

BAT SURVEY

STONEYHURST MILESTONE AVENUE CHARVIL RG10 9TN

Client: Charlotte Loveday

Our reference: ECO3825b

Report date: 01 October 2025

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1.0 Introduction

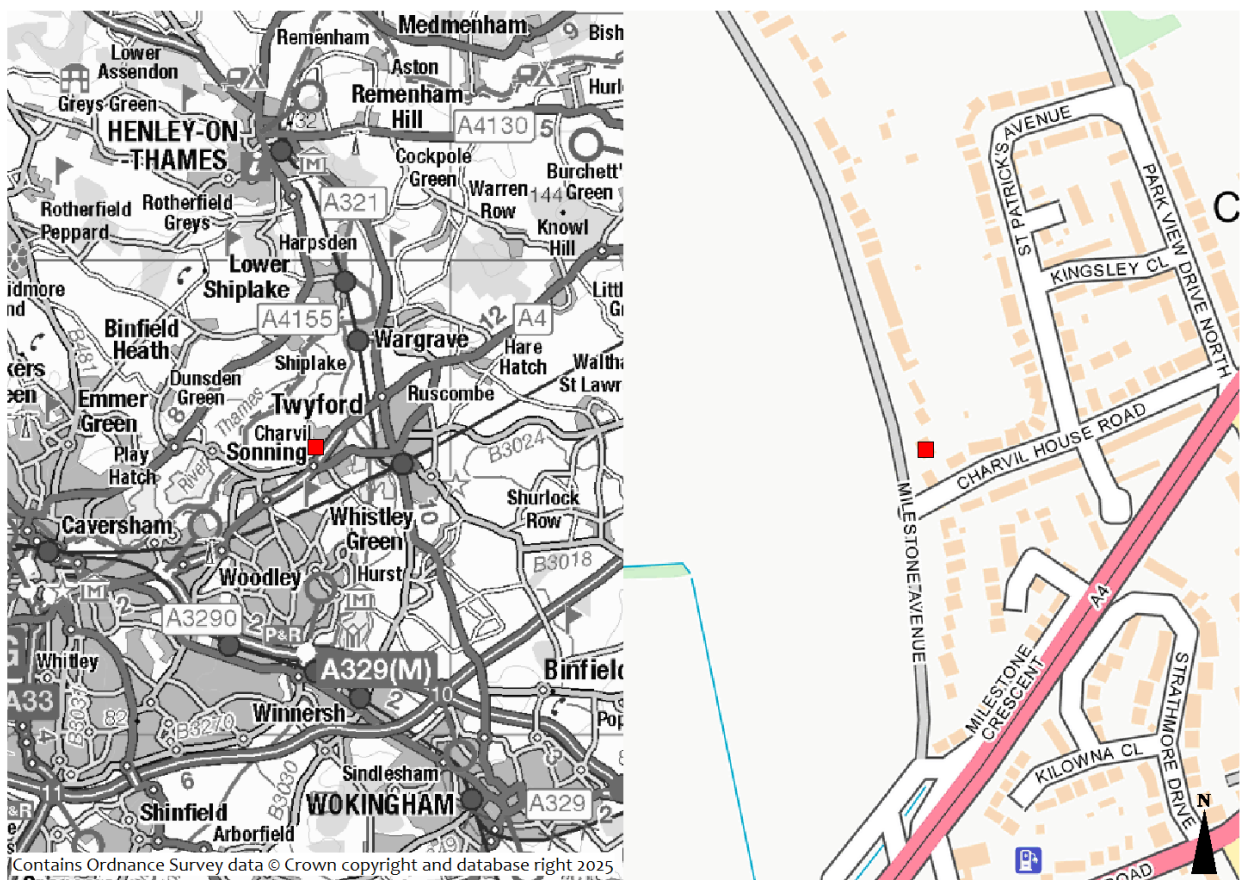
Survey and reporting

- 1.1 This report details the results of a Bat Survey of Stoneyhurst, Milestone Avenue, Charvil, RG10 9TN, undertaken to inform a planning application for the site.
- 1.2 The survey comprised a preliminary roost assessment, carried out on 03 June 2025, followed by three dusk emergence surveys carried out between June and August 2025.

Application site

- 1.3 The application site is located towards the southern end of Milestone Avenue, a part-residential part-rural road in Charvil (Ordnance Survey Grid Reference SU 7715 7606 Figure 1).
- 1.4 It comprises a detached house, driveway, and, front and rear gardens.

Figure 1 – Site location



Proposed works

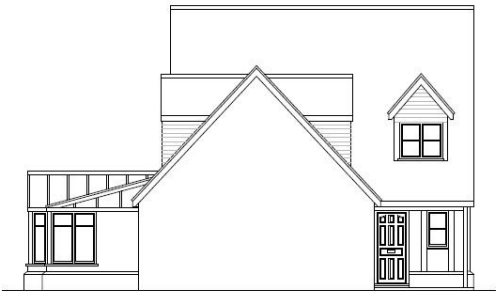
- 1.5 It is proposed to erect a one- and two-storey rear extension and a two-storey side extension (see Figures 2 and 3). The existing conservatory will be removed to facilitate the proposed works.
- 1.6 In addition, a new garden room will be erected at the north eastern end of the rear garden and the driveway will be enlarged.

