

The Granary, Great Wapses Farm, Twineham

Biodiversity Enhancement Strategy
(Planning reference: DM/23/2315)

A Report for Ms H. Norman

March 2025



**Greenspace
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The Granary, Great Wapses Farm, Twineham, West Sussex, BN5 9BJ

Biodiversity Enhancement Strategy

(Planning Reference: DM/23/2315)

4th March 2025

Client:	Ms. H. Norman	
Project Ref:	The Granary, Great Wapses Farm	
Report Ref:	J24-021583_P2	
Author:	Technical Review and Approval:	
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Disclosure:		
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1 PROJECT OVERVIEW

Client: Ms. H. Norman

Site Address: The Granary, Great Wapses Farm, Twineham, West Sussex, BN5 9BJ

Site Proposals: Convert existing building into residential accommodation.

Associated Planning Reference Number: DM/23/2315

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Site Plans:	Manorwood. Proposed block plan. Drawing no.: 2304GR_R0.4_001.

2 INTRODUCTION

2.1 Context

2.1.1 Planning permission (Reference no. DM/23/2315) has been granted, subject to conditions, for the conversion of an existing building to a residential accommodation, with minor associated alterations and landscape works at The Granary, Great Wapses Farm, hereafter referred to as 'the Site'.

2.1.2 Condition 9 (which relate to ecology/biodiversity) is as follows:

"A Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) Detailed designs or product descriptions to achieve stated objectives;*
- c) Locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) Persons responsible for implementing the enhancement measures; and*
- e) Details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species)."

2.1.3 This document provides a detailed scheme of the ecological enhancements proposed to increase the long-term biodiversity value of the Site. This document also serves to support release of the above condition. This document has been informed by the following:

- Bat Emergence and Re-Entry Survey Report (Sylvatica Ecology, 2023)

2.2 Site Location

2.2.1 The Site is located in a rural area, 1.68km south west from Twineham and 1.2km south east from Wineham, villages in the Mid Sussex District of west Sussex, at approximate National Grid Reference: TQ 24270 19141. The Site's location is depicted in Image 1 below.



Image 1 – Geographical Location of The Granary, Great Wapses Farm

2.3 Enhancement and Ongoing Management Measures

2.3.1 The objective of the Biodiversity Enhancement Strategy (BES) is to provide increased biodiversity through maximisation of the Site's floral and faunal diversity, via inclusion of the following measures:

- Native hedgerow planting.
- Implementation of a sensitive lighting design strategy for biodiversity.
- Installation of bird boxes.
- Installation of a bat boxes and tiles.
- The appointment of an on-site Biodiversity Champion.

2.3.2 Provided the enhancements are implemented in full, the ecological value of the Site will be enhanced and maintained beyond that which currently exists and will be implemented in accordance with the associated planning requirements

2.4 Constraints

2.4.1 The positions of biodiversity enhancement measures are indicative only. The exact locations will be decided by the project ecologist during a site walkover.

3 BIODIVERSITY ENHANCEMENT STRATEGY

3.1 Biodiversity Champion

- 3.1.1 Upon commencement of the development, a full-time member of the construction team will be appointed as the on-site Biodiversity Champion (BC). The BC will ensure that the prescribed establishment, management and maintenance measures set out within this document for the proposed habitats and features of ecological value are adhered to in full.
- 3.1.2 The BC has the authority to influence site activities to ensure that the improvements to the Site's biodiversity are installed/created in line with the recommendations provided below.

3.2 Site Checks

- 3.2.1 To assess whether this enhancement strategy is being followed and whether the measures outlined in this strategy are being created correctly, the Site will be inspected daily by the BC.

3.3 New Native Hedgerow Planting *Creation*

- 3.3.1 Hedgerows serve to create new landscape features, act as natural buffers and provide visual screening to the wider landscape. New native hedgerows will be planted around the boundary of the Site. This will provide habitats attractive to a diverse variety of wildlife, inclusive of invertebrates and birds, as well as bats and other mammals. The locations of hedgerows to be planted are presented in Figure 1.
- 3.3.2 Hedgerow species are to be chosen specifically to provide rich fruiting and flowering food to support invertebrates, mammals and birds, and to provide winter cover for wildlife. Native hedgerow species to be planted include but not be restricted to blackthorn *Prunus spinosa*, common hawthorn *Crataegus monogyna*, common hazel *Corylus avellana*, field maple *Acer campestre*, dog rose *Rosa canina*, dogwood *Cornus sanguinea*, holly *Ilex aquifolium*, spindle *Euonymus europaeus* and guelder rose *Viburnum opulus*.
- 3.3.3 Hedgerow species will be planted as bare root stock and be of local origin. Plants will be set in double staggered rows, in random species groups of ~5 plants per metre of hedgerow. Hedgerow planting will be undertaken between November and March of any given year.

Management

- 3.3.4 To aid establishment, hedgerow bases will be maintained to ensure that they remain weed-free for the first three to four years. To avoid the use of pesticides, the hedgerows will be maintained either by mulching or the use of biodegradable mulch mats which would be laid and pegged as necessary around each plant.

- 3.3.5 To maintain a full, gap-free hedge, dead or diseased stock will be removed and replaced with stock of the same species. To ensure survival, stock will be watered if required.
- 3.3.6 Dense bushy growth of the hedgerow plants will be promoted by conducting a cut when they reach a height of approximately 1m. This cut should be conducted during the winter period until hedgerows reach desired height (minimum 1.7m, not exceeding 1.8m).
- 3.3.7 Once the hedgerow is established at the desired height and in order to promote healthy production of fruit and flowers, the hedgerows will be managed on a three-year cycle. Management is to involve cutting one side in year one, the opposite side in year 2 and the top in year three. This level of management will promote a greater diversity of botanical species whilst maintaining suitability for wildlife.

Monitoring

- 3.3.8 Monitoring will be achieved through completion of a site visit by the project ecologist between May and August in year 2 and 5 post-construction.
- 3.3.9 The monitoring visit will serve to record factors inclusive of survival rates, vegetation height and density. Should the monitoring note a reduction in any of these elements, additional planting or management alterations would be implemented.

Table 2 – Summary of Hedgerow Management

Location:	All hedgerows.
Objective:	To maintain a healthy, diverse species mix within the planted hedgerow areas.
Management:	Winter cut after plants reach 1m. Annual winter cut until hedgerows reach desired height.
Monitoring:	Site visit between May-August in year 2 and 5 post construction to check condition/species diversity of hedges.
Remedial action:	Replace dead or dying individual plants like-for-like, weed removal, water stock regularly, update mulching management and cutting regime as required.

3.4 Bird Boxes

Installation

- 3.4.1 New nesting opportunities for birds will be created through the installation of a bird box located onto the elevations of the proposed dwelling.
- 3.4.2 The bird box to be installed is as follows:

- 1 x Sparrow Terrace Nest Box

3.4.3 General recommendations for the positioning of bird boxes are given as follows:

- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from north through east to southeast.
- Boxes should be positioned between 2m and 5m from the ground to deter predators, and/or under eaves.
- Boxes should be placed in areas where disturbance is likely to be minimal, i.e. away from public footpaths, and not too close to bird feeders or other boxes (apart from those designed for colonial species).
- Boxes are best put up between August and February as most birds will not be nesting at this time.

