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BAT SURVEY REPORT

Site: Keysford Barn
Treemans Road
Horsted Keynes
West Sussex RH17 7EA

Clients: Environmental Assessment Services Ltd
Unit 4B, Holmsted Farm Business Units
The Court Yard,
Cuckfield, Haywards Heath RH17 5JT

Surveyors: D P King MEECW (NE Level 2 Bat Class Lic.No. 20116001-CLS-CLS)
NE Registered Bat Consultant RC 182
S L Wright (NE Level 2 Bat Class Lic. No. 2016-24340-CLS-CLS)
F Suppel, Assistant Surveyor

Survey Dates: 3rd June 2024

Report Date: 5th June 2024

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Bat Survey of Keysford Barn, Treemans Road, Horsted Keynes, West Sussex, RH17 7EA
OS Grid Ref: TQ 38005 27364

Executive Summary

Three surveyors from Batscan Ltd carried out a combined Phase 1 bat survey (daytime building inspection) and Phase 2 bat survey (dusk emergence check/bat activity survey) of the barn known as Keysford Barn, in Treemans Road, Horsted Keynes, West Sussex, on 3rd June 2024.

The survey was commissioned by Environmental Assessment Services Ltd (EAS Ltd), on behalf of the property owners, who are seeking planning permission to convert the barn, for use as ancillary guest accommodation. The old, timber-framed barn is currently used for storage.

Because bats and their roosts are protected by law, appropriate surveys are required, prior to any building works which may cause them harm or disturbance. At this time of the year, female bats are gathered in their summer maternity roosts, awaiting the birth of young.

A Preliminary Ecological Assessment (PEA) and Ecological Impact Assessment (EIA) were carried out by EAS Ltd in the summer of 2023*¹. EAS surveyors noted some limited evidence of bat use, as well as potential roosting features (PRFs) within the barn. Because signs of bat use were found, Batscan specialists were asked to undertake detailed bat surveys of the site.

Batscan surveyors undertook a thorough inspection of the exterior and interior of the barn and remained on site through dusk, using full-spectrum bat recorders and infra-red cameras to record bat activity, as night fell. During the daytime survey, a single brown long-eared bat (*Plecotus auritus*) was seen roosting, partially concealed, in the roof apex, above the mezzanine floor. A very small number of bat droppings were found scattered on the floor below and in the open area. Numerous PRFs were noted within the barn, including crevices between tiles at ridge level and cavities, joints and cracks in the old structural timbers.

During the dusk emergence check, the long-eared bat emerged from its roosting site inside the barn. It was not recorded exiting the barn, during the survey period. No other bat activity was recorded inside the building and no other bats emerged. Activity around the site was limited to fairly irregular passes from a small number of bats.

It is therefore concluded that a single brown long-eared bat is using the barn as a day roost. It is also possible that small numbers of other bats may visit the barn, at some times during the year. However, there is no evidence of more significant bat activity.

The proposed barn conversion works risk harming or disturbing bats and will destroy the bat roost. Therefore, a Bat Mitigation Licence will be required to allow the proposed works to proceed. With individual or small numbers of bats of a common species involved, a 'low impact' or Bat Mitigation Class Licence, is likely to be appropriate. However, further survey work will be required, prior to a bat licence application. The application cannot be made until planning consents are in place. Appropriate mitigation and compensation measures must be agreed, prior to application and further advice is provided in this report.