Figure 2 –Existing and proposed elevations

EXISTING



EXISTING SE ELEVATION



EXISTING NW ELEVATION



EXISTING SW ELEVATION



EXISTING NE ELEVATION

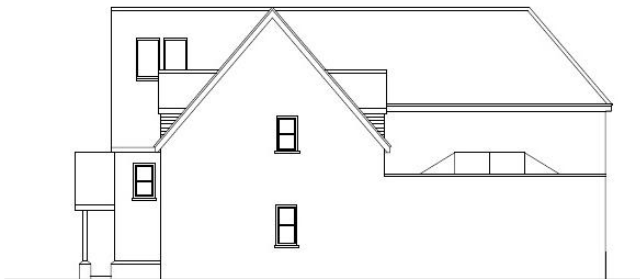
PROPOSED



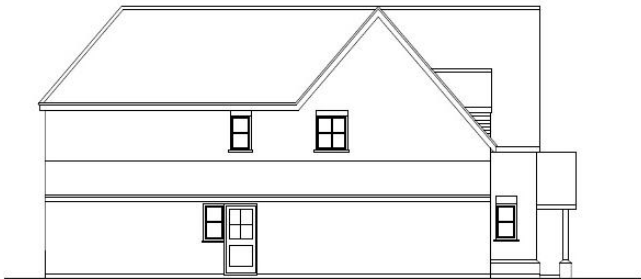
Proposed SW Elevation



Proposed NE Elevation

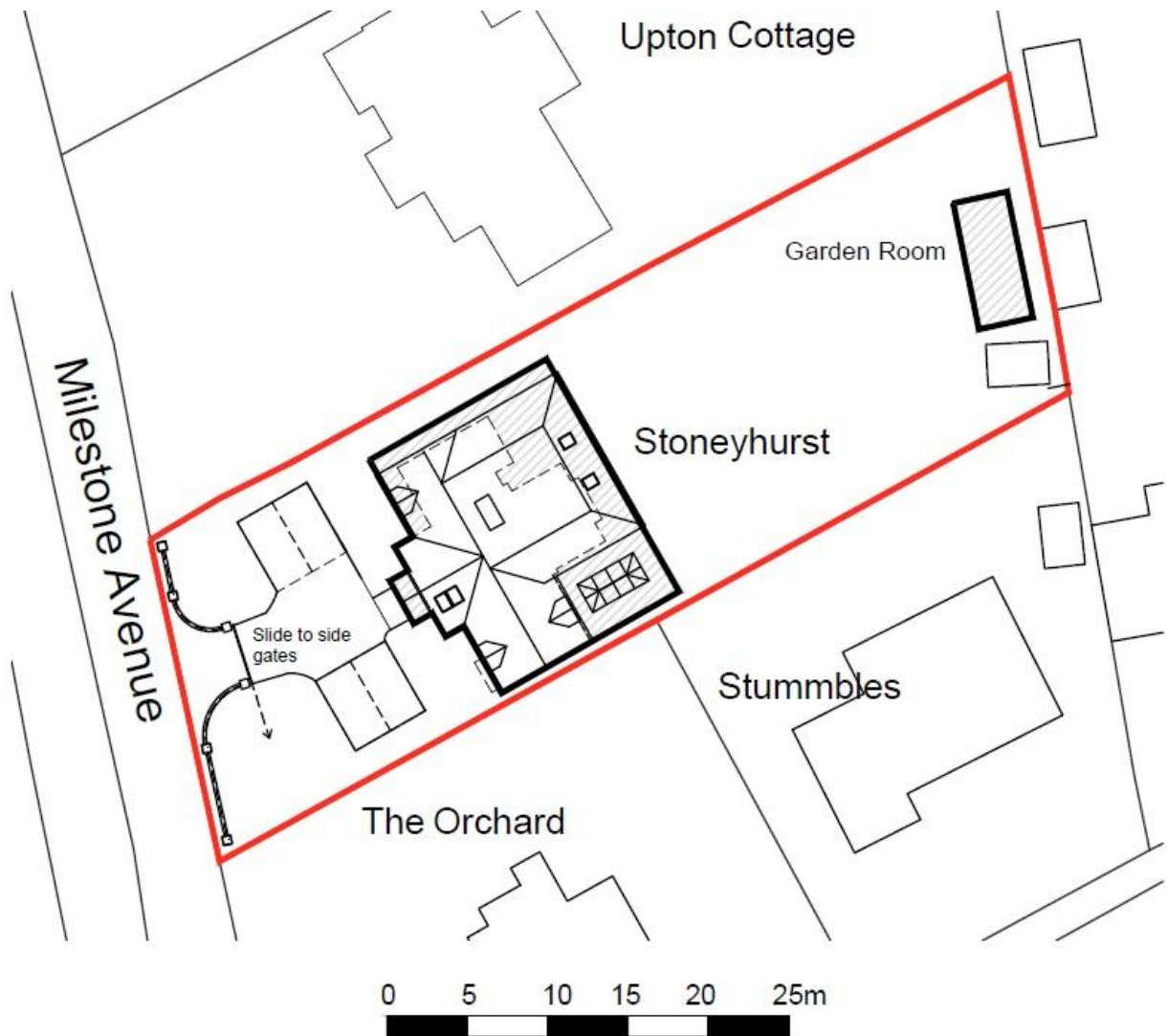


Proposed SE Elevation



Proposed NW Elevation

Figure 3 – Proposed site plan



2.0 Methodology

Desk study

- 2.1 A desk study data search was undertaken. This involved reviewing publicly available datasets and citations of statutory designated sites of importance for nature conservation and Natural England's Ancient Woodland Inventory for sites within the zone of influence of the survey area (considered to be a maximum of 1km in this case).
- 2.2 In addition, species records (on the MAGIC website¹) were accessed, and aerial photographs and Ordnance Survey maps were studied for features of interest.

Bat survey

Daytime Bat Walkover (DBW)

- 2.3 A survey to assess the suitability of habitats for bats to roost, commute and forage within and adjacent to the site (where accessible). Habitat suitability was assessed as per Table 1 below.

Preliminary Roost Assessment (PRA)

- 2.4 This survey consisted of a detailed search of the interior and exterior of the building looking for bats and/or evidence of bats including droppings (on walls and windowsills and in roof and loft spaces), rub or scratch marks, staining at potential roosts and exit holes, live or dead bats and features, such as raised or missing tiles, potentially suitable for use by roosting bats. Binoculars, an endoscope, a ladder and a high-powered torch were used as required.
- 2.5 Buildings are classified in terms of their suitability for use by roosting bats (see Table 2) and in accordance with the Bat Conservation Trust's Bat Survey Guidelines².
- 2.6 Classification was dependent on a number of factors including:
 - Bats and/or signs of bats
 - External and internal features potentially suitable for use by roosting bats (e.g. raised or missing tiles, gaps behind fascia boards)
 - Setting
 - Night time light levels
 - Disturbance levels
 - Proximity of suitable foraging habitat and flight-paths (e.g. ponds, streams, woodland, large gardens, hedgerows)

Dusk emergence surveys

- 2.7 Three dusk emergence surveys of Stoneyhurst were carried out on 30 June, 31 July, and 27 August 2025. Four surveyors were present during each survey.
- 2.8 Surveyors were equipped with professional ultrasonic bat detectors and bat calls were recorded to facilitate bat species identification with specialist software.

¹ <http://www.natureonthemap.naturalengland.org.uk/>

² Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn) Bat Conservation Trust

- 2.9 Night-vision aids (NVAs) were also stationed around the house so that all potential roosting features could be seen. Footage from the NVAs was reviewed the following day on desktop PCs using specialist software with the ability to motion track, zoom in and watch footage in slow motion.
- 2.10 The dusk surveys started 15 minutes before sunset and continued until one and a half hours after sunset.
- 2.11 Surveys were carried out in accordance with the Bat Conservation Trust's Bat Survey Guidelines. Timings, weather, and survey results are given in Appendix 2.

