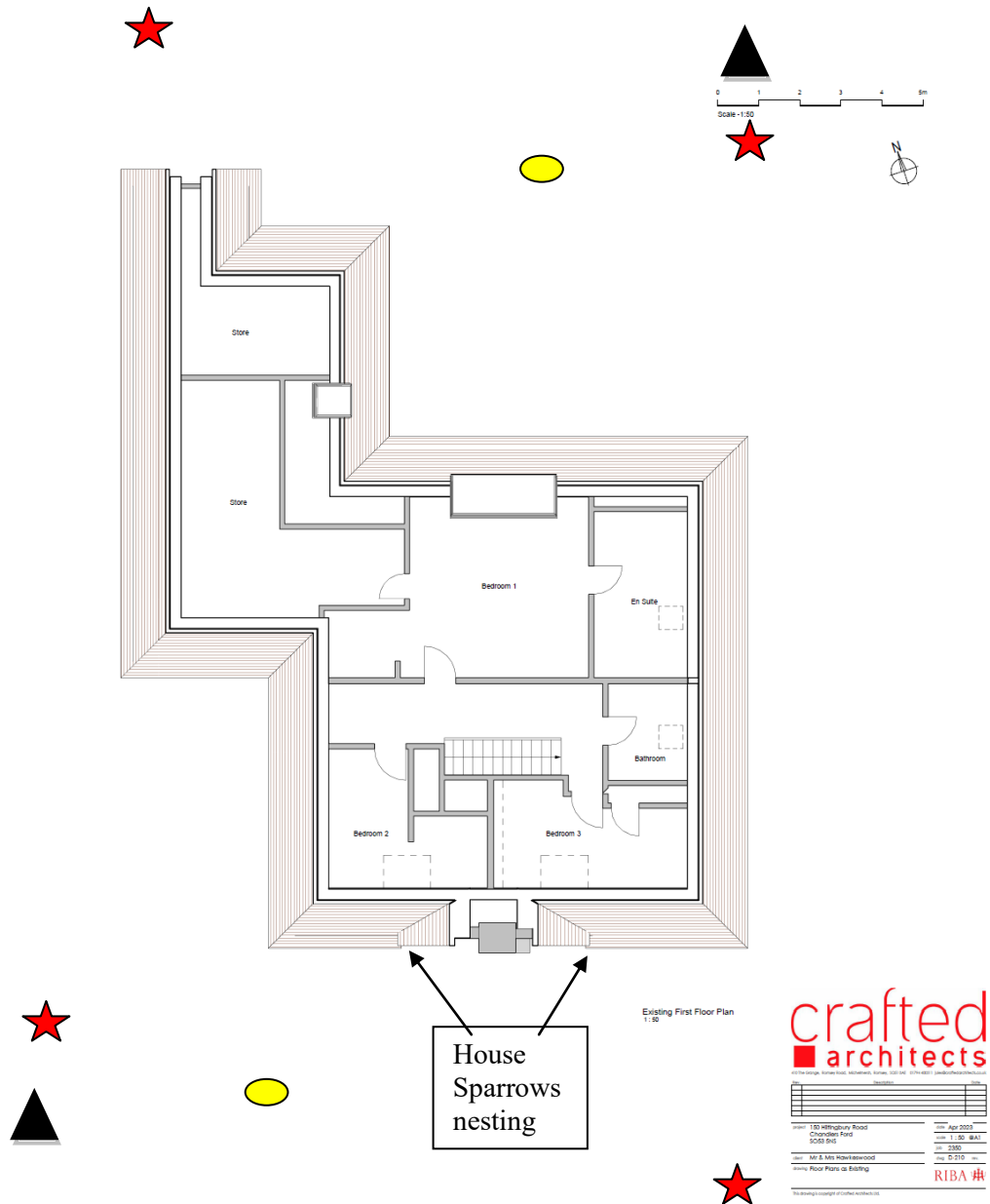
150 Hiltingbury Road, Chandlers Ford, Hampshire