1. Introduction & Background

- 1.1 Three surveyors from Batscan Ltd carried out a combined Phase 1 bat survey (daytime building inspection) and Phase 2 bat survey (dusk emergence check/bat activity survey) of the barn known as Keysford Barn, in Treemans Road, Horsted Keynes, West Sussex, on 3rd June 2024. Two surveyors hold Natural England Scientific Bat Licences and one is also Natural England Registered Bat Consultant. The third surveyor was an experienced assistant. For details of licences and affiliations, please see this report cover.
- 1.2 Keysford Barn is situated in a rural area to the south-west of Horsted Keynes and north-east of Lindfield. The site is surrounded by open fields, with good connectivity to woodland and water bodies. It is within the High Weald Area of Outstanding Natural Beauty (AONB).
- 1.3 The survey was commissioned by Environmental Assessment Services Ltd (EAS Ltd), on behalf of the property owners, who are proposing to convert the barn, which is adjacent to Old Keysford Hall, to provide ancillary guest accommodation. Old Keysford Hall is divided into two dwellings, with an original, three-storey section and a later, two storey extension. The old, timber-framed barn is clad with timber weather-boarding and is currently used for storage. The pitched roof is unlined, internally and is clad with clay tiles. There is a small mezzanine floor at the north end, with an enclosed room beneath and a single storey, lean-to section at the north-west, with a cat-slide roof. Floors are either timber-boarded or brick, at the north of the barn and earth at the south end. There are single-storey, brick buildings, both currently in use, attached to the north and south ends of the barn.
- 1.4 Because bats and their roosts are protected by British and European law, appropriate surveys are required, prior to any building works which may cause them harm or disturbance. A brief account of the laws protecting bats and of relevant planning considerations, is attached to this report.
- 1.5 At this time of the year, female bats are gathered in their summer maternity roosts, awaiting the birth of young. Males are roosting singly, or in small groups. All bats emerge to feed, on their insect prey, on nights when weather conditions are suitable. The weather was ideal for bat activity, during this survey.
- 1.6 A Preliminary Ecological Assessment (PEA) and Ecological Impact Assessment (EIA) were carried out by EAS Ltd in the summer of 2023*¹. EAS surveyors noted a small number of bat droppings on the mezzanine floor and butterfly wings, likely to have been dropped by a feeding bat, on the floor of the NW section. Potential roosting features (PRFs) were also noted within the barn. Because evidence of bat use was found, Batscan specialists were asked to undertake more detailed bat surveys of the site.
- 1.7 EAS consultants undertook a desk study of the site, as part of their EIA*¹. Their report details designated sites and priority habitats within the locality. A search for records of protected species, including bats, was commissioned from the Sussex Biodiversity Records Centre (SxBRC) by EAS. This revealed numerous records within 2km of the site and included records for serotine (*Eptesicus serotinus*), Daubenton's bat (*Myotis daubentonii*), whiskered bat (*Myotis mystacinus*), Natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctula*), common pipistrelle (*Pipistrellus pipistrellus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), soprano pipistrelle (*pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*).

2. Phase 1 Bat Survey/Bat scoping Survey – 3rd June 2024 – Methodology

- 2.1 Prior to the survey, aerial maps of the site were studied to assess the surrounding habitat for bat potential. The EAS PRA/EIA reports*¹ were reviewed. Additionally, Batscan consultants checked the MAGIC (Multi Agency Geographic Information for the Countryside) website, to establish the proximity of the site to granted European Protected Species Licences, with respect to bats. See 3.1 below.
- 2.2 The surveyors checked the exterior of the barn, searching for bats and any evidence of bat use, such as bat droppings on tiles, walls, or on the ground beneath possible roost entrances. Potential roosting places and access points were noted. Binoculars were used to inspect higher levels of the roof. Powerful torches were used to search the interior of the barn and a ladder was used to access and inspect the mezzanine floor.
- 2.3 Photographs were taken and detailed notes were made. Positions were chosen for the dusk emergence check.
- 2.4 Recommendations from the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4th edn)*² were followed for the course of these surveys.

3. Phase 1 Bat Survey/Bat scoping Survey – 3rd June 2024 – Results

- 3.1 The search of the MAGIC website indicated that six EPS licences (Bats) have been granted within approximately 2km of the site. These included one relating to a breeding roost, which dated from 2019, where common pipistrelle (*Pipistrellus pipistrellus*), brown long-eared bat (*Plecotus auritus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) were recorded. The other five licences related to non-breeding roosts for brown long-eared bat, common pipistrelle, whiskered bat (*Myotis mystacinus*), Brandt's bat (*Myotis brandtii*) and Natterer's bat (*Myotis nattereri*). These licences were granted between 2013 and 2020. This list does not include 'low impact' licences (Bat Mitigation Class Licences). See MAGIC Maps, below.
- 3.2 The Barn – Exterior
The timber weather-boarding cladding the exterior of the barn is fairly tight in most areas. The walls are unlined, internally. However, some sections have deteriorated and there are missing boards and large holes, where bats could readily gain entry, in some sections. The roof tiles are in a relatively good condition; a very small number are slightly lifted, but in the absence of any roof lining, there are few roosting opportunities beneath the tiles, except for the roof ridge, where gaps beneath ridge tiles are very accessible from the interior - and where a roosting bat was seen, during this survey.



