



Hampshire
County Council

Bat Survey Report – Preliminary Roost Assessment

Charlie's Barn – River Hamble Country
Park

For
Hampshire County Council
Countryside Service

February 2025

Hampshire County Council Ecology Team

Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD

ecology.group@hants.gov.uk

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<i>Surveyor</i>	Camilla Mitchell		
<i>Written by</i>	Camilla Mitchell	<i>Date</i>	24 February 2025
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<i>Approved by Client PM</i>	Paul Wright	<i>Date</i>	03 March 2025

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Hampshire County Council Ecology Team

Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD

ecology.group@hants.gov.uk

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Summary

Site Description	Charlie's Barn is a modern steel framed agricultural barn structure, set in a hardstanding farmyard area to the north of Manor Farm, River Hamble Country Park.
Proposals	Demolition of the structure.
Objectives	A Preliminary Roost Assessment to assess the presence or likely absence of bats. Consideration of impacts to other protected species and requirement for Biodiversity Net Gain (BNG).
Results	<u>Bats</u> The surrounding area has high quality habitat for bat foraging, commuting, and dispersal. No evidence of roosting bats and a lack of suitable roost features present in the structure. Overall, the barn is judged to be present negligible bat roost suitability. <u>Birds</u> Evidence of common nesting birds within the structure. No evidence of Barn Owl presence <u>BNG</u> No habitats to be impacted. No requirement for BNG.
Further surveys	No further survey work is required.
Mitigation and enhancement	<u>Birds</u> Demolish the structure outside of nesting bird season or; Carryout a nesting bird check prior to demolition. If nesting birds are present demolition cannot be carried out until birds and their dependent young have left of their own accord. 2x new bird boxes to be installed in suitable locations across the wider site once the barn is demolished.

1. Introduction

Objectives

- 1.1. The purpose of this study was to provide information on the possible presence or likely absence of bats at Charlie's Barn, Manor Farm, River Hamble Country Park to support a planning application with Eastleigh Borough Council. Where bat roosts are identified, or where their presence cannot be confidently ruled out, the report sets out an assessment of the impacts to these and where necessary makes recommendations for measures to avoid, mitigate or compensate for impacts to bats as necessary, dependent on the nature and scale of the identified impacts.
- 1.2. The presence or likely absence of nesting birds also considered.
- 1.3. The development is entirely within areas of buildings and hardstanding surfaces. There is therefore no requirement for Biodiversity Net Gain (BNG).

Site Description

- 1.4. Charlie's Barn is a modern steel framed barn structure dating from 1960 comprising two sub-buildings – Unit 36X and 36A – which adjoin each other and form one continuous internal space covering an area of 522m². The structures have steel frames with pitched roofs and the exterior walls and roof are corrugated materials with gutter features.
- 1.5. The barn is located at Grid Reference SU509119 to the north of the main historic farmyard at Manor Farm which is located to the north-east of River Hamble Country Park. River Hamble Country Park is located to the south-east of Southampton between Hedge End to the west and the River Hamble to the east. The Country Park comprises extensive areas of woodland, grassland and riparian habitats and the historic farmstead of Manor Farm.
- 1.6. Photos 1 and 2 in the photo sheet in Appendix 3 show the main elevations of the barn.

Proposed works

- 1.7. The proposal is to demolish the barn.
- 1.8. Appendix 1 shows the location of the barn.

Limitations

- 1.9. All areas of the site were fully accessible and visible during the survey work.
There are therefore no significant limitations to the survey work.
- 1.10. External evidence of bat use, such as droppings stuck to walls or roof faces, are generally rapidly washed or weathered away. However, this is a typical and common factor of visual bat surveys.