Map 1 – site location



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Map 2 – Survey Area

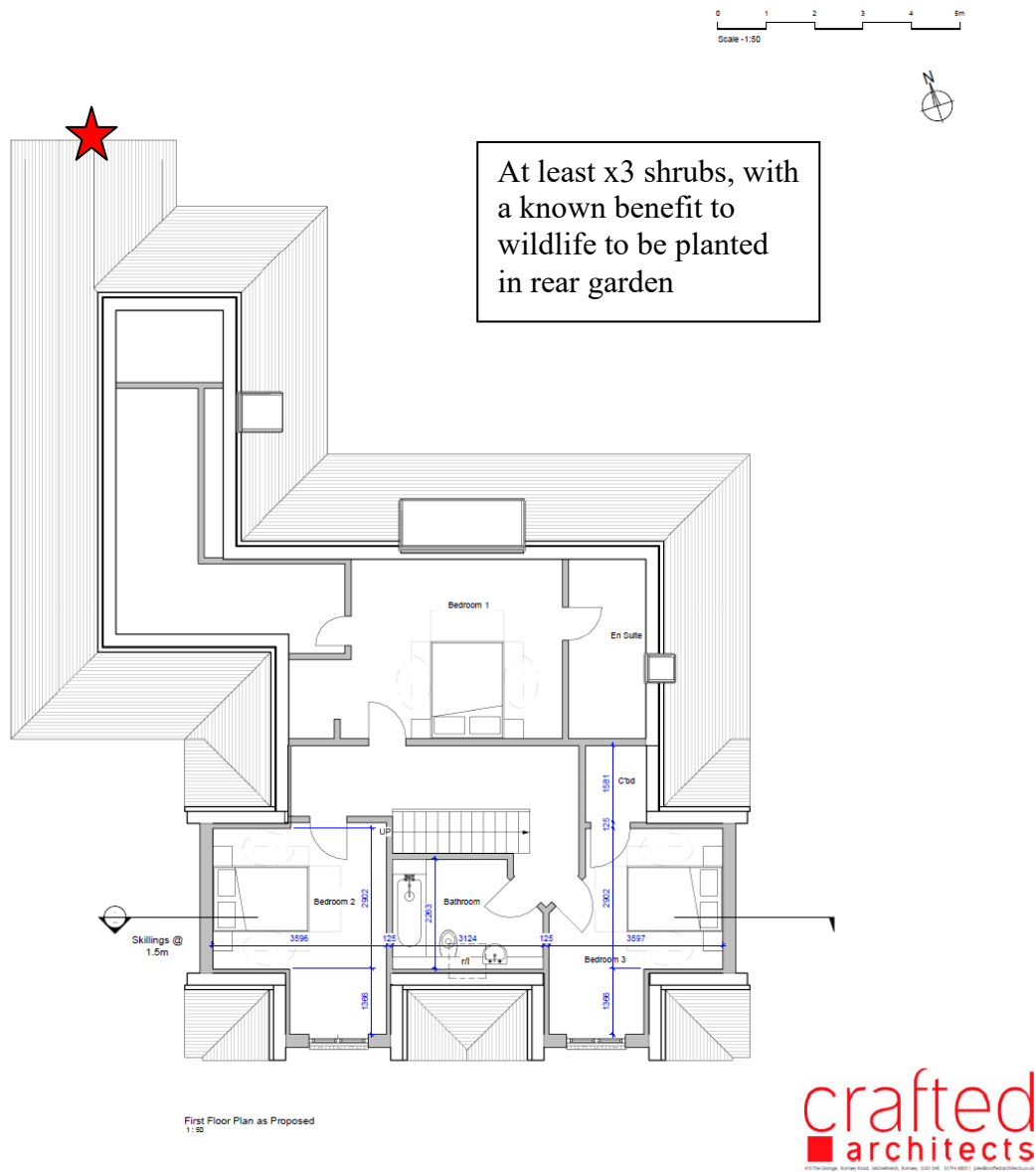


Key

-  Position of IR Camera (+2 IR Torches)
 Additional x2 IR Torches
 Surveyors

150 Hiltingbury Road, Chandlers Ford, Hampshire

Map 3 – Ecological Mitigation & Enhancement



★ House Sparrow terrace nest box to be installed on rear gable

Appendix I

LEGISLATION RELATING TO BATS

All native species of bat in the UK are afforded full legal protection via:

- The Wildlife & Countryside Act, 1981 (as amended) (through inclusion on Schedule 5);
- The Conservation of Habitats and Species Regulations 2017 (as amended).