Fig 1 – The barn, viewed from east



Fig. 2 – The barn, viewed from the south-east



Fig. 3 - The barn, viewed from the south-west



Fig. 4 – the barn, showing NW lean-to



Fig. 5 – main barn doors, W side

3.3 The Barn – Interior

A single brown long-eared bat (*Plecotus auritus*) was seen roosting, partially concealed, in the roof apex above the mezzanine floor. A very small number (less than 10) bat droppings were found scattered on the floor below and in the open area. One or two of these droppings appeared to come from a small bat species, such as pipistrelle (*Pipistrellus* sp.). A sample was collected for DNA analysis, to confirm the species identity, should this be required. Numerous potential roosting features were noted within the barn, including crevices around tiles at ridge level and in cracks, cavities and gaps around joints in the old structural timbers.



Fig. 6 – View to south end of barn



Fig. 7 – View of lean-to room at NW



Fig. 8 – View to mezzanine floor at N



Fig. 9 – brown long-eared bat roost at ridge level, N end, above mezzanine



Fig. 10 – approximate roosting position, circled



Fig. 11 – Crevices in old timber frame, circled



Fig. 12 – bat dropping on floor of mezzanine

3.4 Surrounding Habitat

The barn is situated close to Old Keysford Hall, which may offer roosting opportunities for bats and is surrounded by gardens and open countryside, with good connectivity to areas of woodland, offering excellent bat habitat.



Fig. 12 – View to Old Keysford Hall, to E



Fig. 13 – View to countryside, to W

4. Phase 2 Survey (Dusk Emergence Check/Bat Activity Survey) – 3rd June 2024 - Methodology

- 4.1 At dusk, when bats emerge from their roost sites to feed, the surveyors were positioned so as to get the best possible view of any bats emerging from, or inside the barn and for bats foraging/commuting in the area.

The surveyors were positioned, as follows:

Surveyor 1: Within the barn – Sheila Wright

Surveyor 2: To the east of the barn – David King

Surveyor 3: To the west of the barn - Fern Suppel

4.2 Equipment

The surveyors used Batbox Griffin time-expansion recorders, Batbox Duet and Batbox Baton XD detectors to listen to and record bat echolocation calls and to identify any bats heard to species level, where possible. Recordings were made, for later computer analysis with BatScan and Sonobat software. Additionally, two Canon XA20 infra-red, night vision cameras were used to monitor any bat activity around the barn, together with arrays of IR illuminators. Prior to bat emergence time, the surveyors used bat detectors to listen for pre-emergence 'chatter', sometimes heard from bat colonies before leaving their roost. The surveyors carried high powered torches and communicated via 2-way radio comms.

4.3 Weather Conditions

The survey was undertaken on a warm, humid, calm and dry evening with 15% cloud cover. The temperature was 18°C at the start of the survey period and 16°C at sunset. Conditions were considered to be ideal for bat activity.

4.4 Timing

The evening emergence check/bat activity survey started at 20:40. Sunset was at 21:08. The survey continued for 1½ hours.

5. Phase 2 Survey (Dusk Emergence Check/Bat Activity Survey) – 3rd June 2024 - Results

- 5.1 During the Phase 2 bat survey, the long-eared bat, seen during the building inspection, emerged from its crevice and perched on a roof timber. However, it was not seen to emerge from the barn and only extremely brief and quiet echolocation calls were heard. Bats seen and heard were as follows:

Time	Species	Activity
21:18 – 21:19	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	Distant passes to W of barn
21:31	Brown long-eared bat (<i>Plecotus auritus</i>)	Very quiet and brief calls inside barn
21:38	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	Flying from E towards barn
21:41 – 22:15	Common pipistrelle	Fairly irregular passes to E and W of barn
22:08	Soprano pipistrelle	Pass at E of barn
22:11	Serotine (<i>Eptesicus serotinus</i>)	Pass at E of barn

