

LBM ECOLOGY

Preliminary Roost Assessment

Copthorne

For

Vic Saunders

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1 Executive Summary

LBM Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) by Vic Saunders of an area of land known as Claremont, Cophthorne, West Sussex, hereafter referred to as 'the site'.

This report has been produced to inform a planning submission (Ref: DM/25/0666) for the site which seeks *'Change of use from a single dwelling-house to a pair of semi-detached dwelling-houses. Conversion of rear outbuilding and main house loft space to habitable accommodation. Demolition of rear store building and rear garage. First floor side extension and remodelling of roofs'*, hereafter referred to as 'the development'.

The site consists of a building (B1), an outbuilding (B2), developed land; sealed surfaces with some shrubs along the peripheries and modified grassland.

A PRA was undertaken on 27th May 2025 of B1 and B2. Potential Roosting Features (PRFs) were observed on the externals of B1 and B2. PRFs on B1 included lifted/missing tiles, and missing mortar present under gable end tiles. The building was assessed overall with moderate suitability for summer roosting bats. On B2 PRFs included lifted tiles/missing tiles, gap between fascia board and wall, and missing wooden cladding. The building was assessed overall with moderate suitability for summer roosting bats.

The PRFs are non-classic hibernation features with lifted tiles, small cavities that are likely to be thermally unstable and superficial features. B1 and B2 were therefore assessed with low hibernation suitability.

The development of B1 and B2 has the potential to destroy a bat roost and kill or injure bats and therefore contravene legislation pertaining to roosting bats.

The following recommendations should be adhered to for the development to be compliant with legislation and planning policy pertaining to roosting bats.

- Two dusk emergence surveys in line with best practice¹ should be carried out to determine presence/likely absence of roosting bats within B1. Results from these surveys will inform the mitigation and/or enhancements in relation to roosting bats;
- As the building has been assessed with low hibernation suitability, further survey effort is not considered proportionate. The development should be timed to avoid the hibernation period of November to March inclusive;
- If works are to be conducted at night, a sympathetic lighting regime should be implemented during the construction phase of the development; and
- Provision of integrated bat boxes.

The data collected during this PRA is considered valid for 18 months in accordance with CIEEM guidance² and an updated survey will be required if the development has not started within this timeframe or should site conditions change significantly during this time.

2 Introduction

LBM Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) by Vic Saunders of an area of land and associated buildings known as Claremont, Cophorne, West Sussex, hereafter referred to as 'the site'.

This report has been produced to inform a planning application for the site which seeks '*Change of use from a single dwelling-house to a pair of semi-detached dwelling-houses. Conversion of rear outbuilding and main house loft space to habitable accommodation. Demolition of rear store building and rear garage. First floor side extension and remodelling of roofs*', hereafter referred to as 'the development'.

2.1 Aims of Survey

The purpose of the PRA was to undertake an inspection of the building (B1) and outbuilding (B2) to assess their suitability to support roosting bats. This involved a systematic search of the internal spaces to search for evidence of roosting bats including field signs or bats themselves, and an external inspection to note any Potential Roosting Features (PRFs). The PRA will inform the need for further survey effort or any mitigation requirements.

2.2 Site Description

The site extends to approximately 0.048 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): TQ 31540 39501.

The site predominately comprises the buildings and developed land; sealed surfaces with some shrubs along the peripheries and modified grassland.

3 Methodology

3.1 Preliminary Roost Assessment

A PRA was undertaken in daylight on 27th May during mild (15°C), wet and cool conditions. The evaluation of bat suitability comprised a detailed systematic internal and external assessment of B1 and B2 (Figure 1), that aimed to identify suitable PRFs. In accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines¹ consideration was given to:

- The presence, number and suitability of PRFs;
- The availability and value of nearby habitats for bats;
- The availability of access to roosts for bats; and,
- Signs of bat activity or presence.

Definite signs of bat activity were taken to be:

- Bats themselves; and,
- Bat droppings;

Signs of possible bat presence were taken to be:

- Feeding remains such as moth and butterfly wings;
- Grease marks/staining;
- Scratch marks; and,
- Urine spatter.