3.4.4 The approximate location of the bird box is shown in Figure 1. The exact location of the box on-site will be decided by the project ecologist. An appropriate design is shown in Figure 3.

Management/Monitoring

3.4.5 Should the bird box become damaged, it will be repaired/replaced.

3.4.6 The bird box will be subject to a single monitoring visit during year 2 and 5 post-construction, avoiding active nesting season from March-August.

Table 4 – Summary of Bird Box Management

Location:	Wall-mounted on proposed building
Objective:	To provide increased nesting opportunities for birds across the Site.
Management:	No management necessary unless repairs are required.
Monitoring:	Check boxes for damage and use during year 2 and 5 post-construction, avoiding the active nesting season from March – August.
Remedial Action:	Repair and/or replace box if damaged (between September and mid-February, to avoid disturbing an active bird nest).

3.5 Bat Boxes/Tiles

Installation

3.5.1 New long-term roosting opportunities for bats will be created through the installation of two integrated bat boxes located within the elevations of the proposed dwelling and three bat access tiles located within the roofs of the proposed dwelling.

3.5.2 As set out within the approved Natural England EPSM licence (Ref: 2024-69377-EPS-MIT) the bat boxes and bat tiles to be installed are as follows:

- 2 x integrated bat boxes installed behind the hanging tiles on the southern and western elevations into proposed dwelling. Achieved through the construction of a 750mm tall x 300mm wide x 30mm deep marine ply box.
- 3 x [bat access tiles](#) on the proposed dwelling. Two to be installed in the hanging tiles on the southern elevation. One to be installed in the roof covering at the apex of the northern hipped roof.

3.5.3 Recommendations for the positioning of bat boxes/tiles are given as follows:

- Boxes should be located close to suitable bat foraging habitat wherever possible, such as the vegetated boundaries, hedgerows or tree lines.
- The flight path leading from each box will be kept clear (i.e. cut away branches and foliage).
- Boxes and tiles should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from southwest through south to southeast.
- Boxes should be placed over 3m from the ground to limit disturbance (some species such as noctules prefer boxes around 5m in height).

3.5.4 The location of the bat boxes/tiles are presented in Figure 2. Appropriate designs are shown in Figure 3. The approved EPSM licence document is presented in Appendix A.

Management/Monitoring

3.5.5 Bat boxes/tiles will not require any maintenance other than replacement or repair if damaged.

3.5.6 The bat boxes/tiles will be subject to a site monitoring visit once a year for two years post-development by a licensed bat ecologist. This survey will be undertaken between June and August of that year to monitor the maternity roost status of the whiskered bat.

Table 5 – Summary of Bat Box/Tile Management

Location:	All bat boxes/tiles
Objective:	To provide increased bat roosting opportunities across the Site.
Management:	No management necessary unless repair/replacement is required.
Monitoring:	As a requirement of the EPSM licence, the boxes are to be subject to monitoring in years 2027, 2029 and 2030.

Remedial Action:	Repair or replace boxes and tiles if damaged. Repairs or replacement to be conducted by a licensed bat ecologist.
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3.6 Lighting Design Strategy for Biodiversity

During Development

- 3.6.1 All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Bats are known to be affected by light levels which can affect both their roosting and foraging behaviour. Other wildlife including invertebrates are also affected by artificial light.
- 3.6.2 To limit potential lighting disturbance impacts during the construction phase, lighting to facilitate the works will be directional and light spill onto vegetated habitats both on and off Site will be avoided. All construction-stage lighting (if required) will be installed away from any adjacent off-site habitats.
- 3.6.3 Where practical, works will be limited to standard daytime hours. Where works are required outside this period, suitable screening will be installed to avoid light spill onto any adjacent habitats that remain unaffected by the development.

Post-Development

- 3.6.4 All lighting within the Site has been designed in line with the Bat Conservation Trust's (BCT) and Institute of Lighting Professional's (ILP) latest (2023) [Guidance Note 08/23](#).
- 3.6.5 Through consultation with the lighting engineer, the on-site lighting includes the:
- Installation of lighting only where there is a significant need.
 - Installation of dark buffer zones, illumination limits and zonation to separate habitats or features of importance for bats from proposed lighting.
 - Use of LED lighting, which does not emit UV, and which has a warm light spectrum (ideally <2700 Kelvin) and uses wavelengths higher than 550nm.
 - Directional lighting, inclusive of specialist bollards, low-level downward directional lighting or column lighting to minimise light spill.
 - Use of motion sensor lighting or timers to restrict lighting to required periods.
 - Dimming or part-night lighting to reduce light levels when bats are most active.
 - Use of lowest lux possible.
 - Sensitive scheme design to minimise light spill on key habitats and features. For example, consideration of location, orientation and height of new structures or placement of open spaces and footpaths.

- Screening through soft landscaping, including native hedgerows and tree planting, and installation of walls and fences.
- Any additional roosting features provided should remain unlit, as this can reduce their suitability for bats.

3.6.6 Details of the lighting strategy are set out within the associated Lighting Report (Ref: ????). The Lux impact plan is depicted in Figure 4.

4 TIMETABLE OF WORKS

4.1 Timetable

- 4.1.1 The following table is provided to clarify the recommendations provided above and to ensure the works are conducted in the correct chronological order.

Table 9 – Timetable of Works

Activity	Timeframe
Appointment of Biodiversity Champion.	Prior to the start of works.
Installation of bat boxes/tiles and bird boxes.	During and post-construction.
Sensitive lighting strategy.	During and post-construction.
Native hedgerow planting.	Post-construction, November to March.
Site monitoring.	Site will be inspected daily by the BC throughout the construction period. Single visit by the project ecologist in year 2 and 5 post-construction between May – August. Bat emergence surveys to be conducted in 2027, 2029, 2030.

5 REFERENCES

Sylvatica Ecology (2023). Granary Buildings, Great Wapses Farm, Bat Emergence and Re-Entry Survey Report.

National Planning Policy Framework (NPPF), 2024.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Natural Environment and Rural Communities (NERC) Act 2006.