2. Methods

Desk-based assessment

- 2.1. A desk-based assessment was carried out by HCCET in February 2025. Geographical Information Systems (GIS) mapping was used in order to identify all records of bats or bat roosts within a 1km radius of the site. Given the localised nature of the proposals this search radius was considered sufficient for assessing risk to all ecological features.
- 2.2. In addition, records were obtained on habitats of particular value to bats such as woodlands, species-rich grasslands, and waterbodies / river corridors.
- 2.3. The Ecology Team has full access to the extensive datasets maintained by the Hampshire Biodiversity Information Centre (HBIC). However, "*whilst every reasonable effort is made to validate information supplied to and by the Hampshire Biodiversity Information Centre, owing to the dynamic and judgmental nature of information relating to wildlife, HBIC disclaims any responsibility for the accuracy or comprehensiveness of the information supplied, and accepts no liability for any indirect, consequential, or incidental damages or losses arising from use of the information*" (Paragraph 4 of the HBIC Data Users Declaration).

Field survey - building and tree roost assessment

- 2.4. A visual daytime bat survey was carried out on 12 February 2025 by Camilla Mitchell, who holds a current licence to survey bat roosts. The weather was 6°C, cloudy, wind force B1 and no rain.
- 2.5. Survey methodology used during the work is guided by and consistent with that set out in the Bat Conservation Trust's '*Bat Surveys for Professional Ecologists: Good Practice Guidelines*' 4th edition, (Collins, J. (ed) 2023).
- 2.6. The building was subject to a detailed internal and external search. The aims of this were to identify evidence of bat activity and/or identify the presence of any features that could potentially support roosting bats or features through which bats could gain access to possible roost locations. External areas were

inspected to identify potential bat access points and roosting features. Such features typically include missing, slipped, broken or bowed roof tiles, gaps around fascias and soffits, gaps in brickwork (such as missing mortar or expansion gaps), lifted chimney, roof, or window flashing, and gaps around window and door casements.

- 2.7. The external inspection also aimed to identify any direct evidence of bat use such as droppings adhering to walls, floors or windowsills below gaps, or staining around possible access gaps.
- 2.8. Features were inspected using Opticron Discovery 10x42 close-focusing binoculars and where necessary and safely possible, a ladder. High-powered torches (Clulite Clubman CB2 and Lenser P7.2) were used to illuminate potential roost and roost access features.
- 2.9. Where present and safely accessible, any internal voids and similar spaces were inspected for evidence of bat presence such as live bats, corpses, droppings, feeding remains and staining. The building was subsequently assessed for its suitability to support roosting bats, from 'None to 'High', in line with the survey guidelines.

Habitat suitability for foraging, commuting and other activity

- 2.10. An assessment was made of the suitability of the site and the surrounding landscape to support foraging, commuting and other flying behaviours such as swarming and social interactions. The assessment was based on the presence of habitat features such as woodland, scrub, hedgerows, grassland, and open water and watercourses, which are highly attractive to bats as both a foraging resource and as commuting routes. The presence of such habitats, particularly in a mosaic with other suitable habitats, typically increases the potential for structures to be exploited by bats where suitable roost and access opportunities are present. The presence of unlit semi-natural vegetation and habitat linkages between the site and the surrounding landscape were also considered.
- 2.11. The table in Appendix 4 sets out the guidelines for assessing roost suitability and foraging habitat quality.

3. Results

Desk-based assessment

- 3.1. Appendix 2 shows the location of the site and its surrounding relevant ecological interest features produced during the desk-based assessment.

Designated sites and notable habitats

- 3.2. The map in Appendix 2 shows that Charlie's Barn lies in a predominantly rural area characterised by the presence of extensive areas of woodland, open grassland and riparian habitats adjacent to the River Hamble to the south.
- 3.3. Designated sites in the surrounding area include Internationally Designated sites on the Hamble River comprising the Solent Maritime Special Area of Conservation (SAC), and the Solent and Southampton Waters Special Protection Area (SPA) and Ramsar Site. These sites support internationally important bird populations and supporting habitats and are located approximately 650m to the south and 800m to the east of the site. These international designations are largely concurrent in the local area with the nationally designated Upper Hamble Estuary and Woods Site of Special Scientific Interest (SSSI) which is designated for the important estuarine and woodland habitats and assemblage of species which they support.
- 3.4. There are eight locally designated Sites of Importance for Nature Conservation (SINCs) within the 1km search area of the site. These are designated for supporting locally important semi-natural woodland, unimproved and semi-improved grasslands and wetland habitats. The nearest SINC is Manor Farm Meadows (Central Field) SINC which supports wetland meadow habitat and is located 40m to the north of the site.
- 3.5. The site is located within the Manor Farm area of the River Hamble Country Park which is an extensive area of agricultural grasslands with linking treelines and hedgerows which connect with priority woodland, grassland and wetland habitats in the wider area.