Accessible PRFs were inspected by an appropriately licenced and trained ecologist using a torch and endoscope.

Roosting suitability was defined as per BCT guidelines, which is assessed on a scale through none, negligible, low and moderate to high, as per Table 1 below. If a roost is confirmed to be present, then the suitability is still applied as other roosts may be present but undiscovered. Other factors such as the surrounding habitat and presence of roosts within the surrounding area (as detailed below within Section 3.1.1 below) was considered when assigning a level of suitability to the building.

Table 1 *Habitat Suitability for Roosting Bats*

Potential suitability	Description of roosting habitats in structures
None	No PRFs on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of PRFs at all ground/underground levels).
Negligible	No obvious PRFs on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable PRFs on occasion.
Low	A structure with one or more PRFs that could be used by individual bats opportunistically at any time of the year. These PRFs however do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level and light levels of disturbance), and/or suitable surrounding habitat to be used on a regular

	basis or by larger numbers of bats (i.e. unsuitable to support a maternity colony and not a classic cool/stable hibernation site).
Moderate	A structure with one or more PRFs 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, e.g. maternity or classic cool/stable hibernation sites.
High	A structure with one or more PRFs 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. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.

3.1.1 Hibernation Roosting Assessment

Hibernation roosting suitability for structures is also assessed on a scale through none, negligible, low and moderate to high. However, the below rationale also applies when considering hibernation suitability:

- Are there suitable roosting features?
 - If none or limited features exist treat as low hibernation suitability;
 - If underground features exist e.g. cellars, tunnels etc. this is considered a 'classic hibernation site' and should be treated as having high hibernation suitability; and
 - If roosting features are present but are not underground this is a 'non-classic hibernation site' and should be treated as having moderate hibernation suitability.
- What is the surrounding habitat like?
 - If poor quality and/or poor connectivity consider reducing the hibernation suitability level; and,
 - If good quality and/or well connected consider maintaining or increasing the hibernation suitability level;
 - Are there known summer roosts in the structure, adjacent structure or in the immediate area?
 - If not known maintain the hibernation suitability level; and
 - If yes consider increasing the hibernation suitability level.

3.2 Surveyors

The survey was undertaken by Luke Measey.

Luke Measey BSc (Hons) MCIEEM, is an ecologist with over seven years of experience and has an undergraduate degree in Ecology and Environmental Management BSc (Hons). He holds a Natural England Level 1 Class Survey Licence for Great Crested Newt, Natural England Level 1 Class Survey Licence for bats and is a certified tree climber.

Gemma Abela is a bat ecologist with ten years of experience. She has an undergraduate degree in Geography of Africa and Asia BA (Hons) and MSc in Environmental Modelling, Monitoring and Management. She holds a Natural England Level 1 Class Survey Licence for bats.

This report was written by Luke Measey and reviewed and verified by Gemma Abela, who confirms in writing that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and,
- Avoids invalid, biased and exaggerated statements.

3.3 Survey Limitations

There were no limitations associated with the survey.

The data collected during this PRA is considered valid for 18 months in accordance with CIEEM guidance² and an updated survey will be required if the development has not started within this timeframe or should site conditions change significantly during this time.

4 Results

4.1 Preliminary Roost Assessment

4.1.1 Site Context

The site is set in the rural setting of Copthorne, West Sussex with residential housing directly to the north, west and south of the site. To the north-east is a play park and shortly mown amenity grassland field. Beyond the residential housing to the north are agricultural fields. Approximately 150m north-west is an area of ancient woodland, connected to other woodland areas and hedgerows lining the agricultural fields. There is a watercourse that runs through the centre of Copthorne, approximately 210m south of the site, separated by residential housing and a school. A hedgerow/line of trees directly north of the site connects the site to the agricultural fields to the north and in turn, the parcel of ancient woodland to the north-west.