Surveyor details

- 2.12 The preliminary roost assessment was undertaken by Ryan Davies ACIEEM (senior ecologist) and Matthew Stephenson (assistant ecologist) of GS Ecology Ltd.
- 2.13 Ryan holds a Natural England WML A34 Level 2 bat survey licence and is an associate member of the Chartered Institute of Ecology and Environmental Management with more than 10 years' experience as professional ecologist.
- 2.14 The dusk emergence surveys were carried out by Gareth Matthews MCIEEM, Justine Whitehead Qualifying CIEEM, Cherry Leung Qualifying CIEEM, Matthew Stephenson, Alastair Bayliss, Chris Hoadley, Elisa Sutton, Elspeth Denchfield, Charlotte Allchin, Teresa Verney Brookes of GS Ecology Ltd.
- 2.15 All are licenced bat workers and/or experienced bat surveyors.

Table 1 – Habitat suitability scale for potential flight-paths and foraging bats

	Potential Suitability	Description
Potential Suitability of potential flight-paths and foraging habitats	High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
	Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
	Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
	Negligible³	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
	None [Not suitable]	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).

³Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant.’ This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute)

Table 2 – Description of the categories used to assess a building’s bat roost potential and the survey effort required to determine the likely presence or absence of bats

	Roost status	Description	Survey effort required to determine the likely presence or absence of bats
Bat Roost Potential Status	Confirmed	Bats or evidence of bats found.	Surveys would be required to establish the status of the roost. Generally, three dusk emergence surveys between May and September. Optimum period May – August (two surveys should be undertaken during the optimal period). Surveys should be carried out at least three weeks apart.
	High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions (For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance) and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Three dusk emergence surveys between May and September. Optimum period May – August. Two surveys should be undertaken during the optimal period. Surveys should be carried out at least three weeks apart.
	Moderate	A structure with one or more potential roost sites 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 (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Two dusk emergence surveys, between May and September (one of the surveys needs to be carried out between May and the end of August). Surveys should be carried out at least three weeks apart.
	Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	One dusk emergence survey between May and the end of August (but only if features will be affected by the proposals).
	Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No further surveys required.
	None [No potential]	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No further surveys required.

3.0 Results

Weather conditions

- 3.1 Weather conditions during the initial survey were 16°C, 1/8ths cloud cover, wind at Beaufort scale 3 and no rain.
- 3.2 Weather conditions for the dusk emergence surveys are given in Appendix 2.

Desk study

Statutory sites of importance for nature conservation

- 3.3 There are no statutory sites of importance for nature conservation within 500m of the application site.
- 3.4 The nearest such site – Ali's Pond Local Nature Reserve – is located approximately 1.7km southwest of the application site.

Ancient woodland

- 3.5 There are no areas of woodland listed on Natural England's Ancient Woodland Inventory within 500m of the application site.
- 3.6 The closest such site is- Waingel Copse - is located approximately 1.4km to the south of the site.

Bat licence records

- 3.7 Within 2km of the application site there are eight records of licences issued by Natural England for works affecting bat roosts on The MAGIC website, two of which are within 500m. These records are summarised in Table 3 below.

Table 3 – Summary of Natural England licence records within 2km of the application site

Distance and direction from the application site	Species affected	Breeding site	Year licence was issued
0.4km North west	Soprano pipistrelle	No	2014
0.5km South east	Brown long-eared, common pipistrelle, soprano pipistrelle	No	2019
1.5km South west	Soprano pipistrelle	No	2018
1.6km East	Brown long-eared	Yes	2010
1.6km South	Brown long-eared, common pipistrelle	No	2018
1.8km South west	Brown long-eared, common pipistrelle, soprano pipistrelle	No	2020
1.9km North east	Brown long-eared, common pipistrelle	No	2020
1.9km South west	Brown long-eared, common pipistrelle, soprano pipistrelle	No	2020

Surrounding land use

- 3.8 The application site is located towards the southern end of Milestone Avenue, a part-residential, part-rural road in Charvil. Directly to the north, south and east, and further in these directions, are residential properties and their associated gardens with trees. The gardens of the properties to the north and south are large and where these meet, they form a continuous area of green space with many trees.
- 3.9 Directly adjacent to the west, the land becomes large arable fields bordered by hedgerows and lines of trees and interspersed with strips of woodland located 350m west, 400m northwest, and 800m northwest. These are relatively well-connected to the site hedgerows and lines of trees.

- 3.10 Approximately 1km northwest lies the river Thames, which runs from southwest to northeast. This is bordered by lines of trees and woodland in places. These areas are relatively well-connected to the site via linked back gardens and lines of trees.
- 3.11 Further east, approximately 900m from the application site, are a number of large waterbodies interspersed with blocks of woodland. There are also numerous blocks of woodland within Sonning Golf Club, which is located approximately 500m to the south. These are more loosely connected to the site due to the presence of the A4 and more extensive residential areas.
- 3.12 The habitats surrounding the site are therefore of predominantly “moderate” suitability for commuting and foraging bats (see Table 1).

Habitats within the application site

- 3.13 The application site comprises a detached house with a driveway and front and rear gardens, and an unaffected shed within the rear garden.
- 3.14 The front garden comprises a gravel driveway, garden planting, ornamental hedges and an orchard area with five apple trees.
- 3.15 The rear garden comprises a large, overgrown grassland area, with shrub border planting and several, scattered mature trees.

Bat survey (preliminary roost assessment)

- 3.16 Stoneyhurst is a detached one- and two-storey house with cavity brick walls, an inbuilt garage, and a series of interconnecting roof pitches clad with clay tiles. There are three dormers at the front and two dormers at the rear with roofs clad with clay tiles and sides and fronts clad with timber. At the rear of the house there is a UPVC conservatory.
- 3.17 There is a small lean-to at the side of the house with a corrugated metal roof and walls clad with hanging tiles. It was possible to see behind these hanging tiles –there were no features suitable for roosting bats.
- 3.18 The house has wooden bargeboards at the gable ends and no soffits (it is open at the eaves).
- 3.19 The house has numerous features which are suitable for use by roosting bats including:
- Gaps due to raised roof tiles
 - Gaps under ridge tiles
 - Gaps under end tiles
 - Gaps under dormer cladding
 - Gaps where the dormer joins the main roof
 - Gap between dormer bargeboard and cladding
 - Gap between bargeboard and wall
 - Gap in brickwork
- 3.20 Internally the house has a series of interconnecting loft spaces. The roof has wooden beams and ridge boards and is lined with bitumen felt and the loft is insulated with fibreglass. Approximately 30 bat droppings were found scattered throughout the loft.
- 3.21 The house also has eaves level cupboards that have been converted and boarded out. No bats or signs of bats were observed in these cupboards.
- 3.22 The inbuilt garage is tightly sealed, and no bats or signs of bats were observed.
- 3.23 Stoneyhurst has numerous features potentially suitable for use by roosting bats and bat droppings were found in the loft. It is therefore a confirmed bat roost (see Table 2).