Bat records

- 3.6. There are a number of recorded bat roosts and records of bat activity within the search area. These are set out in Appendix 2. In summary several of the historic farm structures located to the south of the site are known bat roosts with records of roosts of Common Pipistrelle *Pipistrellus pipistrellus* and Brown Long-eared Bat *Plecotus auritus* present. In addition, there are activity records of at least eight species comprising Common Pipistrelle, Soprano Pipistrelle *Pipistrellus pygmaeus*, Brown Long-eared Bat, Noctule *Nyctalus noctula*, Serotine *Eptesicus serotinus*, Natterer's Bat *Myotis nattereri*, Bechstein's Bat *M. bechsteinii* and Whiskered Bat *M. mystacinus*.

Birds

- 3.7. The data search returned no records of Barn Owl *Tyto alba*, although they are known to be present on the wider site.

Field survey

- 3.8. The following sections describe the findings of the field survey work. Photos of relevant features described below are shown in Appendix 3.

Internals

- 3.9. Internally, the barn has an open interior with an exposed steel frame (Photos 3 and 4). The interior walls are unlined and comprise the corrugated materials of the exterior walls and roof. There are sections of polycarbonate corrugated materials on the walls and roof which allow light to penetrate the interior (Photo 4). The corrugated sheeting has some gaps present at the edges and eaves (Photo 5). There are no internal voids or crevices suitable for bats to utilise for roosting (Photo 6) and the interior is quite light.
- 3.10. The ground in the interior comprises some hardstanding and compacted bare ground. There are stored materials inside including farm machinery, timbers and furniture (Photos 3 and 4). Surfaces were examined and no evidence of bats such as bat droppings, feeding signs or urine stains were observed.

Externals

- 3.11. The structure comprises two adjacent pitched roof steel framed barns (Photos 1 and 2). The exterior walls and pitched roof are corrugated materials with an edge feature at the gable ends and guttering at the eaves (Photo 7). There are some gaps between the panelling sections and some ivy and moss growth on the exterior walls and roof.
- 3.12. There are no suitable gaps or crevices between the corrugated panels for roosting bats (Photo 8).

Habitats for foraging, commuting, and other activity

- 3.13. The wider area around the barn has high quality habitat for bats with extensive areas of woodland, grassland and hedgerows and the riparian habitats of the River Hamble to the south.

Nesting birds

- 3.14. There is evidence of nesting birds within the structure including piles of sticks on the interior frame, indicative of species such as Common Pigeon *Columba livia* and Jackdaw *Corvus monedula*.
- 3.15. No pellets were found within the barn and no other evidence of owl activity. Barn Owl *Tyto alba* is considered to not be present.

4. Discussion

Preliminary Roost Assessment

- 4.1. The site is located within a landscape of high suitability for bats.
- 4.2. There is no evidence of bats within the structure and the barn is considered to have negligible suitability for supporting roosting bats.

BCT Criteria are as follows: *No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.*

Impact assessment

- 4.3. The proposals seek to demolish the barn.
- 4.4. The barn is considered to have negligible suitability for supporting roosting bats. Therefore, the works will have negligible impact on bats.
- 4.5. Common nesting birds may be present within the barn, if present the demolition may result in the destruction of nests and eggs and the potential injury or killing of birds.

Relevant legislation

- 4.6. Bats and their roosts (even when unoccupied) are legally protected under both the Wildlife and Countryside Act 1981 (as amended)¹ and the Conservation of Habitats and Species Regulations 2017².
- 4.7. This legislation makes it an offence to kill, injure or disturb bats, or to destroy or damage their roosts, even when the bats are not present. It also makes it an offence to 'take' a bat. For such work to legally proceed, Natural England (the Government's statutory nature conservation agency) will issue a licence for the

¹ <http://www.legislation.gov.uk/ukpga/1981/69>

² <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

work to be able to proceed legally, subject to the proposals meeting certain criteria.