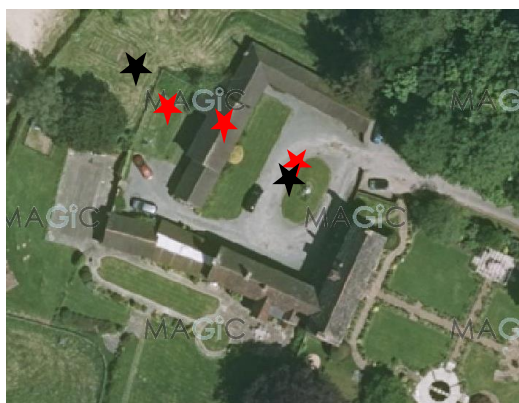


Fig. 14 - Surveyor positions, P2 survey – 3rd June 2024 ★ IR Camera positions – 3rd June 2024 ★



Fig. 15 – Infra-red camera view of E side of barn

5.2 Bats Recorded during Phase 2 Bat Survey:- (Species roosting in barn in bold type)

- Common pipistrelle (*Pipistrellus pipistrellus*) is considered to be common and widespread in the UK.
- Soprano pipistrelle (*Pipistrellus pygmaeus*) is also considered to be common and widespread in the UK.
- **Brown Long-eared bat (*Plecotus auritus*) – This species is common and widespread throughout the UK.**
- Serotine (*Eptesicus serotinus*) - a large bat, which roosts almost exclusively in buildings. Although not widespread in the UK, this species occurs frequently in S E England.

6. Survey Constraints

- 6.1 There were no significant constraints to this combined Phase 1 and 2 survey, which was carried out in ideal weather conditions and during the optimal season for bat activity.

7. Conclusions and Recommendations

- 7.1 **The results of this survey confirm that a single brown long-eared bat is using the barn as a day roost.** It is also possible that small numbers of other bats, such as pipistrelles, may visit the barn, at some times during the year, as one or two droppings, likely to be from this species, were found within the building. However, there was no evidence of any more significant bat activity.
- 7.2 **The proposed barn conversion works risk harming or disturbing bats and will destroy the bat roost. Therefore, a Bat Mitigation Licence will be required to allow the proposed works to proceed. With individual or small numbers of bats of common species involved, a 'low impact' or Bat Mitigation Class Licence, is likely to be appropriate.**
- 7.3 **Additional bat survey work will be required, prior to a bat licence application, to update information on bat use of the barn and to comply with the Bat Survey Guidelines*². A mitigation licence application cannot be made until planning consents are in place. However, appropriate mitigation and compensation measures must be agreed, prior to any application.**
- 7.4 Generally, acceptable mitigation and compensation measures would include ecologists providing a 'toolbox talk', in respect of bats, to contractors undertaking works, supervision of any works to roosting areas and the retention or reinstatement of access points and roosting opportunities. Temporary roosts, such as bat boxes, must also be provided. For long-eared bats, a suitable area of roof void, with access points, is required. With only one bat of this species using the barn, it may be appropriate for a bat loft to be created at the north end of the barn (where the bat currently roosts) extending across the first bay and fitted above the collar beam. Access for bats could be via a 'fly-through' slot in the north gable end. Additionally, bat access tile sets, fitted into the refurbished roof, would offer roosting opportunities for crevice dwelling bats. These measures must be agreed, in detail, prior to a licence application.

Bat Sonograms – June 2024

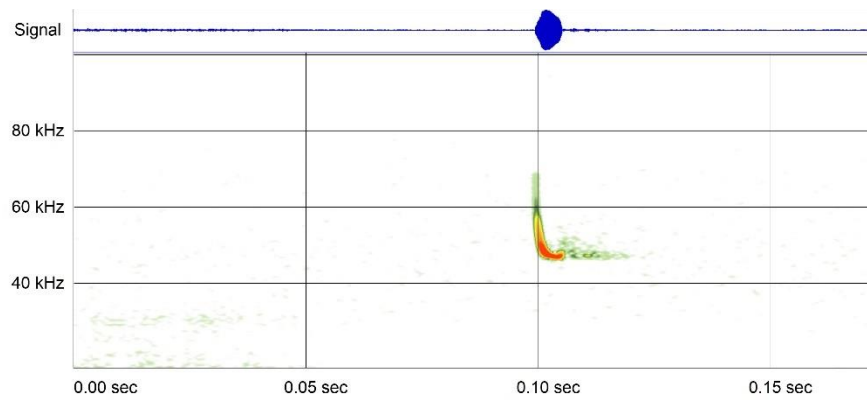


Fig. 16 - Common pipistrelle (*Pipistrellus pipistrellus*)