<http://www.legislation.gov.uk/ukpga/2006/16/contents>

The Conservation of Habitats and Species Regulations (Habitats Regulations) 2017 (as amended). <http://www.legislation.gov.uk/uksi/2017/1012/made>

Wildlife and Countryside Act (as amended) 1981. <http://jncc.defra.gov.uk/page-1377>

Figures



1.5m high brick wall
Tumbled Reclamation Red - Imperial Bricks
with a pointing mix: Saint-Astier NHL 3.5
mixed 2.5:1 with Cornish Lime fine sand CLS35

Timber gate
Refer to 801/001+002

Existing cobbled path
cleaned and retained

Neighbours existing cleft
post & rail fence

Native hedging
maintained to a minimum height of 1.7m, and not to exceed 1.8m. See Spec below

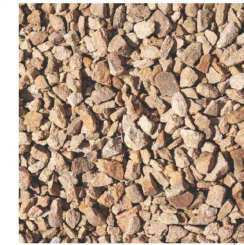
Planting Specification for new boundary hedgerows:

Interplant (Whips/Transplants) 30% of planting stock
Hawthorn *Crataegus monogyna*
Blackthorn *Prunus spinosa*
Hazel *Corylus avellana*
Holly *Ilex aquifolium* (Evergreen)
Dog Rose *Rosa canina*
Field Maple *Acer campestre*
Dogwood *Cornus sanguinea*
Spindle *Euonymus europaeus*
Wild Privet *Ligustrum vulgare*
Yew (*Taxus baccata*) (Evergreen)

Block Plan
1:200 PROPOSED

Neighbours existing 1.8m
high close-boarded fence

Indian Sandstone
White Hall 'Forest Green'



Sandstone gravel chippings
Offerton Sand & Gravel 5-20mm

Klargester sewerage treatment plant

Cobble setts to define boundary
Marshalls 'Fairstone Cropped'



Legend

 Bird Box



Job Reference : J24-021583_P2

Project Title: The Granary, Great Wapses Farm

Figure 1: Biodiversity Enhancement Plan

Date : 24/12/24 Checked: GN

Drawn: HK Approved: GN

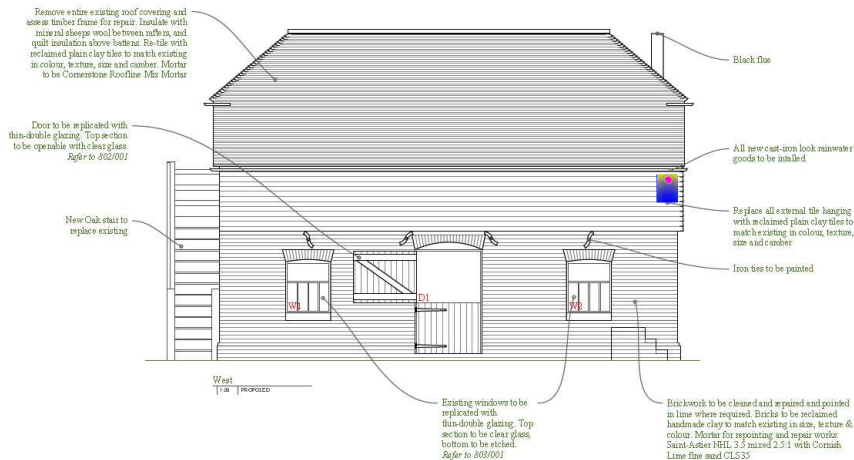
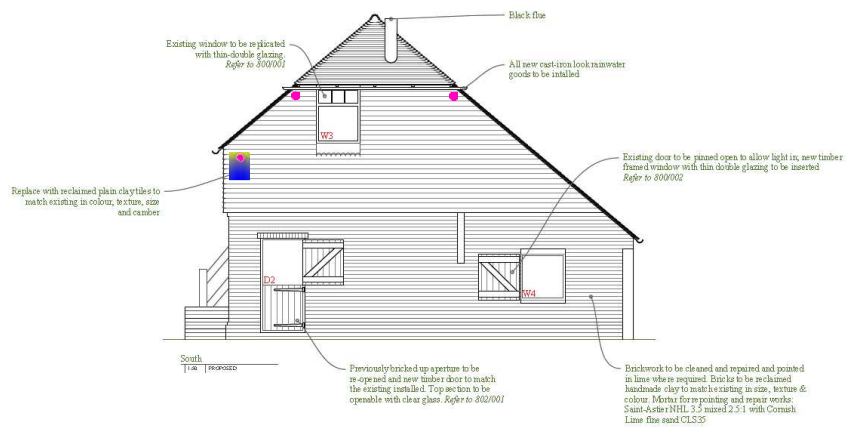
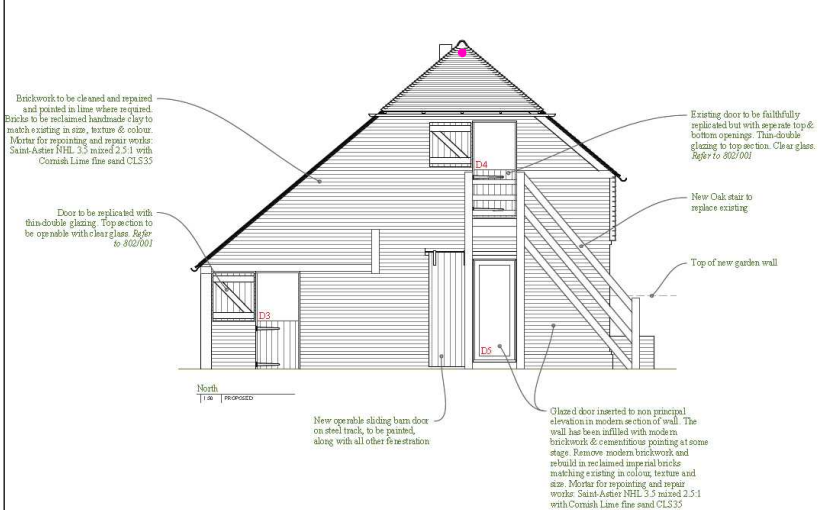
Status : Final Scale : NTS

Copyright - Greenpace Ecological Solutions
No alterations are to be made from this drawing.
All dimensions are to be checked on site. All measurements are for indicative purposes only.

Legend

 Bat Access Tile

 Integrated Bat Box



Job Reference : J24-021583_P2

Project Title:
The Granary, Great Waples Farm
Drawing Title
Figure 2 : Bat Mitigation Location

Date : 26-08-24 Checked : CB

Drawn : GN Approved : N/A

Status : Final Scale : NTS

Copyright : Greenspace Ecological Solutions

All drawings are to be read in conjunction with the drawings.
All measurements are to be taken on site. All measurements are for information purposes only.

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Job Reference : J24-021583_P2