- 4.8. All wild bird species, their eggs and nests are protected under the Wildlife and Countryside Act 1981 (as amended).

Planning Policy

- 4.9. Paragraph 175 of the National Planning Policy Framework (NPPF) (MHCLG, 2019) requires that when determining planning applications, 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.

5. Recommendations

Further surveys and mitigation

- 5.1. The barn structure has been assessed as presenting negligible roost suitability. Following established survey guidance, no further surveys and mitigation are required.

Nesting birds

- 5.2. To avoid impacts to nesting birds, demolition should be carried out outside of the nesting bird season (indicatively March to August).
- 5.3. If this is not possible a nesting bird check of the structure should be carried out prior to demolition. If nesting birds are present, then they should be left *in situ* until they have fledged, and dependent young are no longer present/or if the birds have left the nest of their own accord.

Biodiversity enhancements

- 5.4. It is recommended that 2x new bird boxes are installed in suitable locations across the wider site once the barn is demolished.

6. Conclusions

- 6.1. Visual bat survey work at Charlie's Barn, Manor Farm, River Hamble Country Park found the structure to have negligible suitability for supporting roosting bats.
- 6.2. The development works will have negligible impact on bats.
- 6.3. No further survey work or mitigation is required for bats.
- 6.4. There is evidence of nesting bird presence in the barn with the potential for common species such as Common Pigeon and Jackdaw to be present within the structure.
- 6.5. There is no evidence of Barn Owl present within the barn.
- 6.6. The development is entirely within areas of existing buildings and hardstanding. There is therefore no requirement for Biodiversity Net Gain.
- 6.7. Recommendations to avoid impacts to nesting birds are:
 - Demolish the structure outside of nesting bird season or if this is not possible,
 - Carryout a nesting bird check prior to demolition. If nesting birds are present demolition cannot be carried out until birds and their dependent young have left of their own accord.
- 6.8. It is recommended that 2x new bird boxes are installed in suitable locations across the wider site once the barn is demolished.
- 6.9. Unless otherwise advised, the findings and recommendations in this report are solely based on the plans and brief provided to HCCET. The results and findings are valid for two years from the date of the initial field survey. HCCET should be contacted if this report is to be used after this period to check if any updating work needs to be undertaken.

References

- Chartered Institute of Ecology and Environmental Management (CIEEM). (2013), *Guidelines for Preliminary Ecological Appraisal*. CIEEM; Winchester.
- Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). Bat Conservation Trust; London.
- MHCLG, (2019). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government; London.
- Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Appendix 1 – Site Location