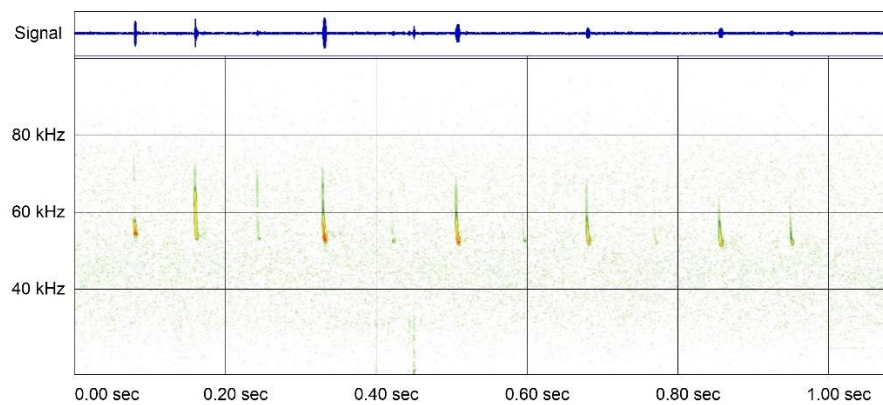


Fig. 17 - Soprano pipistrelle (*Pipistrellus pygmaeus*)

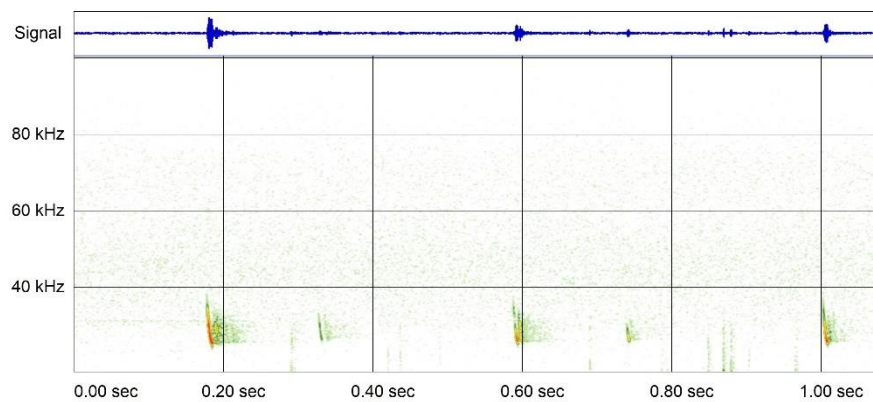


Fig. 18 - Serotine (*Eptesicus serotinus*)

- *¹ Preliminary Environmental Assessment - EAS Ref: 625/GB/KeysfordBarn/PEA – June 2023 & Ecological Impact Assessment – EAS Ref: 625/GB/KeysfordBarn/Ec1A – Environmental Assessment Services Ltd Unit 4B, Holmsted Farm Business Units, The Court Yard, Cuckfield, RH17 5JT – Phone 01444 882552 - [http: easltd.co.uk](http://easltd.co.uk)
- *² Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