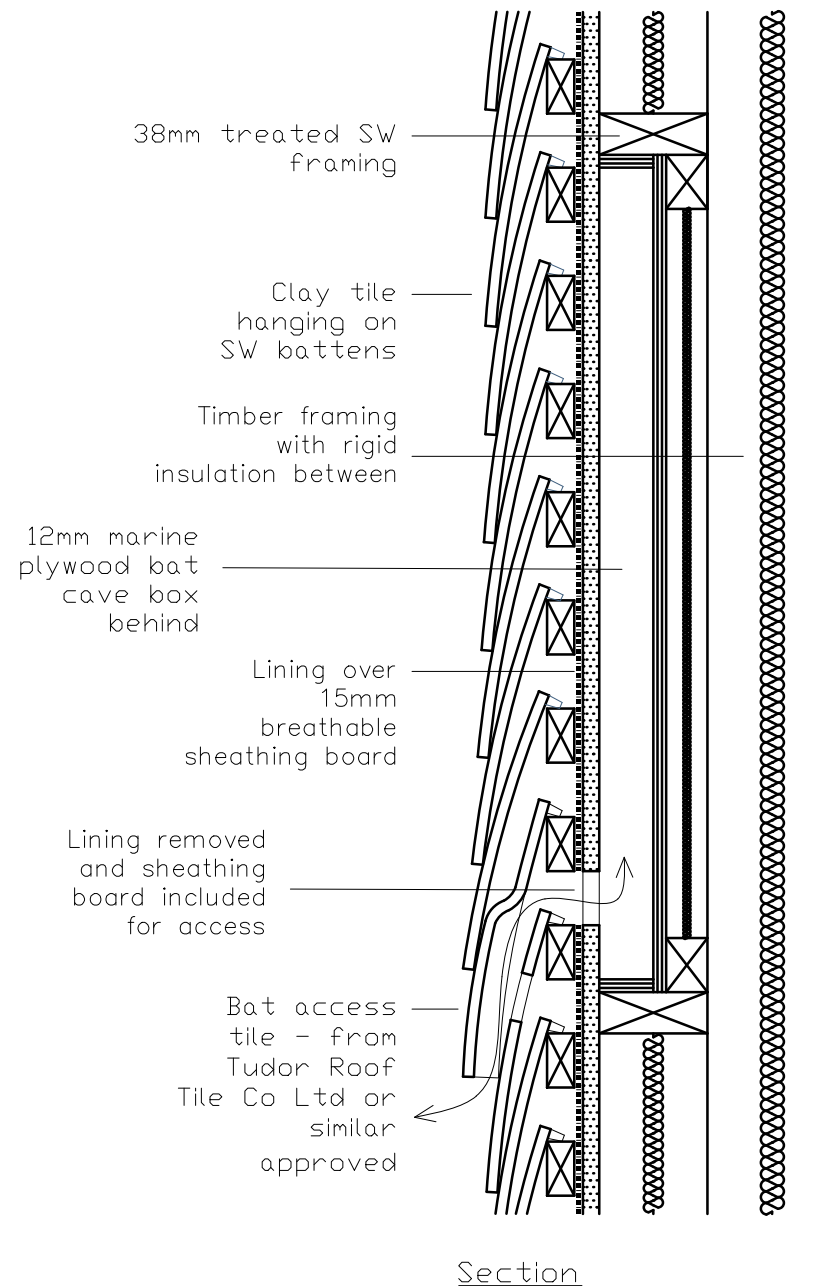
Project Title:
The Granary, Great Waples Farm

Drawing Title
Figure 3: Bird Box Designs

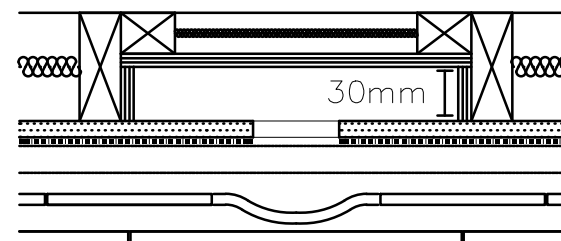
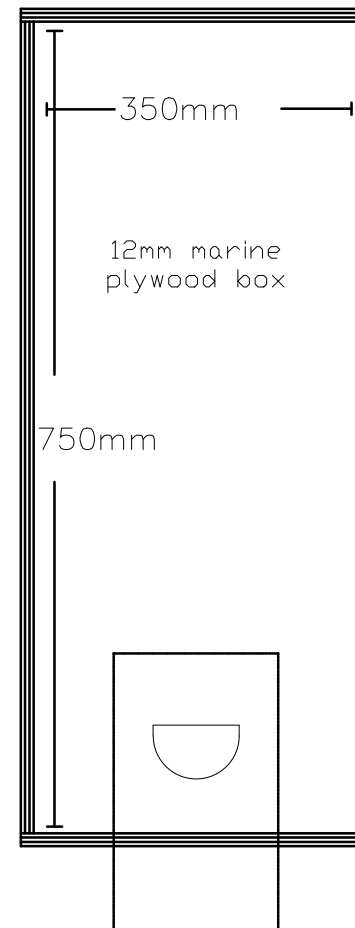
Date : 26-08-24 Checked : CB

Drawn : GN Approved : N/A

Status : Final Scale : NTS



Internal elevation



Job Reference : J24-021583_P2

Project Title:
The Granary, Great Waples Farm

Drawing Title
Figure 4: Integrated Bat Box Designs

Date : 26-08-24 Checked : CB

Drawn : GN Approved : N/A

Status : Final Scale : NTS



Tudor Roof Tile Co. Limited
Dengemash Road, Lydd, Kent, TN29 9JH
Tel: 01797 320 202 Fax: 01797 320 700
Email: info@tudorrooftiles.co.uk
Web: www.tudorrooftiles.co.uk



CRAFTED by Tudor Tiles



Bat Access Tile Set

All UK bats and their roosts are protected by law. The Wildlife & Countryside Act introduced in 1981, gave legal protection to all bat species and their roosts in England. The Conservation (Natural Habitats, etc.) Regulations 1994 as amended (most recently in 2007 and 2009 and better known as the Habitats Regulations), further strengthened this legal protection.

Bat-related offences are arrestable. The potential fine for each offence is £5,000 per bat. An offender can also be imprisoned for six months. If any property has been, or is suspected to have been, home to any number of bats, at any time, legislation requires taking advice and precautions when working on the roof. Legislation also requires provision to allow access for bats if they return.

Different species of bats prefer differing places to roost. The two most usually found species in the UK are Pipistrelle and Brown Long-Eared.

Pipistrelle



Brown Long-Eared

Pipistrelle prefer confined spaces such as under tiles on roof and hanging. The Brown Long-Eared prefer roof timbers and ridges inside lofts.

Tudor Roof Tiles Co. Limited can provide purpose made access points within your roof tiles or ridge tiles. The Bat Access Set can form part of a mitigation package required by law for existing roosts or as potential access where a roost had not previously been present.



Available in all 5 Tudor colours, or in Natural Clay (without sand face), the Bat Access Set presents a bat optimised entrance to the under-felt, or to the loft when the under-felt is opened.

For use within the roof tiles, the top 'tunnel' tile offers the bat an 18mm high x 165mm long (approx.) tunnel to an entrance hole in the undertiles. This allows the bat to crawl into the roost area.

An advantage of Tudor's tiles large double camber, is that it provides the maximum amount of natural air flow under the tiles. The carefully designed access, along with this air flow between the tiles and the under-felt, aims to provide conditions where the bats are protected from any extremes of heat. Tudor also offer ridge tiles with a similar 18mm access cut into the ridge tile side, and we can look to manufacture bespoke access tiles to your requirement.