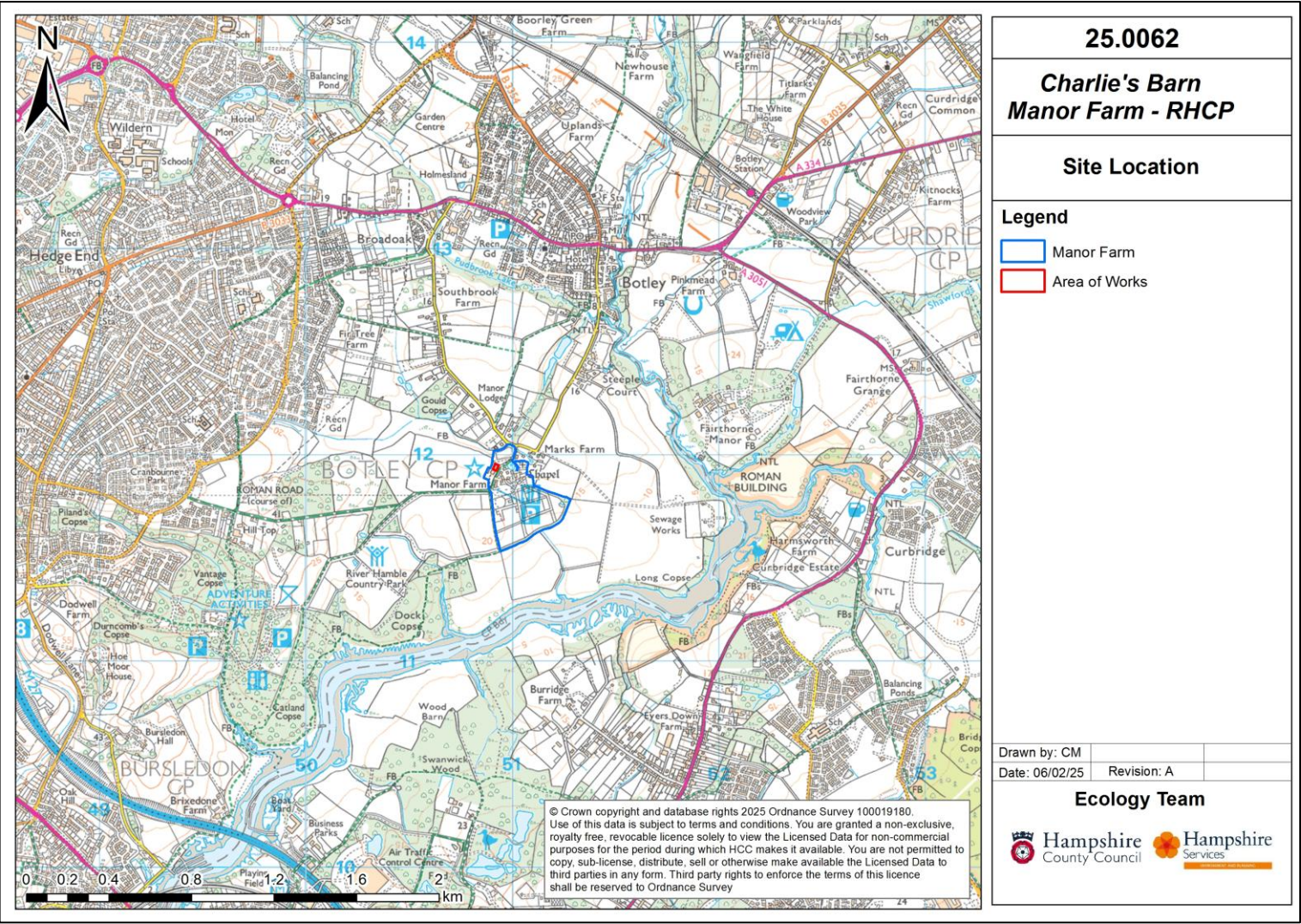