MAGIC Maps

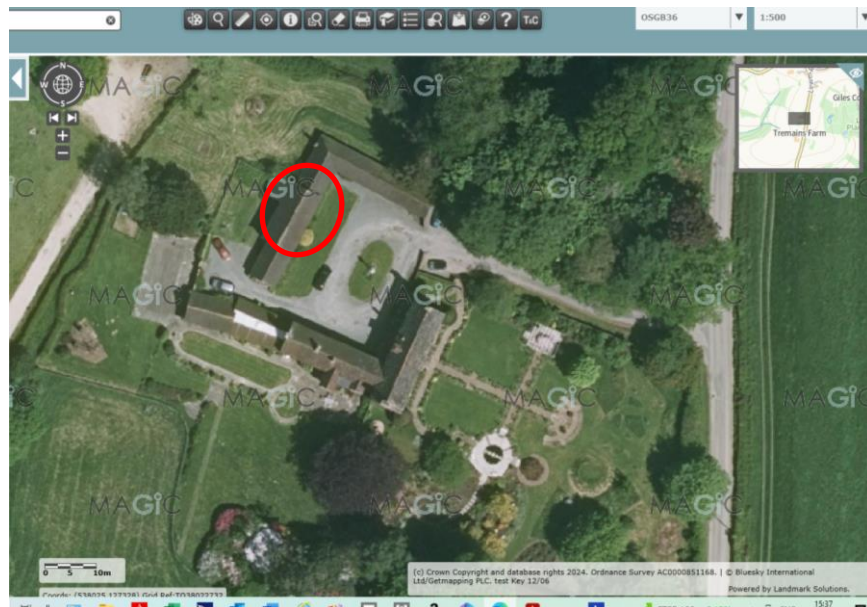


Fig. 19 - The barn, circled

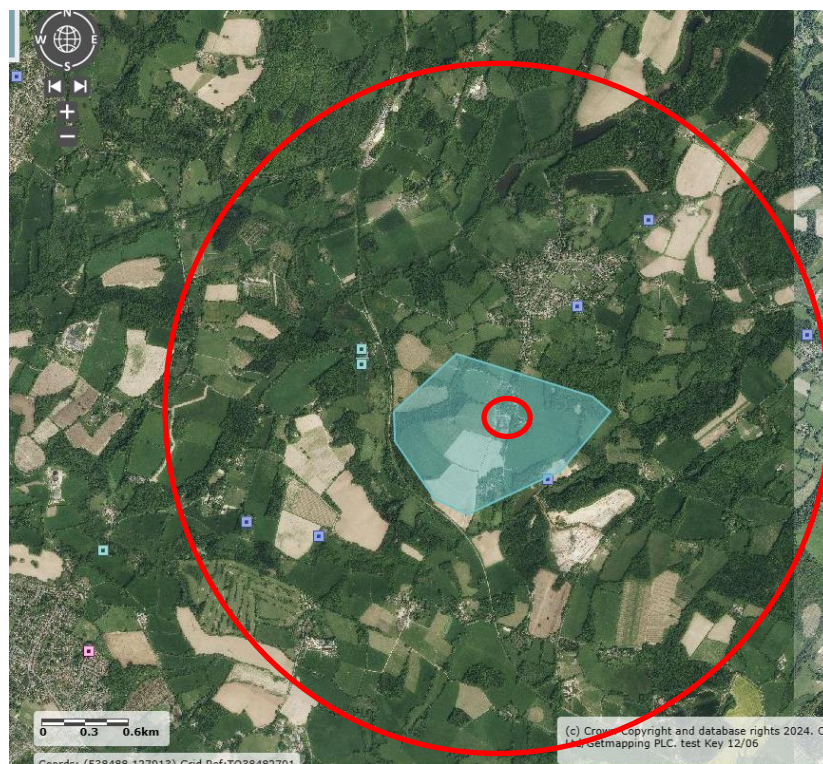


Fig. 20 - Granted EPS Licences (Bats) within approx. 2km of site (site circled in red)

Overview of the law relating to bats – England and Wales (should not be relied on in place of professional legal advice.) - Updated January 2024 with advice from the 4th edition of the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists – Good Practice Guidelines'.*¹

Legal Protection

All bat species and their roosts in England and Wales are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Annex II of the Council Directive 92/43/EEC 1992, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), lists species of Community interest, for which conservation requires the designation of Special Areas of Conservation (SACs), as part of the Natura 2000 network. (now referred to, in the UK, as 'the National Site Network', following Brexit). Annex IV lists species of Community interest in need of strict protection. This protection means that they are also a relevant consideration in a Habitats Regulations Assessment (HRA). All bat species are listed in Annex IV and some are listed in Annex II (greater horseshoe bat (*Rhinolophus ferrumequinem*), lesser horseshoe bat (*Rhinolophus hipposideros*), barbastelle (*Barbastella barbastellus*) and Bechstein's bat (*Myotis bechsteinii*)).