4.1.2 External

B1 is a residential building built in 1905, with an extension on the eastern aspect with a pitched roof and western aspect with a flat roof. The southern aspect of building is Flemish brick bond construction. The north, west, east aspects are all stretcher bond construction. The building was renovated from 1960s and all aspects contain a cavity wall. It has a pitched roof with clay tiles and clay decorative ridge. Eaves, soffits, and lead flashing are all present.

There is minor damage and decay to the brick work with some missing mortar or holes in brickwork present. The roof is in moderate condition with some lifted/missing tiles and missing mortar present under gable end tiles. The soffit boxes were in good condition with no damage or decay.

B2 is an outbuilding that was formerly a freezer room that is used as a storage area, toilet, and utility room. The western section contains a pitched roof with a contained void. The eastern section is a flat roof with a pitched roof for a wooden shed. The wooden shed has wooden boarding directly onto the roof structure and contained no void.

PRFs included missing mortar between brickwork, hole in brickwork, lifted tiles, missing mortar under gable end tiles that provide small cavities, gap between fascia board and wall, missing wooden cladding slats, and missing tiles. These PRFs are likely to provide a small cavity space for low numbers of individual bats. No bats or signs of bats were recorded during the external PRA. Results of the external PRA are summarised in Table 2 below, with full PRA survey results provided in Appendix B and photographs of the survey provided in Appendix C.

Table 2 Summary of External Inspection

Building No.	PRF Description	Photograph	Roosting Suitability
B1	Lifted tile on the pitched eastern extension of B1, likely to be drafty. May lead to a small cavity between the tiles and base contained roof void.		Moderate
	Missing mortar under end tiles on the northern and southern aspects that leads to a small cavity between the base of the roof structure and tiles that extends the whole roof structure. It is approximately 4cm in height and 3cm wide. Is likely to be drafty due to the lifted tiles and missing mortar on both the southern and northern aspects.		Moderate

Building No.	PRF Description	Photograph	Roosting Suitability
	Lifted tiles on the porch roof on the southern aspect of the building that leads to a small cavity between the base of porch roof and tiles. It is likely to be drafty due to the numerous lifted tiles and missing mortar on the western aspect.		Moderate
	Missing mortar on the western aspect of the porch roof that leads to a cavity between the base of the porch roof and tiles. It is likely to be drafty due to the numerous lifted tiles and missing mortar on the western aspect.		Moderate

Building No.	PRF Description	Photograph	Roosting Suitability
	A hole in the brickwork on the southern aspect of the building, potentially from removed pipework. It may lead to a cavity however, could not be inspected due to the feature being 4.5m from ground level.		Moderate
	Lifted ridge tiles on the pitched roof. Likely to be a superficial feature that is drafty and suitable for only small numbers of bats.		Low

Building No.	PRF Description	Photograph	Roosting Suitability
	Lifted tiles on the roof structure of the northern and southern aspects that is likely to be a small space where the tiles overlap. Likely to be superficial and drafty and large enough for low numbers of bats.		Low
	Missing roof tiles on the western gable end of the southern pitched roof that may lead to a small cavity as a bird was seen entering the gap in missing tiles. Is likely to be fairly drafty, exposed to rain and fluctuate in temperatures so unlikely to provide suitable conditions for a maternity roost.		Moderate

Building No.	PRF Description	Photograph	Roosting Suitability
	A missing roof tile is present on the western gable end on the northern pitched roof that may lead to a small cavity that is likely to be drafty, exposed to rain and therefore unlikely to be suitable for a maternity roost.		Moderate
	Missing mortar in brickwork on the western flat roof extension with a western aspect, is very shallow, approximately 1.5cm in height,, 1cm wide and approx. 2cm in depth.		Negligible

Building No.	PRF Description	Photograph	Roosting Suitability
B2	Missing tiles and mortar on the western aspect that leads to a very open and exposed cavity that is approx. 4cm in height, 5cm wide and 6cm in depth. It is too open and exposed to provide suitability for roosting bats.		Negligible
	Lifted roof tile on the northern aspect of the pitched roof that is likely to be superficial, drafty and exposed.	-	Low
	Missing roof tile under the ridge decorative ridge tiles that would provide a small cavity space under the ridge tile, likely to be superficial and drafty and suitable for low numbers of bats.	-	Low