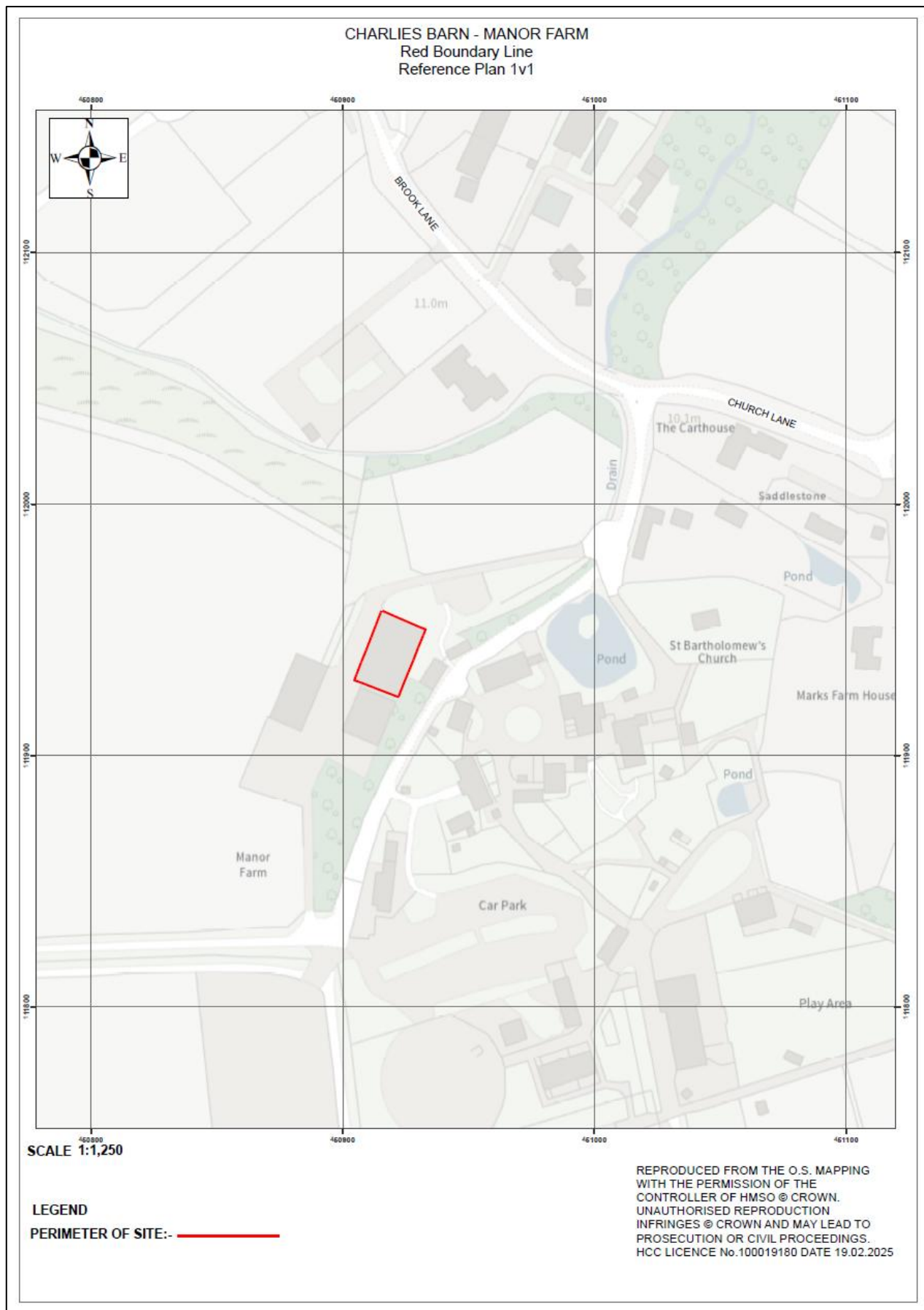