The EC Habitats Directive was transposed into UK law and the regulations implementing the Directive in the Conservation of Habitats Regs. 2017 (as amended) in England and Wales. The regulations are generally referred to as the Habitats Regulations. When the UK left the European Union in January 2020, although no longer bound by European legislation, the related domestic legislation was retained, so that bats receive the same level of protection as previously. The European Commission published an updated version of their Guidance document (EC 2021) and this remains a relevant source of information.

All species of bats found in the wild in the UK are, therefore, European Protected Species (EPS) and it is unlawful to kill, injure, capture or take a wild bat. It is also unlawful to disturb bats, particularly if the level of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear young, to hibernate or migrate and also to significantly affect local distribution or abundance. In England and Wales, this offence requires a deliberate action. Throughout the UK, it is illegal to damage or destroy a place used by a bat for breeding or resting. This offence is unique in that it is a strict liability offence which can be committed accidentally; no element of intentional, reckless or deliberate action needs to be evidenced. Under the Habitats Regulations, it is an offence to be in possession of a wild bat, alive or dead, or any part of a bat; to sell, transport or exchange a bat.

It is also illegal in England and Wales, under the **Wildlife and Countryside Act 1981 (as amended)** to intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection. In England and Wales, it is an offence under the W&C Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection. As with intentional or reckless disturbance, **The Environment Act, 2021** introduces a new exception to the W&C Act offences for any actions taken under the auspices of a Habitats Regulations Licence. A further change, made in 2022, allows licences to be issued (in England) for reasons of overriding public interest, providing there is no other satisfactory solution and that the activities licensed will not be detrimental to the survival of the species concerned. This provision relates to development works. Actions, which would otherwise be illegal, can be made lawful, if licensed by the appropriate licensing body (Natural England (NE) in England). It is an offence to make a false statement in order to obtain a bat licence or to fail to comply with licence conditions.

A householder who disturbs a bat in its place of protection in a dwelling house, or obstructs access to this place of protection, does not commit an offence if they first seek and advice from Natural England and allow time for such advice to be provided. However, if the bat is within the living space of a dwelling, it is not considered to be an offence to disturb it. It is not illegal to take a disabled bat, for the sole purpose of tending it and releasing it when appropriate, providing the person can show that it was not harmed deliberately by them. It is also not illegal to kill a bat (unless harmed by their own unlawful act), if there is no reasonable chance of it recovering. These defences only apply where there is no reasonable alternative and when the act will not be detrimental to the Favourable Conservation Status of the species, in its natural range.

Across the UK, Sites of Special Scientific Interest (SSSIs) have been identified by the Statutory Nature Conservation Bodies, including some notified for their bat interest. The relevant legislation is the W&C Act. This provides additional protection for bats and their roosts, in these sites.

The police have the power to stop and search a person who is suspected of committing a bat related offence, enter property (other than a dwelling house) without a warrant, or enter a dwelling house with a warrant. They are empowered to take with them any person or equipment required to exercise these powers.

Those found guilty of offences relating to bats can face unlimited fines in England and Wales, and/or be sentenced to six months imprisonment. Any profit arising from this criminal activity can be confiscated.

The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 aim to prevent damage to the environment, including protected species, such as bats. The regulations require the operator to take all practicable steps to prevent environmental damage and give enforcing authorities the power to serve notice and specify action required to prevent environmental damage. Remediation orders can be imposed to repair any damage which has occurred. This can be used alongside a prosecution under the Habitats Regs., to gain better outcomes.

Licensing

The two main types of relevant licence are **EPS survey licences** and **EPS mitigation licences**:

Survey Licences are granted in England by Natural England and are issued to ecologists, under the Habitats Regs and the W&C Act, to permit them to undertake activities that would otherwise be illegal – i.e. entering bat roosts and disturbing bats. The ecologist is required to be suitably qualified and experienced under British Standard BS42020. Different activities (ie, certain projects and methodologies) are licenced under separate licences. Photographing bats is only permitted under a survey licence when it is ‘an incidental part of other licensed bat work’. Where disturbing bats is proposed for the sole purpose of photography, this must be specifically licensed.