Building No.	PRF Description	Photograph	Roosting Suitability
	Gap between the fascia board and wall that runs along the majority of the eastern aspect of the flat roof section of B2. It is approximately 10cm in height, 100cm in length and 1cm in depth. Is likely to be drafty and exposed.		Low

Building No.	PRF Description	Photograph	Roosting Suitability
	Missing wooden cladding that provides access into a small space between the insulation of the pitched section of the wooden shed on the eastern section of B2. It is likely be drafty and exposed due to the large opening. It is a felt roof and wooden boarding so is unlikely to be thermally stable.	 A photograph showing the exterior of a wooden shed. The shed has a pitched roof with dark wooden boarding. A red circle highlights a gap in the cladding where the roof meets the wall. To the right of the shed is a brick building with a white-framed window. The sky is overcast and there are some trees in the background.	Low

4.1.3 Internal

The loft void of B1 is an open void with wooden rafter beams with fink arrangement. The clay tiles were pinned directly to the wooden rafter beams with no insulation lining the internal of the roof. Due to an absence of an internal lining, the loft void was very drafty. There is minor light ingress where the clay tiles overlap and around the gable end tiles, however no large openings were observed. No cracks or gaps in the brickwork were observed on the brickwork along the gable ends of the building on the western and eastern aspect. There is a water tank present in the loft space that is covered. The void had some items stored in the loft but was uncluttered and dusty indicating it had not been recently cleaned.

There were no boarded walkways, with the floor of the void lined with insulation. All of the loft space could be inspected from the loft hatch for bats or signs of bats. Rodent droppings were recorded, however no bats and no signs of bats were observed and no visible access/egress points were noted during the inspection. Due to the very drafty conditions, no visible access/egress points and no signs of bats observed in the form of droppings, the building was assessed with negligible suitability for a maternity roost.

Overall Suitability

Taking into consideration the location of the site, with commuting corridors linking the site to suitable foraging habitat offsite and woodland parcels, the number of features on the building, it has been assessed with moderate suitability to support summer roosting bats.

4.1.4 Hibernation

The PRFs recorded are classified as being non-classic hibernation features as they are above ground level however, lifted tiles that provide small cavities for bats are unlikely to be humid and drafty, reducing the suitability for hibernating bats. Taking into consideration the locality of the site and the type of PRFs present B1 and B2 have been identified with low suitability for hibernating bats.

5 Mitigation and recommendations

B1 and B2 have been assessed with moderate suitability for summer roosting bats and low suitability for hibernating bats. Bats are fully protected by UK legislation (see Appendix D). The development proposals of renovating B1 and B2, renovating and remodelling the roof has the potential to disturb or damage a bat roost and result in injury or killing of bats if the works were to proceed in the absence of mitigation. Therefore, further surveys are required to confirm the presence or likely absence of roosting bats in the building prior to the commencement of the works, in line with best practice.

5.1 Further survey

Two dusk emergence surveys should be undertaken of B1 and B2, adequately spaced out over the course of the summer period between May and September (inclusive), with at least one of the two surveys carried out between May and August (inclusive) leaving a minimum of 3 weeks between survey visits.

The requirement for and scope of mitigation measures and recommendations regarding roosting bats e.g. if a Natural England EPSM licence is necessary, would be confirmed upon completion of the further survey(s) and details provided in the subsequent bat survey report.

As the building has been assessed with low hibernation suitability, with the features largely surface-dwelling features, within/behind external features on the building, further survey effort is not considered proportional or necessary. Only a destructive search would be definitive for confirming presence/likely absence of hibernating bats.

5.2 Mitigation

As B1 has been assessed with low hibernation suitability, the works should be timed to avoid the hibernation period (November to March inclusive) as that is when bats are most sensitive to disturbance. This is subject to confirmation after the nocturnal dusk emergence surveys as the results of these surveys may influence the ideal timing of the works.