Dusk emergence surveys

Survey 1 – 30 June 2025

- 3.24 During the first dusk emergence survey, carried out on 30 June 2025, 81 bat passes were recorded from 3 different species: Common pipistrelle (46 passes), soprano pipistrelle (28 passes), and noctule (7 passes).
- 3.25 No bats emerged from or went to roost in the building during the survey.

Survey 2 - 31 July 2025

- 3.26 During the second dusk emergence survey, carried out on 31 July 2025, 46 bat passes were recorded from 5 different species: Common pipistrelle (16 passes), soprano pipistrelle (13 passes), noctule (13 passes), serotine (3 passes) and brown long-eared bat (1 pass).
- 3.27 At 21:12, a single common pipistrelle bat emerged from the north western gable end.

Survey 3 - 27 August 2025

- 3.28 During the third dusk emergence survey, carried out on 27 August 2025, 53 bat passes were recorded from 4 different species: Noctule (20 passes), common pipistrelle (18 passes), soprano pipistrelle (13 passes) and bat(s) from the Myotis genus (2 passes).
- 3.29 At 20:18, a single soprano pipistrelle bat emerged from the eaves midway along the north eastern elevation of the house.

4.0 Assessment

Survey constraints

- 4.1 The surveys were carried out at a time of year suitable for undertaking preliminary bat roost assessments and dusk emergence surveys and there were no constraints to the survey.

Site status

- 4.2 Stoneyhurst hosts two small bat roosts - a common pipistrelle day roost and a soprano pipistrelle day roost - both used by a maximum of one bat during any one survey. The common pipistrelle roost is located at the north western gable end and the soprano pipistrelle roost is located at the eaves, midway along the north eastern elevation (However, the location of these day roosts may be transient, and it is possible that bats will change roost location to utilise the other features present around the building - depending on the time of year and environmental factors such as temperature).
- 4.3 Common pipistrelle and soprano pipistrelle bats are classified as “*Widespread all geographies*” in all areas of the UK (see Table 3.1 on Page 30 of the UK Bat Mitigation Guidelines⁴).
- 4.4 The day roosts of these species are of “site” importance (see Table 3.2 on Page 33 of the UK Bat Mitigation Guidelines).
- 4.5 Both bat roosts will be lost when the house is extended. As such, a licence from Natural England for development works affecting bats, will need to be obtained before the works commence.

Lighting

- 4.6 The habitats surrounding Stoneyhurst are likely to be of importance for commuting and foraging bats. Care should therefore be taken to ensure that any new lighting does not illuminate these areas.
- 4.7 Appendix 3 provides further information on bat ecology and legislation.

Further survey requirements

- 4.8 Three bat dusk emergence surveys of Stoneyhurst were undertaken over the bat survey season and in accordance with The Bat Conservation Trust’s Bat Survey Guidelines. There are therefore no further survey requirements.
- 4.9 However, if works to the building haven’t commenced by May 2027, an updated bat survey may need to be carried out in order to inform a Natural England licence application (Natural England’s advice is that a licence should be informed by information from the current or most recent bat-active season).

Mitigation

- 4.10 In order to comply with planning policy and wildlife legislation (see sections below) it will be necessary to ensure that following development the “favourable conservation status” of bats will be maintained (see section 4.3 and 4.4 above).
- 4.11 The following mitigation strategy would meet the requirements detailed above:

⁴ Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1*. Chartered Institute of Ecology and Environmental Management, Ampfield.

Toolbox talk

- (1) Prior to the commencement of works a “tool box talk” will be given to contractors by the licensed bat ecologist. The talk will: explain that the building hosts two bat roosts; explain the relevant legislation relating to bats; detail the measures that will be used to protect bats; agree good working practices; and explain what should be done if bats are encountered during (or after) the works.

New roosting provisions (to ensure that the long term conservation status of bats is maintained)

- (2) Bat boxes - to receive bats found during works: Two Schwegler 2f bat boxes (see <http://tinyurl.com/lheb63z> or bat boxes constructed in accordance with Bat Conservation Trust guidelines) will be installed by the Ecological Clerk of Works (ECoW) on suitable trees nearby prior to the commencement of works. These will be used to receive any bats captured during the works but will remain in place and therefore be available to bats after the works.
- (3) New roosting provisions - to be provided as long-term replacement for the loss of the common pipistrelle day roost. This will be in the form of four bat roof line access tiles (see Figure 4) to be installed in the locations shown in Figure 5.
- (4) All new roof lining is to be bitumen 1F type roofing felt, or a breathable membrane that has passed a snagging propensity test⁵, as other breathable membranes have been found to kill bats.

Working method statement (to ensure that bats are not harmed during works)

- (5) All works with the potential to harm bats (removal of roof tiles and roof linings, soffits and bargeboard etc.) will be overseen by a Natural England bat licence holder acting as an ECoW.
- (6) The ECoW will oversee the careful dismantling of all features suitable for use by roosting. Any bats are found will be caught by hand or using a hand-held net and moved to the bat box that will have been installed in a nearby tree (see above). The entrance to the box will be temporarily blocked with a cloth which will be removed at dusk.
- (7) Once all features potentially suitable for use by roosting bats have been removed contractors will be allowed to continue the works unimpeded.

Ongoing habitat management (to ensure that the roosts remain suitable for use by roosting bats)

- (8) New roost access points will not be illuminated, and care will be taken to ensure that exterior lighting does not illuminate roost access points or large parts of the building. Elsewhere, if security lighting is installed it will be directional low lux and/or triggered by motion detection devices located below (human) head height.

⁵ A snagging propensity test checks that the membrane can stand the repeated snagging actions of roosting bats. To pass, a membrane must show no change in the average number of loops per cm² as rotations are increased from 0 to 1000. See <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence#full-publication-update-history:-:text=Use%20of%20safe%20roofing%20membranes>

Figure 4 – Bat roof line access tile specification

A preformed clay tile or a formed lead tile is to be placed on the roof line. This will allow crevice-dwelling bats (e.g. common pipistrelle) access between the roof tiles and the felt lining (which must be traditional type 1F bitumen felt throughout)