Expert advice on bats can be obtained from the Bat Conservation Trust, 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG. Bat Helpline 0845 1300 228 www.bats.org.uk email enquiries@bats.org.uk

Job Reference : J24-021583_P2

Project Title:
The Granary, Great Waples Farm
Drawing Title
Figure 5: Bat Access Tile Design

Date : 03-09-24 Checked : CB

Drawn : GN Approved : N/A

Status : Final Scale : NTS



ECOLOGICAL VERTICAL LIGHTING
MEASUREMENT 2M HIGH - 0.11LUX

BAT BOX VERTICAL
LIGHTING MEASUREMENT
@ 4M HIGH - 0.00LUX

BAT BOX LOCATION VERTICAL
LIGHTING MEASUREMENT @ 4M
HIGH - 0.00LUX

ECOLOGICAL VERTICAL LIGHTING
MEASUREMENT 2M HIGH - 0.01LUX

BAT ACCESS TILE VERTICAL LIGHTING
MEASUREMENT @ 6.6M HIGH -
0.00LUX

BAT ACCESS TILE VERTICAL
LIGHTING MEASUREMENT @ 6M
HIGH - 0.00LUX

BAT ACCESS TILE
VERTICAL LIGHTING
MEASUREMENT @ 6M
HIGH - 0.00LUX

ECOLOGICAL VERTICAL LIGHTING
MEASUREMENT 2M HIGH - 0.10LUX

LIGHTING SPECIFICATION:

- PRIVATE STREET LIGHTING DESIGN TO DISCHARGE CONDITION 10 OF PLANNING APPLICATION DM/23/2315 AND DM/23/2316 WHICH STATES:-
A LIGHTING DESIGN SCHEME FOR A PROPOSED DEVELOPMENT SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THE SCHEME SHALL IDENTIFY THOSE FEATURES ON SITE THAT ARE PARTICULARLY SUSCEPTIBLE FOR IMPACT AND THAT ARE LIKELY TO CAUSE DISTURBANCE ALONG ADJACENT ROUTES USED FOR PARKING, AND SHOW HOW AND WHERE EXTERNAL LIGHTING WILL BE INSTALLED THROUGH THE PROVISION OF APPROPRIATE LIGHTING CONTOUR PLANS, LUMEN DRAWINGS AND TECHNICAL SPECIFICATIONS SO THAT IT CAN BE CLEARLY DEMONSTRATED THAT AREAS TO BE LIT WILL NOT DISTURB OR PREJUDICE ADJACENT TERRACING. ALL EXTERNAL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCATIONS SET OUT IN THE SCHEME AND MAINTAINED THEREAFTER IN ACCORDANCE WITH THE SCHEME, UNDER NO CIRCUMSTANCES SHOULD ANY OTHER EXTERNAL LIGHTING BE INSTALLED WITHOUT PRIOR CONSENT FROM THE LOCAL PLANNING AUTHORITY.
- ONLY RECOGNISED LIGHTING CONTRACTORS SHALL BE USED FOR STREET LIGHTING AND ILLUMINATED SIGN AND BOLLARDS INSTALLATION WORKS. THEY SHALL BE APPROVED BY THE OVERSEEING ORGANISATION. THEY MUST ALSO BE MEMBERS OF THE ASLEC AND HERS. CURRENT MEMBERSHIP NUMBERS FOR THESE BODIES MUST BE PROVIDED TO THE SUPERVISING AUTHORITY PRIOR TO APPROVAL OF THE PROPOSED LIGHTING CONTRACTOR. THE APPROVED LIGHTING CONTRACTOR SHALL NOT SUB-CONTRACT ANY PART OF THE WORKS.
- ALL MATERIALS SHALL BE TO THE RELEVANT BRITISH STANDARD. SITE WORKS SHALL COMPLY IN GENERAL WITH DEPARTMENT OF TRANSPORT SPECIFICATION FOR HIGHWAY WORKS, AND SHALL ALSO CONFORM TO:
- THE ELECTRICITY AT WORK REGULATIONS (1989)
- THE HEALTH AND SAFETY AT WORK ACT
- CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL
- THE CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH REGULATIONS 2002
- THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
- ERECTION AND INSTALLATION WORKS SHALL COMPLY WITH THE CURRENT ISSUE AND AMENDMENTS OF BS7671: 17TH EDITION IET WIRING REGULATIONS 2008 REQUIREMENTS FOR ELECTRICAL INSTALLATIONS, THE CURRENT EDITION OF THE IEE CODE OF PRACTICE FOR ELECTRICAL SAFETY IN PUBLIC LIGHTING OPERATION AND THE CODE OF PRACTICE FOR THE ERECTION OF STREET LIGHTING PUBLISHED BY THE ASSOCIATION OF STREET LIGHTING ELECTRICAL CONTRACTORS.
- LANTERNS: COLLINGWOOD WL075 LED 2700K WARM WHITE 5.7W 0.51KLM, COLLINGWOOD GL019 EYELED LED 2700K WARM WHITE 2.0W 0.06KLM AND COLLINGWOOD GL100 LED 2700K WARM WHITE 1.0W 0.04KLM, COLLINGWOOD BLO3 BOLLARD LED 2700K WARM WHITE 5.0W 0.25KLM.
- MAINTENANCE FACTOR: 0.86 (ECOLOGICAL MEASUREMENTS TAKEN AT 1.00)

NOTES.

- DO NOT SCALE THIS DRAWING.
- ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY SERVICE APPARATUS IN THE VICINITY OF THE WORKS. THE CLIENT WILL ACCEPT NO CLAIMS WHATSOEVER IN RESPECT OF ANY LOSSES OR DAMAGE CAUSED IN RESPECT OF SUCH APPARATUS, HOWEVER CAUSED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 1974, AND THE C.O.M. REGULATIONS 2015. THE CONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE, WITHIN THEIR RATES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE TO THE SATISFACTION OF THE ENGINEER, AND SHALL BE DEEMED TO HAVE INCLUDED WITHIN THEIR RATES FOR ANY NECESSARY TESTING.
- MOST RECENT UTILITY DRAWINGS MUST BE VIEWED BEFORE WORKS COMMENCE.
- DRAWING TO BE PRINTED IN COLOUR.

LIGHTING KEY

PROPOSED DOWN LIGHT ADJACENT TO DOOR HEIGHT: 4.5m LANTERN MANUFACTURER: COLLINGWOOD	
QUANTITY LANTERN NAME: WL075 1 LAMP TYPE: LED 2700K WARM WHITE WATTAGE: 5.7W OPTIC: 0.51KLM	
PROPOSED DOWN LIGHT ADJACENT TO DOOR HEIGHT: 1.8m LANTERN MANUFACTURER: COLLINGWOOD	
QUANTITY LANTERN NAME: WL075 2 LAMP TYPE: LED 2700K WARM WHITE WATTAGE: 5.7W OPTIC: 0.51KLM	
PROPOSED BOLLARD HEIGHT: 1.2m LANTERN MANUFACTURER: COLLINGWOOD	
QUANTITY LANTERN NAME: BLO3 2 LAMP TYPE: LED 2700K WARM WHITE WATTAGE: 5.0W OPTIC: 0.25KLM	
PROPOSED DOWN LIGHT ADJACENT TO GARDEN GATE HEIGHT: 1m LANTERN MANUFACTURER: COLLINGWOOD	
QUANTITY LANTERN NAME: GL019 2 LAMP TYPE: LED 2700K WARM WHITE WATTAGE: 2.0W OPTIC: 0.06KLM	
PROPOSED PATH WASHING LIGHT HEIGHT: 0.1m LANTERN MANUFACTURER: COLLINGWOOD	
QUANTITY LANTERN NAME: GL100 3 LAMP TYPE: LED 2700K WARM WHITE WATTAGE: 1.0W OPTIC: 4 LUMENS	
5.0 LUX ISO CONTOUR	
1.0 LUX ISO CONTOUR	
0.2 LUX ISO CONTOUR	