As birds have been observed nesting within under the tiles on B1, the roofing works should be timed to occur outside of the nesting bird season (i.e. between September and mid-February inclusive). If this is not possible, it should be carried out following a nesting bird check by a suitably experienced ecologist to identify the presence of an active nest. If an active nest is discovered, a suitably sized buffer zone (3-5m, species dependent) should be enacted, whereby no works are permitted to occur until the young have fledged and/or the nest is no longer active.

Lighting

Artificial lighting can cause disturbance to bat species' roosting, foraging and commuting activity. Proposals should therefore impose measures to limit additional light disturbance at site during the development. Bat-sensitive lighting should be incorporated into the scheme to minimise any potential impacts of increased lighting levels on foraging, commuting and socialising bats. Lighting design should follow guidance provided by the Institute of Lighting Professionals (ILP) and BCT³, specifically:

- The works will be timed to occur during daylight hours only.
- Any lighting on site will be task orientated and directed away from tree and scrub lines to the north and east of the site.

If works are to be conducted during nighttime hours, the lighting will:

- Avoid use of metal halide and fluorescent light sources;
- Warmth of luminaires. Any external areas will incorporate light at a <2700K where possible, with peak wavelengths higher than 550nm;
- Use of screens/hoods to make any external lighting as directional as possible, avoiding light spill on any natural features;
- Where possible, external lights will be as low to the ground as possible and use of bollard lighting should be avoided;
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered. Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;

5.3 Enhancements

Bat Boxes

A minimum of three bat boxes should be integrated into the design of the building to provide suitable roosting opportunities for bats post development.

Summer bat boxes should be positioned in sunny locations, most suitably on the southern and western façades of the building, with hibernation boxes situated on northern aspects. Bat boxes should be placed away from doors, windows and street lighting, ideally at a minimum of 3-5m from ground level, with the entrance free from obstruction. The behaviour of bats varies between species however, generally they will use a number of different roosts of varying climate conditions. Therefore, it is advisable to integrate several boxes with varying locations and aspects across the site.

Boxes should comprise a mixture of:

- Two Integrated Habitat Bat Box 003 (or similar), suitable for pipistrelle and Myotis species, such as Natterer's *Myotis nattereri* and Whiskered *Myotis mystacinus*;
- One Schwegler 2FE (or similar) or wall mounted bat shelter, suitable for summer or winter hibernation roosts suitable for pipistrelle and whiskered;

Further compensation or enhancements are to be outlined upon completion of the further dusk emergence surveys.

6 Summary and Conclusion

LBM Ecology was commissioned to undertake a PRA by Vic Saunders, including an inspection and search for evidence of bats, or bats themselves, and determine the suitability of B1 and B2 to support roosting bats.

B1 and B2 was externally and internally inspected in May 2025 for field signs of roosting bats and PRFs. B1 and B2 was assessed with moderate suitability for summer roosting bats and low suitability for hibernating bats.

Therefore, the development should be undertaken outside of the hibernation period (November to February inclusive) and two emergence surveys are recommended of B1 and B2 to confirm the presence/likely absence of roosting bats. The results of the emergence surveys would inform the appropriate mitigation for roosting bats.

Appendix A Figures

Figure 1 PRA Survey Results

CLAREMONT

- Legend
- Redline Boundary
 - Surveyor

- PRFs
- Hole in brickwork
 - Lifted tile
 - Missing mortar
 - Lifted ridge tile
 - Missing tile
 - Missing mortar under tile
 - Gap between fascia board and wall
 - Missing wooden cladding