Conservation Licences are issued where improvements are made to a bat roost for the specific aim of conserving the species.

Class Licences for surveying bats in England cover all bat-related activity, outside of the NE volunteer bat roost visitor advice service, including bat box checks, hibernation surveys, general surveys and limited use of equipment such as harp traps etc. There are four levels of licence, allowing for different bat-related activities (both voluntary and professional): **Level 1** (to survey bats by observation only, not including hibernating bats – WML-CL17, **Level 2** (to survey bats using artificial light, inc. hibernating bats, use of hand-held and static nets – WML-CL18, **Level 3** (to survey bats, including previous methods and additionally to use mist nets and acoustic lures (WML-CL19) and **Level 4**, as previous licences but including the use of harp traps.

European Protected Species (EPS) licences (derogation, mitigation or development licences) are issued under the Habitats Regs., by NE in England, after three tests have been satisfied in relation to the proposed action: The proposed action must be for the purpose of preserving public health or safety or other reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and preventing serious damage to property.

There is no satisfactory alternative to the proposed action and: The action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

The Environment Act 2021 introduced a new exception to the Wildlife and Countryside Act offences, for any actions taken under the auspices of a Habitat Regs. Licence. Another change is that licences can now be issued in England for reasons of overriding public interest, providing the tests are met. This provision for development activities was not previously available under the W&C Act. In order for the licensing tests to be correctly applied, it is essential that adequate bat survey information is supplied. Without this, a licence may not be granted.

In 2018, NE introduced a new ‘low impact’ licensing scheme, now titled the **Bat Mitigation Class Licence (BMCL)**. Ecologists can become ‘Registered Consultants’ to use this type of licence, with appropriate training and assessment. The BMCL is only suitable for low conservation status roosts of common bat species.

In 2018, NE announced the introduction of a **Bats in Churches Class Licence**, allowing appropriately trained Registered Consultants to use a more streamlined process when the presence of bats in a church is resulting in significant impacts.

In 2021, NE began a pilot of the **Earned Recognition Scheme**, where a consultant's competence in undertaking survey work and associated mitigation, etc., is assessed and accredited. Using an accredited consultant allows developers to experience a more streamlined licencing process. A competency framework defines the requirements for different levels of accreditation. A second pilot phase, known as Beta ER, is currently underway.

It is also possible, in England, to apply for an **organisational licence**, which licences organisations (under specific conditions) to carry out certain routine activities affecting bats.

Planning Policy Context

The biodiversity duty is imposed in England through the Environment Act 2021, which amends the **Natural Environment and Rural Communities (NERC) Act 2006** by adding the words 'and enhance' alongside 'conserve'. Public authorities must consider what action they can take to further the biodiversity objective.

Relevant Policy documents in England are:

National Planning Policy Framework (NPPF), Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations & their Impact Within the Planning System (2005) and National Planning Practice Guidance Natural Environment (2019).

In addition to the national policy guidance, regional and local planning policies should be consulted and **NE's Standing Advice to LPAs (GOV.UK.2022A)** may be relevant. Planners are required to consider protected species as a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Where bats may be present, this will include the need for adequate bat surveys to establish the presence or absence of bats, to predict the likely impact on bats and their roosts and if necessary, to design appropriate mitigation measures, etc.. In planning terms, development includes activities requiring outline or full planning permission, permitted development, listed building consent and/or prior approval to demolish. SSSI consent may also be needed. Further details are provided in Clauses 6 to 8 of BS42020 (BS1, 2013) see:

<https://knowledge.bsigroup.com/products/biodiversity-code-of-practice-for-planning-and-development-standard>

Additionally, the Partnership for Biodiversity in Planning (PBP) Project, funded by the Esmée Fairbairn Foundation, was a partnership of 19 organisations in the conservation, planning and development sectors and has produced an online, interactive trigger list called the Wildlife Assessment check (WAC) –

<https://www.biodiversityinplanning.org/wildlife-assessment-check>