In summary, these legislative instruments make it an offence, with certain exceptions, to carry out the following:

- Damage/destroy a bat roost (breeding site or resting place);
- Deliberately kill, injure or capture bats;
- Deliberately disturb bats (whether in a roost or not);
- Intentionally or recklessly disturb bats while they are occupying a bat roost.
- Intentionally or recklessly obstruct bat access to a roost site.

A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to reuse the same roost sites, legal opinion is that a bat roost is protected whether or not the bats are present at the time.

Under The Conservation of Habitats and Species Regulations 2017, with respect to the *deliberate disturbance* offence, the legislation states that in particular this would be any disturbance which is likely –

- a) to impair their ability -
 - (i) to survive, to breed or reproduce, or to rear/nurture their young; or
 - (ii) to hibernate or migrate; or
- (b) to affect significantly the local distribution or abundance of that species.

The Wildlife & Countryside Act, 1981 (as amended) retains defences in law, in particular where *'the act was an incidental result of a lawful operation and could not reasonably have been avoided'*.

Also, under this legislation it is a defence to a charge of disturbing a Schedule 5 species if the action took place within a dwelling-house. This defence cannot be relied on, except in the living-area of a dwelling-house, unless Natural England have been notified and allowed a reasonable time to advise on whether the proposed operation should be carried out and, if so, the method to be used

(For full details and exact wording of the legislation refer to: The Habitats and Species Regulations 2017(as amended) and The Wildlife & Countryside Act 1981(as amended)).

Licences for development-related Activities

Where a lawful operation (e.g. development work which has full planning permission) is required to be carried out but which is likely to result in an offence under the Habitats Regulations 2017 (as amended), a licence may be obtained from Natural England to allow the operation to proceed. However, in accordance with the requirements of the Regulations, a licence can only be issued where the following requirements are satisfied:

- The proposal is necessary *'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'*;
- *'There is no satisfactory alternative'*;
- The proposals *'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'*.

Full planning permission is required to apply for a licence (where such a consent is necessary for the work to be carried out). In addition, a method statement which details the survey results, methodology of work to be undertaken, mitigation and compensation measures, must be submitted to Natural England with the licence application.

For those situations where a low impact is predicted, an application can be made to use the Bat Mitigation Class Licence (BLICL), subject to meeting the required criteria.

Bats which are Incidentally Discovered During Works

Where a satisfactory survey has resulted in no evidence of bats being found so that a licence is not deemed necessary, and bats are then incidentally discovered during building work, it is essential that work stops immediately and further advice is obtained from an ecologist/bat worker. An assessment should then be completed to determine whether the work could proceed without committing an offence. A licence should be applied for if it is not possible to avoid committing an offence.

Appendix II

TABLE 4.1 OF BAT SURVEY GUIDELINES (COLLINS, 2016)
Assessment of potential suitability of a site for bats

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.		
Suitability	Description Roosting habitats	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^a 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 or hibernation^b). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.^c	Habitat that could be used by small numbers of commuting bats 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 or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^a and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are 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 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 or tree 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 ^a 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. Site is close to and connected to known roosts.

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

^b 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.*, 2015). 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 large buildings in highly urbanised environments.

^c This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI, 2015).

Appendix III

STILL IMAGE OF IR CAMERA FOOTAGE DURING DUSK SURVEY

*(taken during the darkest period of the survey,
as required by BCT Interim Guidance 2022)*



North-eastern corner of House (rear elevation)
Nightfox Red Nightvision Goggles



North-western Corner (rear elevation)
Nightfox Red Nightvision Goggles



South-western corner (front elevation)
Sony AX50 Camcorder



South-eastern corner (front elevation)
Nightfox Whisker Nightvision Goggles