Figure A1.1 Site Location

**Figure A1.2 Red Line Boundary**

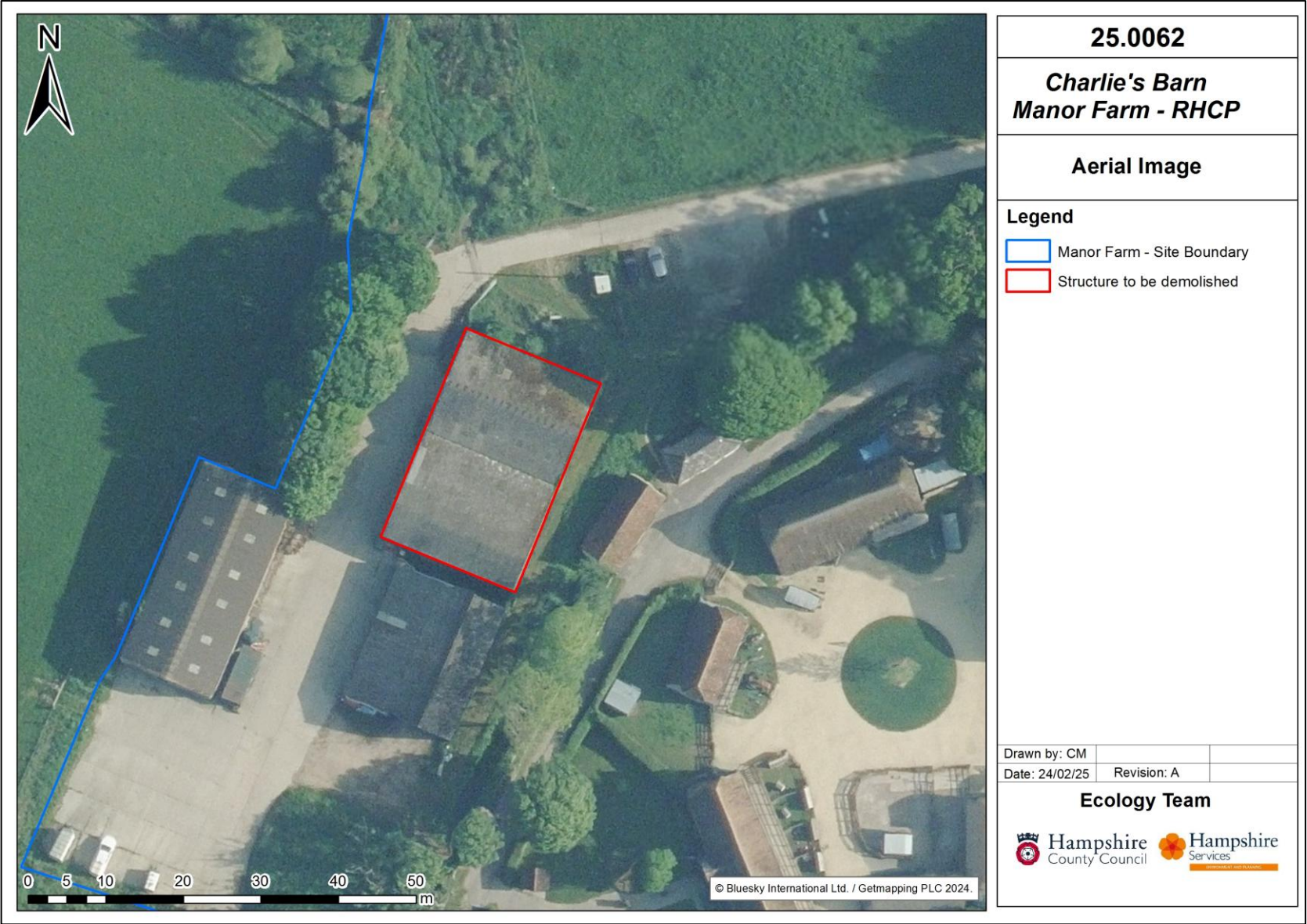


Figure A1.3 Aerial Image

Appendix 2 – Desk based assessment results

Table A2.1 Bat records within 1km of site *roosts indicated in bold*

Common Name	Taxon name	Details	Distance/ bearing from site
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2025; Roost in beam joint in thatched barn	50m E
Brown Long-eared Bat	<i>Plecotus auritus</i>	2025; Roost in beam joint in thatched barn – 2 bats	50m E
Brown Long-eared Bat	<i>Plecotus auritus</i>	2024; Roost in thatched barn, 10 bats seen emerging within barn on emergence survey	50m E
Brown Long-eared Bat	<i>Plecotus auritus</i>	2024; Roost in beam joint in thatched barn	50m E
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2024; Roost in beam joint of cart shelter barn	75m SE
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2008; Dawn bat survey; Seen around old church during bat walk	100m SE
Pipistrelle species	<i>Pipistrellus</i> sp.	2001; Roost visit;	175m SW
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2014; Aural bat detector;	525m NE
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2014; Bat detector;	525m NE
Myotis species	<i>Myotis</i> sp.	2014; Aural bat detector;	525m NE
Noctule	<i>Nyctalus noctula</i>	2014; Aural bat detector;	525m NE
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2014; Aural bat detector;	525m NE
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2017; Bat detector;	575m NE
Myotis species	<i>Myotis</i> sp.	2017; Bat detector;	575m NE
Noctule	<i>Nyctalus noctula</i>	2017; Bat detector;	575m NE
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2017; Bat detector;	575m NE
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2022; bat detector;	600m NE
Noctule	<i>Nyctalus noctula</i>	2022; bat detector;	600m NE
Serotine	<i>Eptesicus serotinus</i>	2022; bat detector;	600m NE
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2022; bat detector;	600m NE
Bats	Chiroptera	2005; Bat Detector/Bat Walk; NBMP - sunset survey - behind hanging tiles on	650m NW