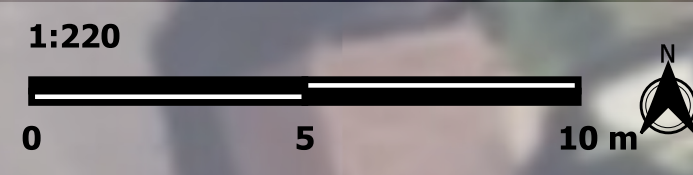
- Roosting Suitability
- Moderate



Title: Figure 1 PRA Survey Results

Drawn by: LM
Date: 03/06/2025

Reviewed by: GA
Date: 03/06/2025



Appendix B Full PRA Survey Results

Building No.	Feature No.	w3w:	Feature Type	Height from Ground and Orientation of PRF	Bat Evidence Found	Dimensions (External) H x W (cm)	Dimensions (Internal) H x W (cm)	Roosting Suitability	Hibernation Suitability	Notes
B1	F001	pounds.outfit.villa	lifted tiles	3m north	No	3x5		low	low	Lifted tile on pitched section of roof on B1's eastern extension. Likely to be drafty, no loft void present, unsuitable for maternity.
B1	F002	flags.known.latest	lifted tiles	3.5m east	No	1x5		low	low	Lifted tile on pitched section of roof on B1 eastern extension. Likely to be drafty, no loft void present, unsuitable for maternity.
B1	F003	winter.eagles.trips	lifted tiles	3m east	No	1.5x1		low	low	Lifted tile on pitched section of roof on B1 eastern extension. Likely to be drafty, no loft void present, unsuitable for maternity.

B1	F004	broke.took.same	missing mortar under gable end tiles	5.5 east	No	1.5x3		Moderate	low	Missing mortar under gable end tiles on pitched roof above soffit box, likely to be absent of a cavity space and likely to be drafty and exposed
B1	F005	nuns.crush.tent	missing mortar under tiles	3m south	No	3x4		Moderate	low	Missing mortar leading to a gap between the roof tiles, cavity extends along whole roof structure but is approximately 4x3cm likely to be drafty due to lifted tiles
B1	F006	brook.took.same	lifted tiles	2.5-3m south	No	1x6		low	low	Lifted tiles on whole of porch that may lead to a small cavity between the tile and wooden frame, likely to be drafty and unsuitable for maternity
B1	F007	ruby.cared.stored	missing mortar under tiles	3m west	No	4x3		Moderate	low	Missing mortar under end tiles provides access into cavity between wooden boarding and tiles, likely to be very dafty and unsuitable for maternity

B1	F008	stop.singer.fame	hole in brickwork	4.5m south	No	2x2		moderate	low	Hole in brickwork from potentially removed pipework. May lead into a cavity wall, small entrance
B1	F009	retail.pills.assets	lifted tile	8m south	No	1x4		low		Lifted roof tile, gap between tiles low suitability
B1	F010	flank.monday.lamp	gap under ridge tile	8m south	No	2x10		low	low	Missing roof tile that provides access under the ridge tile. low suitability
B1	F011	badly.moss.foam	lifted ridge tile	8msouth	No	2x10				lifted ridge tile adjacent to chimney
B1	F012	badly.moss.foam	lifted tile	7.5m south	No	1x15		low	low	Lifted tile directly below chimney
B1	F013	shop.this.master	missing tiles	7.5m west	No			moderate	low	Missing tiles on gable end that may lead to a cavity in soffit. bird observed entering feature indicating presence of a cavity. No access into the loft space. on southern side of pitched roof

B1	F014	badly.moss.foam	missing tile	7.5m west	No			moderate	low	Missing tile intertwined with climbing plant roots. may provide access into a cavity as for F012, smaller access. on northern aide of pitched roof
B1	F015	badly.moss.foam	lifted ridge tile	8m north	No	1x10		low		Lifted ridge tile adjacent to chimney
B1	F016	flank.monday.lamp	lifted ridge tile	8m north	No	1x300		low		Gap under most of ridge tiles on northern aspect
B1	F017	digit.learn.twigs	gap in mortar	3.5m west	No	2x1		low		Missing mortar in brickwork on flat single storey extension on the western aspect in gap in Virginia creeper
B2	F001	home.moved.vibrates	missing tiles	4m west	No	3x5	4x5x6	neg		Missing Mortar under missing gable end tiles leads to a very open and exposed cavity. neg suitability
B2	F002	home.moved.vibrates	lifted tile	3.5m north	No	1x4				Lifted roof tile. no roof cavity present likely to be drafty and not thermally stable