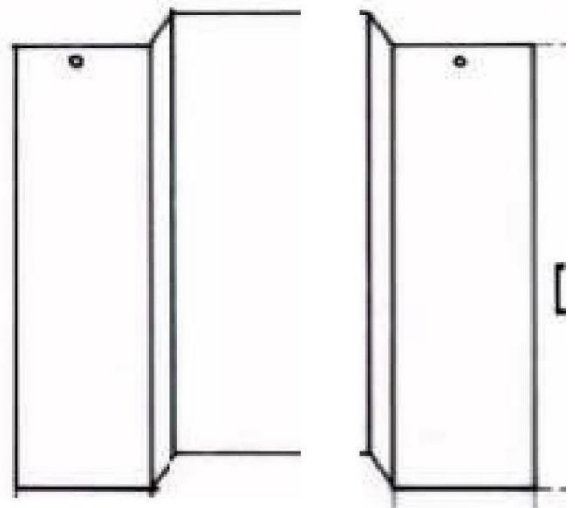


Figure 5 – Proposed elevations showing locations of bat mitigation measures



Legislation

- 4.12 All species of bats receive special protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Statutory Nature Conservation Organisation (the SNCO - Natural England in England).
- 4.13 In issue a licence, the SNCO must apply the requirements of the Regulations and, in particular, the three tests set out in sub-paragraphs 55(2)(e), (9)(a) and (9)(b). These are as follows:
- (1) Regulation 55(2)(e) states that a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
 - (2) Regulation 55(9)(a) states that the appropriate authority (the SNCO) shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
 - (3) Regulation 55(9)(b) states that the appropriate authority (the SNCO) shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”

Consideration of the three tests of The Habitats Regulations

- 4.14 Planning Authorities have statutory duties under The Habitat Regulations. The Planning Authority needs to be satisfied that a licence for development works affecting bats is likely to be granted by Natural England and in order to be satisfied that this is the case they will need to consider whether the development meets the tests of The Habitat Regulations.
- 4.15 It is considered that, as long as the mitigation plan such given in Section 4.11 is implemented, the proposed works would pass the three tests of The Habitat Regulations, and as such receive from Natural England a licence, because:
- (1) The development is for an imperative reason of overriding public interest of an economic nature as the development will contribute to a social and economic need of the local community for better housing (this is assuming that it is in compliance with other planning policy which is outside the remit of this report) - therefore Regulation 55(2)(e) can be met.
 - (2) There is no satisfactory alternative to the development as without carrying out the works the aforementioned need would not be met - therefore Regulation 55(9)(a) can be met.
 - (3) Appropriate mitigation can be provided which will ensure that there will not be a detrimental impact on the favourable conservation status of the bat species concerned (see mitigation plan above) - therefore Regulation 55(9)(b) can be met.
- 4.16 The Local Planning Authority can therefore be confident that, if they were to permit the development, a licence for development works affecting bats would be obtained from Natural England.

The licensing process

- 4.17 Since the site hosts two bat roosts, both of which will be lost as a result of the proposals, a licence for development works affecting bats (i.e., for derogation from the provisions of the Habitat Regulations) will need to be obtained before roofing works commence.
- 4.18 This involves submitting a licence application to Natural England with a detailed mitigation plan informed by surveys undertaken in accordance with national guidelines. Natural England takes up to 30 working days to process a licence application.
- 4.19 Because the licensing process is separate and distinct from the planning system Natural England will only register the licence application after planning permission or listed building consent has been obtained, and any pre-commencement wildlife related planning conditions have been discharged.
- 4.20 In this case, because the roosts are of low conservation status, the site could also be registered under Class Licence WML-CL21, which is “to permit activities resulting in disturbance / capture of bats and/or damage/destruction of bat roosts of low conservation significance only”. To be registered under this licence a “Registered Ecological Consultant”⁶ (a professional ecological consultant who has met standards set by Natural England and been successfully registered to use the licence at registered sites) submits licence forms to Natural England. The site is then registered by Natural England under the licence and works can commence. It usually takes no more than three weeks for a site to be registered.

⁶ Giles Sutton is a “Registered Ecological Consultant”

Planning policy

- 4.21 Paragraphs 98 and 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (referred to in the 2021 NPPF) reads:

“98) The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult Natural England before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species’ protection provisions affecting the site concerned.

99) It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted. In appropriate circumstances the permission may also impose a condition preventing the development from proceeding without the prior acquisition of a licence under the procedure set out in section C below. “

- 4.22 In this case, it has been established that Stoneyhurst hosts two small bat roosts - a common pipistrelle day roost and a soprano pipistrelle day roost - which will be lost when the building is extended.
- 4.23 Section 4.11 above sets out a mitigation strategy to ensure that the favourable conservation status of these bat species will be maintained and Sections 4.14-4.16 detail how the proposals meet the three tests of The Habitat Regulations.
- 4.24 As such, if a mitigation strategy such as that given above is implemented, and subject to imposing a condition preventing the development from proceeding without the prior acquisition of a licence, the proposals would comply with the above (and other wildlife related) planning policy.

5.0 Summary

- 5.1 Stoneyhurst hosts two small bat roosts - a common pipistrelle day roost and a soprano pipistrelle day roost - which will be lost when the building is extended. As such, works to extend the house could not legally commence until a licence for development works affecting bats has been obtained from Natural England.
- 5.2 This report includes a mitigation strategy, comprising the provision of bat boxes and bat tiles, and, the careful removal of the features used by roosting bats, that will ensure that bats are not harmed and there will not be a detrimental impact on the favourable conservation status of bats.
- 5.3 As such, subject to imposing a condition preventing works to the building from proceeding without the prior acquisition of a licence, the proposals would comply with planning policy.

Appendix 1 - Photographs

Photos 1 and 2 – Stoneyhurst viewed from the front and the rear



Photo 3 – Gap under raised roof tiles and Photo 4 – Gap under end tiles



Photos 5 and 6 - Gaps under ridge tiles



Photo 7 - Gaps behind dormer cladding, and Photo 8 – Gap where dormer join the main roof