1	AMENDMENTS TO LIGHTING LAYOUT BASED ON ECOLOGICAL COMMENTS	NA	CA	NA	2023/25
2	AMENDMENTS TO LIGHTING LAYOUT BASED ON ECOLOGICAL COMMENTS	CA	NA	NA	2023/25
REV	AMENDMENTS	DATE	CHK	APP	DATE

PROJECT: THE GRANERY,
GREAT WAPSES FARM,
HURSTPIERPOINT ROAD, TWINEHAM

DRAWING TITLE: LIGHTING
LAYOUT

CLIENT: MRS H NORMAN

DRAWING NUMBER: 29376_02_100_01

REVISION: B SHEET SIZE: A1 SCALE: NTS

STATUS: FOR INFORMATION / APPROVAL

MEC
Consulting Group
Telephone: 01538 264 753
Email: greg@mecc.co.uk
Website: www.mecc.co.uk
ORIGINATOR: SURVEY & DESIGN
COMPILED: 2023. ALL RIGHTS
RESERVED. LICENSE NUMBER
10000000

Job Reference : J24-021583_P2

Project Title:
The Granery, Great Wapses Farm
Drawing Title
Figure 6a: Lighting Design Strategy

Date : 26-08-24 Checked : CB

Drawn : GN Approved : N/A

Status : Final Scale : NTS

Appendices



Wildlife Licensing Service
Natural England
Horizon House
Deanery Road, Bristol
BS1 5AH
T: 0208 026 1089
EPS.mitigation@naturalengland.org.uk

LICENCE - Mitigation

This licence authorises actions that would otherwise be offences under the above legislation

Any request for information in this licence will be considered under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000 as appropriate.

Natural England Reference:	2024-69377-EPS-MIT
Date issued:	23/10/2024
Licence valid from:	23/10/2024
Licence expiry date:	30/09/2034

Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) Natural England has granted this licence for the purpose of:

Imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment, under regulation 55(2)(e) and section 16 (3)(j) relating to:

Conversion of Granary to a 2-bedroom residential dwelling. Plus, minor associated alternations and landscape works.

To:

LICENSEE (full name):	Ms Heidi Norman
Company name (if relevant):	
LICENSEE Address:	19b St Johns Road, Hove. BN3 2FB

This licence is granted subject to the Licensee, including servants and named agents, adhering to the conditions, notes and licence documents specified below. The following person is authorised to act on behalf of the Licensee:

NAMED ECOLOGIST (full name):	Guy Newman
Company name (if relevant):	Greenspace Ecological Solutions
NAMED ECOLOGIST Address:	Suite H3, Priory Park Blackham Court Beech Green Lane Withyham, Hartfield East Sussex, TN7 4DB

At (locations):

Site name:	The Granary, Great Wapses Farm
Address:	Hurstpierpoint Road, Wineham
County:	West Sussex
Postcode:	BN5 9BJ
OS Grid Reference:	TQ 242 191

For the following species, maximum numbers and licensable activities:

PLEASE NOTE				
The maximum number(s) stated in the table below refers to the maximum number of individuals of the stated species that can be captured or transported under the terms of the licence and the maximum number/s of resting places or breeding sites that can be damaged or destroyed under this licence (if applicable). Maximum numbers cannot be specified and do not apply to disturbance activities. The activities permitted below must be conducted by the methods as specified under the terms of this licence (see conditions 10 to 14).				
Species (Scientific name)	Maximum number of individuals	Roost Type(s)	Maximum number of roost(s)	Activities
Whiskered	5	Maternity	1	Capture; Transport; Disturb; Destroy Breeding Site
Common Pipistrelle	2	Day	2	Capture; Transport; Disturb; Destroy Resting Place
Soprano Pipistrelle	1	Day	1	Capture; Transport; Disturb; Destroy Resting Place

Licence documents

The Licensee, Named Ecologist and all persons authorised in writing by the Licensee must adhere to the specific details given in the documents, if referenced below with a date, and complied with in accordance to this licence.

Reference	Document name	Date
Figure D	Impact Plan	26.08.24
Figure E2	Non-standard capture and exclusion apparatus	N/A
Figure E3	Specifications for mitigation / compensation	E3, E3a, E3c, E3d 26.08.24; E3b 03.09.24
Figure E4	Monitoring, management and maintenance	E4a, E4b 26.08.24
Work Schedule	Work Schedule	23.10.24
HMMP	Habitat Management and Maintenance Plan	N/A
Other	N/A	

Anything done otherwise than in accordance with the terms and conditions of the licence may constitute an offence.

Signed on behalf of Natural England (the relevant licensing body):

Signature:	Laws, Alex	Date:	23/10/2024
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WARNING
• This licence authorises acts that would otherwise be offences under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Any departure from the conditions relating to this licence may be an offence under that legislation; • This licence conveys no authority for actions prohibited by any other legislation; • This licence can be modified or revoked at any time by Natural England, but this will not be done unless there are good reasons for doing so. The licence is likely to be revoked immediately if it is discovered that false information had been provided which resulted in the issue of the licence. • Bodies corporate and their directors/secretaries are liable for offences under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

LICENCE CONDITIONS

1. The Licensee is responsible for ensuring that all terms and conditions of this licence are complied with.
2. The Licensee and Named Ecologist are responsible for all activities undertaken by Accredited Agents and Assistants (as described under 'Definitions' below) and of other persons they have appointed in relation to activities permitted by this licence.
3. The Licensee shall ensure that at least one copy of this licence is retained on each site until at least the expiry date of this licence. A copy of this licence shall be made available for inspection on each site and shall produce it on demand to any police officer or officer of Natural England.
4. No person shall carry out any activity permitted by this licence unless so authorised in writing by the Licensee. Each person shall produce a copy of their written authorisation from the Licensee on demand to any police officer or officer of Natural England.
5. Prior consent must be obtained from all relevant landowners and/ or occupiers before commencing any activities that are permitted by this licence. The role of the Licensee, Named Ecologist and any other persons so authorised under this licence does not itself confer any right of entry upon private land.
6. The Licensee shall permit, or shall ensure that measures are in place to permit until at least the expiry date of this licence, any officer of Natural England (accompanied by such persons as they consider necessary on production of their identification and stating the purpose of their presence, on demand) reasonable access to the site. The Licensee shall give all reasonable assistance to an officer of Natural England and to any accompanying persons.
7. All activities authorised by this licence must be undertaken in accordance with the requirements of any relevant animal welfare legislation, and all equipment used in relation to this licence must avoid cruelty, unnecessary injury or distress to any species covered by the relevant legislation.
8. Disturbance of bats and damage and/or destruction of bat roosts and habitats will be limited to those areas and structures shown in licensed Figure D. Where necessary, additional information is provided in the table below. No other bat or bat roost is permitted to be subject to disturbance, damage or destruction under this licence.

Species	Additional details of location
	N/A

9. In relation to all known and potential maternity, satellite and hibernation roosts, all activities and timings must be undertaken in accordance with the licensed Work Schedule.

In relation to all other roost types, all activities and timings must be undertaken in accordance with the licensed Work Schedule; **or** undertaken if **all** of the following requirements are met:
 - a. Activities described in the licensed Work Schedule are undertaken in the same chronological order; and
 - b. Activities described in the licensed Work Schedule are undertaken on the same structures and locations; and
 - c. Those same activities are undertaken no later than 12 months after timings described in the licensed Work Schedule.