B2	F003	vows.deflection.wipes	missing tile	4m north	No	2x10		low		Missing roof tile under ridge tile allowing access under ridge tile
B2	F004	animal.intelligible.form	gap between fascia board and wall	3m east	No		15x100x1	low		Gap between fascia board and wall. at the apex there is a gap that leads into internals of the freezer room.no roof void present drafty
B2	F005	extra.splice.spun	missing wooden boarding	3m north	No	30x30		low		Missing wooden cladding providing access into small cavity in pitched wooden shed. Gap between wooden rafter frame and felt roof. Likely drafty and exposed due to large opening

Appendix C Photographs of the site

Plate 1 Northern Aspect of B1



Plate 2 Western Aspect of B1



Plate 3 Southern Aspect of B1



Plate 4 Eastern Aspect of B1



Plate 5 Internal Loft void of B1



Plate 6 Internals of B2

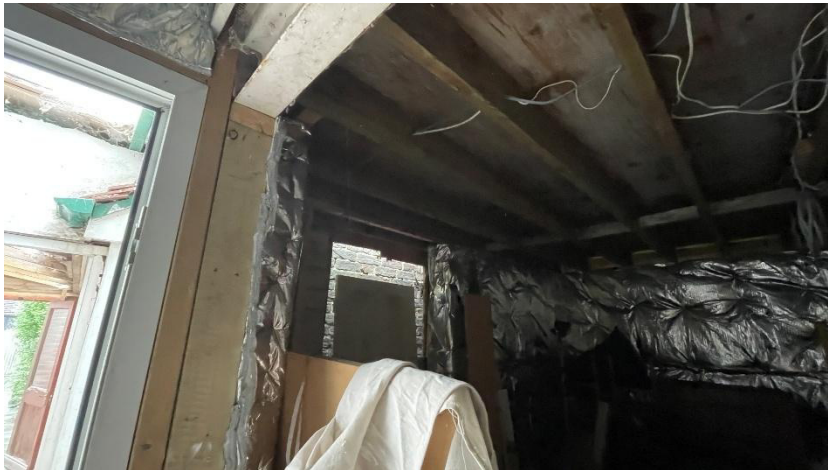


Plate 7 Underside of porch



Appendix D Legislation

All UK bats and their roosts are protected by law. Since the first legislation was introduced in 1981, which gave strong legal protection to all bat species and their roosts in England, Scotland and Wales, additional legislation and amendments have been implemented throughout the UK.

Six of the 18 British species of bat have Biodiversity Action Plans (BAPs) assigned to them, which highlights the importance of specific habitats to species, details of the threats they face and proposes measures to aid in the reduction of population declines.

The Wildlife & Countryside Act 1981 (WCA)⁴ was the first legislation to provide protection for all bats and their roosts in England, Scotland and Wales (earlier legislation gave protection to horseshoe bats only.)

All eighteen British bat species are listed in Schedule 5 of the Wildlife and Countryside Act, 1981 and under Annex IV of the Habitats Directive⁵, 1992 as a European protected species. They are therefore fully protected under Section 9 of the 1981 Act and under Regulation 43 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019⁶, which transposes the Habitats Directive into UK law. Consequently, it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

This legislation applies to all bat life stages.

The implications of the above in relation to the proposals are that where it is necessary during construction to remove trees, buildings or structures in which bats roost, it must first be determined that work is compulsory and if so, appropriate licenses must be obtained from Natural England. Additionally, although habitats that are important for bats are not legally protected, care should be taken when dealing with the modification or development of an area if aspects of it are deemed important to bats such as flight corridors and foraging areas.

7 References

¹ Collins, J. (ed.) (2023); *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London

² Chartered Institute of Ecological and Environmental Management (CIEEM) (2019); *On The Lifespan Of Ecological Reports & Surveys*

³ BCT, ILP (2023); *Guidance Note GN08/23 Bats and artificial lighting at night*.

⁴ HM Government, (1981); *Part I and Part II of Wildlife and Countryside Act (as amended)*. HMSO

⁵ CEC (Council of the European Communities), (1992); *Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*

⁶ HM Government, (2019); *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. Statutory Instrument 2019 no. 579