Photo 9 – Gap in brickwork, and Photo 10 - Gaps between bargeboard and wall



Photos 11 and 12 – Inside the loft at Stoneyhurst



Photos 13 and 14 – Approximately 30 bat droppings scattered throughout the loft



Photos 15 and 16 – The front and rear gardens



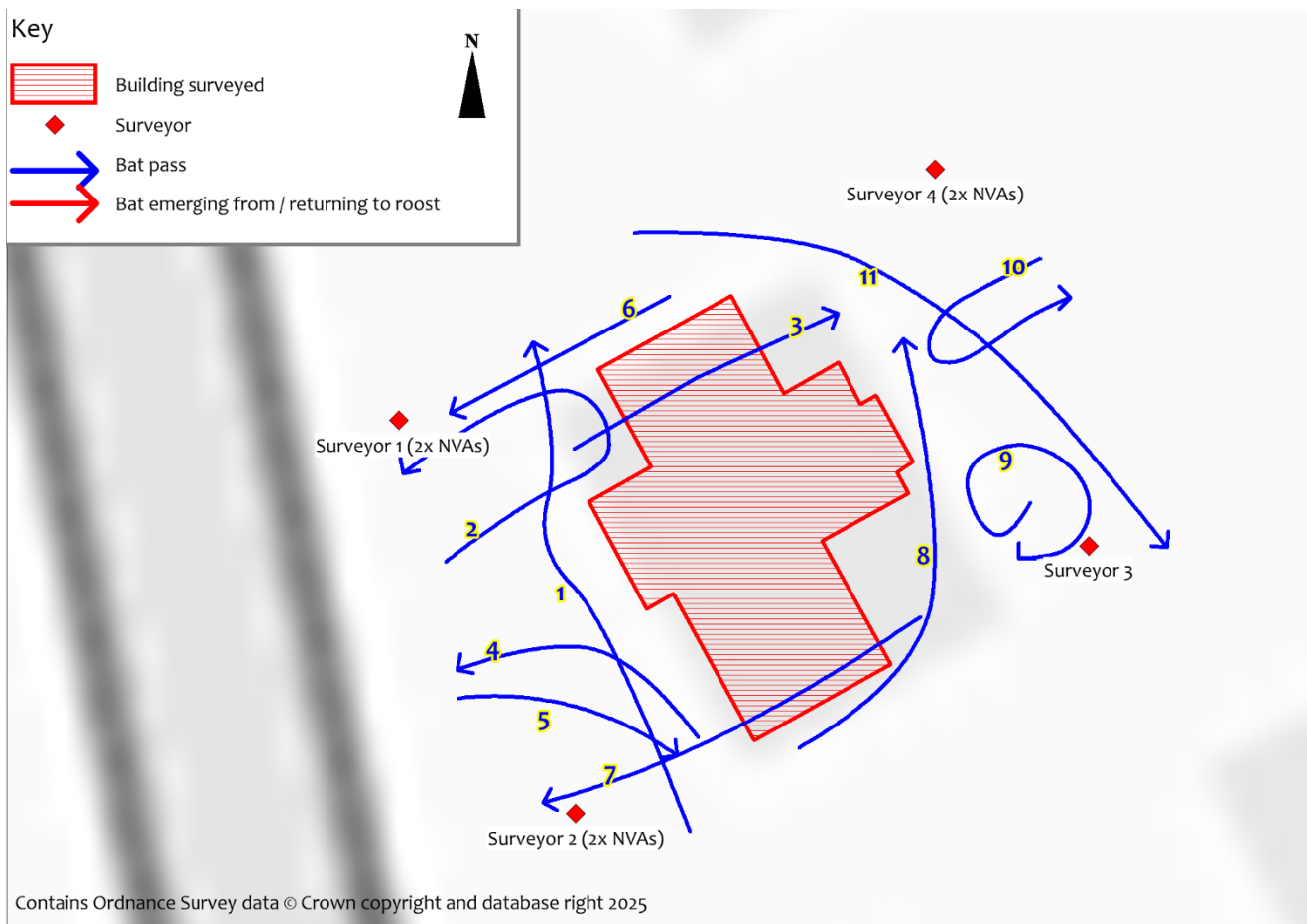
Appendix 2 – Bat survey results

Survey 1

Date	30/06/2025	Weather	Start	End
Sunset time	21:24	Temperature (Celsius)	28	25
Start time	21:09	Cloud cover (8ths)	1	3
End time	22:54	Wind (Beaufort scale)	0	0
		Rain	None	None
Surveyor 1	CL	Surveyor 2	ES	
Bat detector	EM Touch	Bat detector	EM Touch	
Surveyor 3	ED	Surveyor 4	CA	
Bat detector	EM Touch	Bat detector	EM Touch	

Surveyor	Time	Species	Number of bats	Map ID	Notes
1	21:45	Common Pipistrelle	1	1	Commuting
1	21:52	Common Pipistrelle	1	2	Foraging
1	21:56	Soprano Pipistrelle	1	2	Foraging
1	21:58	Soprano Pipistrelle	1	2	Foraging
1	22:00	Soprano Pipistrelle	1	3	Foraging
1	22:02	Common Pipistrelle	1	N/A	Not seen
1	22:03	Soprano Pipistrelle	1	1	Foraging
1	22:05	Soprano Pipistrelle	1	4	Foraging
1	22:07	Soprano Pipistrelle	1	5	Commuting
1	22:10	Common Pipistrelle	1	2	Foraging
1	22:11	Soprano Pipistrelle	1	4	Commuting
1	22:17	Common Pipistrelle	1	6	Commuting
1	22:20	Common Pipistrelle	1	1	Commuting
1	22:21	Soprano Pipistrelle	1	N/A	Not seen
1	22:23	Soprano Pipistrelle	1	5	Foraging
1	22:24	Common Pipistrelle	1	3	Foraging
1	22:28	Common Pipistrelle	1	2	Foraging
1	22:31	Common Pipistrelle	1	N/A	Not seen
1	22:33	Common Pipistrelle	1	N/A	Not seen
1	22:34	Common Pipistrelle	1	4	Foraging
1	22:35	Common Pipistrelle	1	N/A	Not seen
1	22:35	Common Pipistrelle	1	2	Foraging
1	22:36	Noctule	1	N/A	Not seen
1	22:37	Soprano Pipistrelle	1	N/A	Not seen
1	22:40	Common Pipistrelle	1	N/A	Not seen
1	22:44	Noctule	1	N/A	Not seen
1	22:47	Common Pipistrelle	1	N/A	Not seen
1	22:48	Noctule	1	N/A	Not seen
1	22:50	Common Pipistrelle	1	N/A	Not seen
1	22:52	Common Pipistrelle	1	N/A	Not seen
1	22:53	Common Pipistrelle	1	N/A	Not seen
2	21:46	Common Pipistrelle	1	1	Foraging
2	21:53	Common Pipistrelle	1	1	Foraging
2	21:57	Soprano Pipistrelle	1	7	Foraging
2	21:58	Soprano Pipistrelle	1	2	Foraging
2	22:05	Soprano Pipistrelle	1	2	Foraging
2	22:07	Soprano Pipistrelle	1	4	Foraging
2	22:10	Soprano Pipistrelle	1	N/A	Not seen
2	22:12	Soprano Pipistrelle	1	N/A	Not seen