Methodology

10. Prior to the commencement of licensed activities, the Named Ecologist or an Accredited Agent must ensure that all persons to be directly involved with these activities understand:
 - a. where and when bats are potentially present;
 - b. the legislation relating to bats;
 - c. the methodology and activities that will be undertaken to safeguard bats,
 - d. contingencies to be followed if bats are found, particularly if unexpectedly;
 - e. that all activities relating to bats and bat roosts are restricted to the terms and conditions of this licence, and that bats and bat roosts are otherwise protected by law.
 - f. they must avoid causing damage to roofing membranes. Any areas of damaged non-bitumen coated roofing membrane must be repaired with new sections of membrane.

A copy of a written or otherwise accessible version of the presentation to persons about licensed activities and written confirmation that it has been provided to all relevant persons (including the date and persons' names) must be retained by the Licensee and Named Ecologist. This must be made available to any officer of Natural England or any police officer on demand.

11. The locating, capturing and handling of all bats, and fitting of all bat exclusion devices must only be undertaken by the Named Ecologist or an Accredited Agent, or an Assistant directly supervised by the Named Ecologist or Accredited Agent. All works must be undertaken using best practice methodology to ensure minimal risk to bats. Mitigation must be in line with the requirements set out in the most up-to-date edition of the '*UK Bat Mitigation Guidelines*'. Persons acting under this licence must abide by the advice on excluding bats, handling bats and working in bat roosts in the most up-to-date edition of the '*Bat Mitigation Guidelines*' and '*Bat Workers' Manual*'. If there is conflict between a licence condition and the Guidelines, the licence condition will prevail. In addition to this:
 - a. Where bats are discovered and taken under this licence they must either be relocated to an alternative roost (see Definitions) suitable for the species, or where bats are temporarily held this must be done safely and bats released on site at dusk in, or adjacent to, suitable foraging/ commuting habitat in safe areas within, or directly adjacent to, the pre-works habitat. Where a bat is unexpectedly discovered in adverse weather conditions, condition 14 must be followed.
 - b. ☒ Temporary and permanent exclusion must be carried out using techniques specified in the most up-to-date edition of the '*Bat Workers' Manual*'. If one-way exclusion devices are to be used, each device must remain in position for a period of at least 5 consecutive nights throughout an uninterrupted spell of suitable weather conditions or will remain longer until these conditions prevail.
 - c. ☒ Prior to destructive works, an inspection using torches and/or an endoscope must be performed internally to search for the presence of bats. If any licensed vesper bat species is found and is accessible, each will be captured by gloved hand or hand-held net, given a health check and then each placed carefully inside a draw-string, calico cloth holding bag or similar for transport. If any licensed horseshoe bat species is found, the capture methods outlined in (e) will only be used after it has been shown that overnight dispersal or exclusion are no longer practicable methods.
 - d. ☒ Following inspection and exclusion operations, the removal of any feature with bat roost potential will only be performed by hand or hand-tools in suitable weather conditions and under direct ecological supervision. Where applicable, materials will be removed carefully away and not rolled or sprung to avoid potential harm to bats. Removed and detached materials must be checked by the Named Ecologist or Accredited Agent for bats that may be clung to them. Mechanical demolition (see 'Definitions' below) of the roost must only be undertaken after the roost has been declared free of bats by the Named Ecologist or Accredited Agent.
 - e. ☒ For sites where the presence of horseshoe species has been confirmed, the following exclusion method will be used: prior to work commencing, the Named Ecologist or Accredited Agent will conduct a thorough internal inspection for the presence of horseshoe bats. Only after the void is shown to be unoccupied will the destructive search commence, or all apertures into that void be closed and sealed (windows, doors, etc) by use of boarding, sealed tarpaulin or similar.

If a horseshoe bat is encountered, it will be left undisturbed during daylight. After all bats have dispersed overnight, the void will be sealed as described above. If all bats have not emerged, the Named Ecologist will either use torchlight and non-tactile human presence to disturb the bat to encourage it to emerge and disperse, during night only, or through use of a hand-held net. Only after all bats have emerged from the building or void will it be sealed.

f. **N/A**

12. A written record must be kept of any bat capture and exclusion undertaken, and of any other bat dispersal during destructive works. This must include dates, weather conditions with minimum overnight temperature and of any precipitation; also the numbers of each bat species captured, transported, or displaced; and the duration of bat excluder device use. This record must be provided with the Report of Action. This must be made available to any officer of Natural England or any police officer on demand (see condition 24).
13. Provision must be made for prompt assistance to appropriately tend and care for any bat injured, such as during the exclusion and demolition process. Any injured or dead bats must be reported to Natural England (see condition 23).
14. If individual bats are discovered unexpectedly, including if not covered under this licence or/ and if during periods of adverse weather, the following steps must be taken:
 - a. Works to that building/ structure must stop immediately. If the Named Ecologist or an Accredited Agent is not on site, they must be contacted immediately to attend site.
 - b. Do not expose any bats or cause them to fly out of the roost on its own accord.
 - c. The bat must only be handled by the Named Ecologist or Accredited Agent except if it is in immediate danger. The bat must be carefully placed in a lidded ventilated box with a piece of clean cloth and a small shallow container with some water. The box must be kept in a safe, quiet location.
 - d. Care must be taken to avoid rousing the bat during transfer to a suitable location – which may be a suitable hibernation box or other alternative roost providing a safe, quiet environment with suitable temperature and humidity levels appropriate for bats roosting at that time of year, that is safe from further disturbance.
 - e. The Named Ecologist must re-assess the structure and determine whether works can continue under this licence, or whether a modification to the licence is required prior to works re-commencing. A written record must be kept of this decision and be made available to Natural England or any police officer on request. This incidence must also be reported on this licence return form.
 - f. Any underweight or injured bats must be taken into temporary care by an experienced bat carer and be looked after until such time that the bat can be transferred to a suitable replacement roost at the same site, when weather conditions are suitable for release at the same site.

Mitigation and Compensation

15. Mitigation and compensation must be provided in accordance with the licensed Figure E3. Where necessary, further details are specified in the table below:

Additional details to support Figure E3: N/A

16. Where it is necessary to use any wood timber treatments, only treatments on the approved list of 'Bat roost and Timber products ([TIN 092](#))' may be used.
17. Where it is necessary to install a roof membrane and this has the potential to be accessed by any bat, Bitumen type 1F felt with a hessian matrix, or a non-bitumen coated roofing membrane (NBCRM) with a test certificate approved by Natural England, must be used. Installation of roof membranes must comply with the manufacturer's instructions.

Post-development maintenance

18. Any feature or structure retained, modified or otherwise provided under the terms and conditions of this licence (including those shown on Figure E3), which do not show evidence of bat use must be retained for the following minimum periods beyond the date of completion of all licensed activities relating to that feature or structure:

- a. Non-maternity bat boxes: **5 Years**
 - b. Bat lofts, bat house and maternity bat boxes: **10 Years**
 - c. Other: **5 Years**
19. All site maintenance and habitat management must be undertaken in accordance with licensed Figure E4 (and any further details specified below) and the licenced Habitat Management and Maintenance Plan (if referenced above). Remedial action must be undertaken where necessary. Actions must be undertaken in accordance with the timings in the licensed Work Schedule or timed as described in condition 9.