Common Name	Taxon name	Details	Distance/ bearing from site
		house - nursery roost - Pipistrelle unsure	
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2010; Bat detector; NBMP Data - emergence survey	650m NW
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2010; Roost emergence count; BCT NBMP Roost emergence count	650m NW
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2009; Roost emergence count; BCT NBMP Roost emergence count	650m NW
Pipistrelle Bat species	<i>Pipistrellus</i>	2005; Unknown; BCT NBMP Sunset survey. Roost found.	650m NW
Pipistrelle Bat species	<i>Pipistrellus</i>	2009; Bat detector; NBMP Data - emergence survey	650m NW
Pipistrelle Bat species	<i>Pipistrellus</i>	2010; Not Recorded; BCT NMBP Sunrise/sunset survey. Roost found.	650m NW
Pipistrelle Bat species	<i>Pipistrellus</i>	2005; Unknown; BCT NBMP Sunrise survey	650m NW
Pipistrelle Bat species	<i>Pipistrellus</i>	2010; Not Recorded; BCT NMBP Sunrise/sunset survey	650m NW
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2019; Bat detector - time expansion recording;	675m N
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2019; Bat detector - time expansion recording;	675m N
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2021; Bat detector - full spectrum;	675m NW
Myotis species	<i>Myotis</i> sp.	2019; Bat detector - time expansion recording;	675m N
Noctule	<i>Nyctalus noctula</i>	2019; Bat detector - time expansion recording;	675m N
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2019; Bat detector - time expansion recording;	675m N
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2014; Bat detector; Public bat walk	825m NE

Common Name	Taxon name	Details	Distance/ bearing from site
Bats	Chiroptera	1998; Roost visit (droppings);	875m NE
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2011; bat detector time expansion recording;	875m N
Myotis species	<i>Myotis</i>	2011; bat detector time expansion recording;	875m N
Noctule Bat	<i>Nyctalus noctula</i>	2011; bat detector time expansion recording;	875m N
Bechstein's Bat	<i>Myotis bechsteinii</i>	2016; mist netting with acoustic lure;	950m SW
Brown Long-eared Bat	<i>Plecotus auritus</i>	2016; mist netting with acoustic lure;	950m SW
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2018; Bat detector; Living Record VC11 batch 3956.	950m NW
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	2016; mist netting with acoustic lure;	950m SW
Natterer's Bat	<i>Myotis nattereri</i>	2016; mist netting with acoustic lure;	950m SW
Noctule	<i>Nyctalus noctula</i>	2018; Bat detector;	950m NW
Serotine	<i>Eptesicus serotinus</i>	2018; Bat detector;	950m NW
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2016; mist netting with acoustic lure;	950m SW
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2016; mist netting with acoustic lure;	950m SW
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2018; Bat detector;	950m NW
Whiskered Bat	<i>Myotis mystacinus</i>	2016; mist netting with acoustic lure;	950m SW

Appendix 3 – Photos



Photo 1 North elevation



Photo 2 South elevation



Photo 3 Interior showing steel frame and stored materials



Photo 4 Interior showing polycarbonate sections to roof



Photo 5 Gaps in corrugated panelling

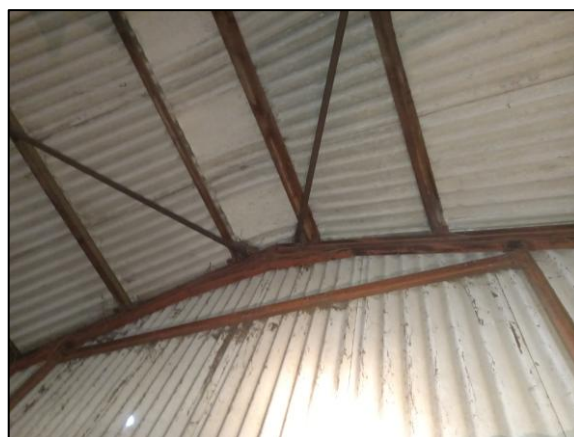


Photo 6 Interior – no voids or crevices



Photo 7 Eastern elevation –
guttering at eaves



Photo 8 View of corrugated
materials.

Appendix 4 – Roost and activity habitat suitability criteria

Table A4.1 BCT guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape.

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

High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation roosts, e.g., maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant.' This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute). ^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ^c Evidence from the Netherlands shows mass swarming events of Common Pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common Pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.		