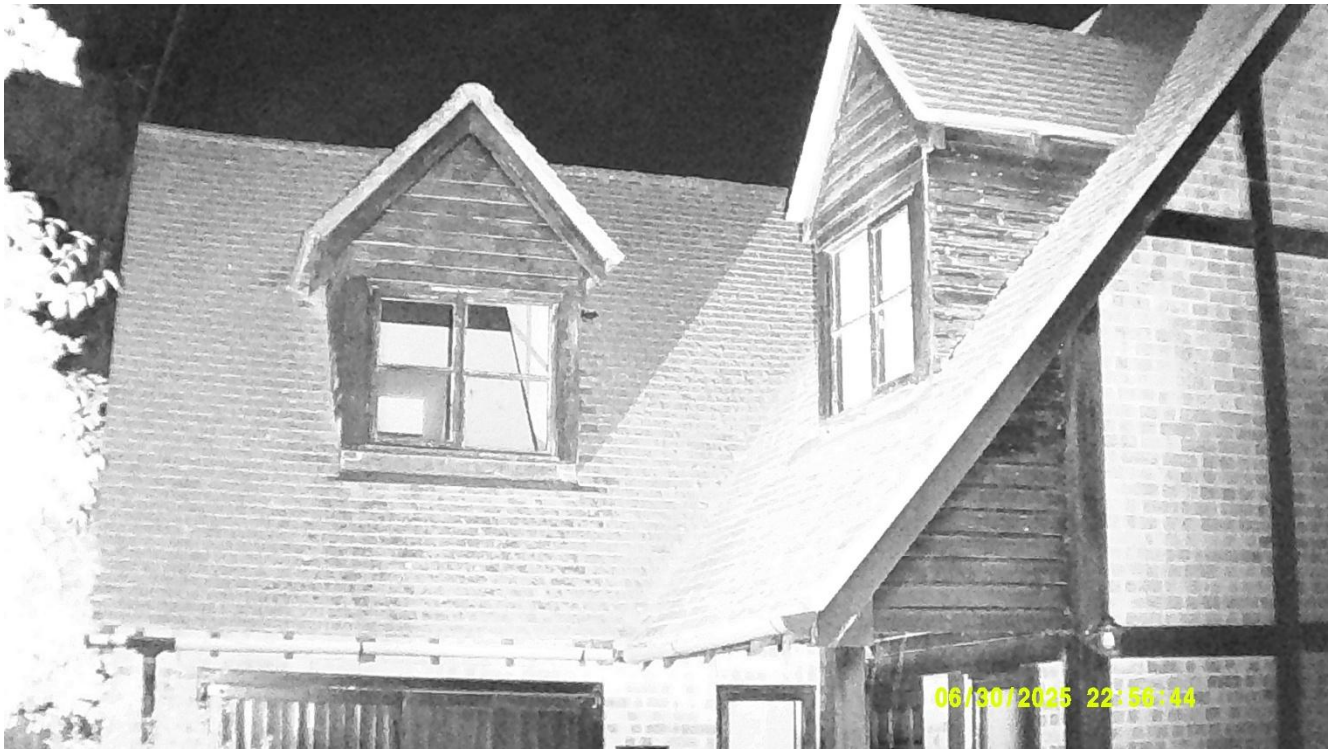
Surveyor	Time	Species	Number of bats	Map ID	Notes
2	22:21	Soprano Pipistrelle	1	1	Foraging
2	22:24	Soprano Pipistrelle	1	N/A	Not seen
2	22:27	Soprano Pipistrelle	1	N/A	Not seen
2	22:29	Soprano Pipistrelle	1	N/A	Not seen
2	22:33	Soprano Pipistrelle	1	N/A	Not seen
2	22:34	Common Pipistrelle	1	N/A	Not seen
2	22:35	Common Pipistrelle	1	7	Foraging
2	22:41	Common Pipistrelle	1	N/A	Not seen
2	22:47	Soprano Pipistrelle	1	N/A	Not seen
2	22:50	Common Pipistrelle	1	N/A	Not seen
2	22:53	Noctule	1	N/A	Not seen
3	21:46	Common Pipistrelle	1	8	Foraging
3	21:52	Common Pipistrelle	1	9	Foraging
3	21:54	Common Pipistrelle	1	9	Foraging
3	21:55	Common Pipistrelle	1	9	Foraging
3	22:02	Common Pipistrelle	1	9	Foraging
3	22:04	Common Pipistrelle	1	10	Foraging
3	22:12	Common Pipistrelle	1	7	Foraging
3	22:30	Common Pipistrelle	1	9	Foraging
3	22:32-22:36	Soprano Pipistrelle	1	N/A	Not seen
3	22:37-22:39	Common Pipistrelle	1	N/A	Not seen
3	22:45	Noctule	1	N/A	Not seen
3	22:47	Soprano Pipistrelle	1	N/A	Not seen
3	22:51-22:53	Common Pipistrelle	1	N/A	Not seen
3	22:54	Noctule	1	N/A	Not seen
4	21:45	Common Pipistrelle	1	7	Commuting
4	21:49	Common Pipistrelle	1	8	Foraging
4	21:52	Soprano Pipistrelle	1	11	Foraging
4	21:55	Common Pipistrelle	1	8	Foraging
4	21:59	Common Pipistrelle	1	N/A	Not seen
4	22:00	Common Pipistrelle	1	8	Foraging
4	22:02	Common Pipistrelle	1	8	Foraging
4	22:03	Common Pipistrelle	1	11	Foraging
4	22:08	Soprano Pipistrelle	1	11	Foraging
4	22:23	Soprano Pipistrelle	1	11	Foraging
4	22:30	Common Pipistrelle	1	N/A	Not seen
4	22:34	Common Pipistrelle	1	8	Foraging
4	22:38	Soprano Pipistrelle	1	N/A	Not seen
4	22:41	Common Pipistrelle	1	N/A	Not seen
4	22:44	Noctule	1	N/A	Not seen
4	22:48	Common Pipistrelle	1	N/A	Not seen
4	22:52	Common Pipistrelle	1	N/A	Not seen



Infrared images from the darkest point of survey (all taken on Nightfox Whisker)

Surveyor 1 (2x NVAs)





Surveyor 2 (2x NVAs)





Surveyor 3



Surveyor 4 (2x NVAs)