Additional details to support Figure E4: N/A

20. Lighting restrictions under this licence include **N/A**
21. If this licence is part of a phased or multi-plot development, the Master Plan referenced **N/A** must be re-submitted, and updated if necessary, with any modifications to this licence and any future licence applications for this phased or multi-plot development.

Post-development monitoring and reporting requirements

22. Where applicable, monitoring must be undertaken in accordance with timings as specified in the licensed Work Schedule, or timed as described in condition 9, and monitoring will include: **A single emergence survey at an appropriate time of year, and inspection of integrated boxes and tree-mounted boxes, will be completed in each year of post-development monitoring.**
23. The Licensee must submit a written report of actions taken under this licence, even if no action is taken, and send it to Natural England at the address shown at the top of the report form, to arrive no later than 14 days (two weeks) after the expiry of the licence. The following interim licence report/s is/are also required: **N/A**
24. All records are to be made available to Natural England for inspection at any reasonable time.

NOTES

- a) The following mitigation or compensation is being provided as part of a planning permission or other consent but is not required by Natural England to be provided as part of this licence: **N/A**. It is the Licensee's responsibility to ensure that they comply with planning permissions and other consents as necessary.
- b) Under Regulation 60 of the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to contravene or fail to comply with a licence condition. This includes all persons authorised to act under this licence. Failure to comply with a condition of a licence issued under The Wildlife & Countryside Act 1981 (as amended) could result in offences being committed.
- c) Under Regulation 59 of the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to make, or to recklessly make a false statement, representation or supply information for the purposes of obtaining a licence.
- d) Natural England advises that where any individual is likely to come into contact with a bat in the operation of this licence, they should ensure that they wear suitable clothing, gloves and face masks, and have been vaccinated against European Bat Lyssavirus (EBL).
- e) Please read the details of your licence carefully to ensure that you comply with it paying particular attention to the number and species licensed as this may differ to what was requested in your application.
- f) If this licence has been issued as a result of a modification to replace the previous version of this licence, licensed totals will only relate to the period that this re-issued licence is valid.
- g) A licence is not required for the short-term keeping of injured bats that were obtained legally for the purpose of tending them in order to release them when no longer disabled. However, if the bats are to be kept for longer than 6 months then the carer should apply for a licence to possess bats. This can be done using the possession licence application form WML-A37 (found at: <https://www.gov.uk/government/publications/european-protected-species-apply-for-a-licence-to-possess-them>).
- h) To avoid transmitting COVID-19 from people to wild mammals, you should: stay at least 2 metres from live wild mammals at all times; only capture or handle live wild mammals if necessary and avoid going within 2 metres of known breeding or regularly used resting sites of mammals. If you cannot follow these guidelines, then you should minimise the time spent in close proximity and handling mammals; limit the number of people that come into close proximity or handle mammals, and keep animals separate from other individuals as far as possible.
- i) Persons acting under this licence should follow good hygiene practices, including wearing of disposable gloves, or clean and disinfected non-disposable gloves; wearing a face covering when handling and in close proximity to any mammal, and washing hands before and after close proximity or handling of any mammal. Face coverings, non-disposable gloves and overalls or other clothing should be washed / disinfected between uses when handling mammals.
- j) You should not carry out activities under this licence if you feel unwell, test positive for COVID-19 or live with someone who has or might have COVID-19.
- k) Any products used to clean and disinfect equipment should be safe for use where there could be contact with animals and used at an effective and safe dilution rate. 'Safe4' is considered to be an appropriate disinfectant for this purpose and is considered effective against the virus at a dilution of 1:50. Other products can be used to clean and disinfect equipment.
- l) How we use your personal information is set out in the Wildlife Licensing privacy notice which can be found here <https://www.gov.uk/government/publications/natural-england-privacy-notice>
- m) For licences issued in accordance with Licensing Policy 4: This licence permits activities affecting bats and their roosts that are considered most likely to result from the works described in the Licence Application. These are specified in the licensable activity table above. In its assessment of the application Natural England considered plausible scenarios involving different numbers of bats, roost types, and species, which might be affected and concluded that these impacts would be acceptable in the event they occurred. To cover this potential eventuality the compensation measures required by this licence include sufficient

provision for any of these scenarios. If it becomes apparent before or during the works that activities may result in impacts on bats that are not permitted by the licence issued to you then you must contact Natural England immediately. You should suspend those works which may result on impacts on bats which are not covered by the licence. An amended licence may be granted where appropriate.

- n) As this project proposes the use of a Non-Bitumen Coated Roofing Membrane (NBCRM) which has passed the snagging propensity test, please provide the following additional information within the licence return:
- Confirmation that the NBCRM installed is the same model as the one for which you provided a snagging propensity certificate during your application. If possible, please provide photographs of the membrane being installed, with the manufacturers mark shown.
 - Confirmation that the NBCRM was installed to the manufacturer's specifications.

DEFINITIONS

1. The "**Licensee**" named on the licence is responsible for ensuring that all activities carried out on site in relation to the licence comply with the terms and conditions of the licence. All persons authorised to act under the licence must comply with the licence and its conditions (see 'Offence of breaching licence condition' in Regulation 60 of the Conservation of Habitats and Species Regulations 2017). This means that those persons authorised by the Licensee also have a responsibility for ensuring that the licence is understood and complied with.
2. The "**Named Ecologist**" is a professional ecological consultant who has satisfied Natural England that they have the relevant skills, knowledge and experience of the species concerned and is responsible for undertaking and/or overseeing the work undertaken in respect of the licensed species. The 'Named Ecologist' has a responsibility for ensuring that the licence is complied with. They are responsible for advising the Licensee on the suitability and competence of any Accredited Agents or Assistants employed on site to undertake the required duties and may include the direct supervision of Assistants where appropriate.
3. An "**Accredited Agent**" is a suitably trained and experienced person who is able to carry out work under a licence without the personal supervision of the Named Ecologist. Any Accredited Agent must be appointed by the Licensee and be in possession of a letter signed by the Licensee confirming their appointment. Agents shall carry a copy of the said letter when acting under the licence and shall produce it to any police or Natural England officer on request.
4. An "**Assistant**" is a person assisting a Named Ecologist or Accredited Agent. Assistants are only authorised to act under this licence whilst they are under the direct supervision of either the Named Ecologist or an Accredited Agent.
5. Definition of roost types for the purpose of this licence are set out in the [Method Statement document](#).
6. For the purpose of this licence the following licensed methods are defined as:
 - a. **Destructive search by soft demolition:** the taking apart of a bat structure in a controlled and careful manner by hand, or in some instances with the assistance of hand-held tools and machinery, under direct ecological supervision. Only the Named Ecologist, Accredited Agent or a directly supervised Assistant may take any bats found.
 - b. **Mechanical demolition:** destruction of a structure that previously supported a bat roost using mechanical means after the structure has been declared free of bats by the Named Ecologist or Accredited Agent. Mechanical demolition usually is preceded by a soft demolition exercise or completion of an exclusion process.