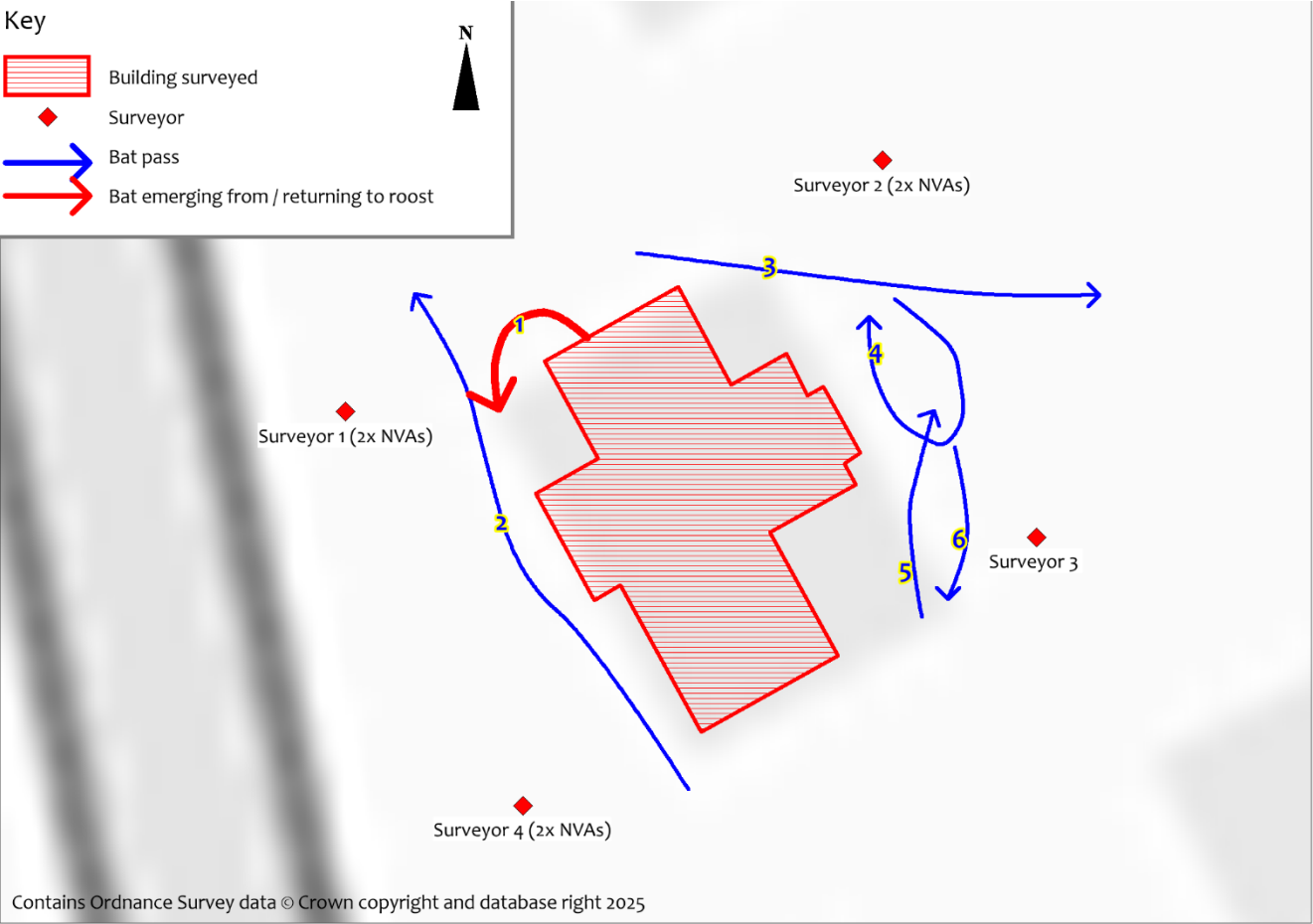


Survey 2

Date	31/07/2025	Weather	Start	End
Sunset time	20:54	Temperature (Celsius)	19	17
Start time	20:39	Cloud cover (8ths)	1	0
End time	22:24	Wind (Beaufort scale)	1	0
		Rain	None	None
Surveyor 1	JW	Surveyor 2	ED	
Bat detector	EM Touch	Bat detector	EM Touch	
Surveyor 3	GM	Surveyor 4	TVB	
Bat detector	EM Touch	Bat detector	EM Touch	

Surveyor	Time	Species	Number of bats	Map ID	Notes
1	21:12	Common Pipistrelle	1	1	Emerged from gable
1	21:22	Common Pipistrelle	1	2	Commuting
1 and 4	21:22	Serotine	1	2	Commuting
1	21:28	Noctule	1	N/A	Not seen
1	22:02	Noctule	1	N/A	Not seen
1	22:06	Soprano Pipistrelle	1	N/A	Not seen
1	22:08	Noctule	1	N/A	Not seen
1	22:21	Soprano Pipistrelle	1	N/A	Not seen
2	21:13	Soprano Pipistrelle	1	3	Foraging
2	21:20	Common Pipistrelle	1	3	Foraging
2	21:22	Serotine	1	N/A	Not seen
2	21:24	Soprano Pipistrelle	1	N/A	Not seen
2	21:24	Common Pipistrelle	1	3	Foraging
2	21:29	Noctule	1	N/A	Not seen
2	21:30	Common Pipistrelle	1	4	Foraging
2	21:32	Soprano Pipistrelle	1	3	Foraging
2	21:46	Noctule	1	N/A	Not seen
2	21:47	Common Pipistrelle	1	N/A	Not seen, social calls
2	22:02	Noctule	1	4	Foraging
2	22:07	Soprano Pipistrelle	1	N/A	Not seen
2	22:09	Noctule	1	N/A	Not seen
2	22:11	Soprano Pipistrelle	1	N/A	Not seen
2	22:22	Brown Long-eared Bat	1	N/A	Not seen
3	20:41	Noctule	1	N/A	Not seen
3	21:12	Common Pipistrelle	1	5	Commuting
3	21:19	Common Pipistrelle	1	6	Foraging
3	21:22	Soprano Pipistrelle	1	N/A	Not seen
3	21:24	Common Pipistrelle	1	N/A	Not seen
3	21:25	Common Pipistrelle	1	N/A	Not seen
3	21:28	Noctule	1	N/A	Not seen
3	21:30	Common Pipistrelle	1	6	Foraging
3	21:31	Common Pipistrelle	1	N/A	Not seen
3	21:32	Common Pipistrelle	1	N/A	Not seen
3	21:37	Common Pipistrelle	1	6	Foraging
3	21:46	Common Pipistrelle	1	N/A	Not seen
3	22:00	Soprano Pipistrelle	1	N/A	Not seen
3	22:02	Noctule	1	N/A	Not seen
3	22:07-22:08	Serotine	1	N/A	Not seen, foraging nearby
3	22:19	Soprano Pipistrelle	1	N/A	Not seen
4	21:13	Soprano Pipistrelle	1	7	Commuting
4	21:22	Soprano Pipistrelle	1	2	Commuting

Surveyor	Time	Species	Number of bats	Map ID	Notes
4	21:29	Noctule	1	2	Commuting
4	21:46	Common Pipistrelle	1	N/A	Not seen
4	22:02	Noctule	1	N/A	Not seen
4	22:08	Noctule	1	N/A	Not seen
4	22:19	Soprano Pipistrelle	1	N/A	Not seen



Infrared images from the darkest point of survey (all taken on Nightfox Whisker)

Surveyor 1 (2x NVAs)



Surveyor 2 (2x NVAs)



Surveyor 3



Surveyor 4 (2x NVAs)



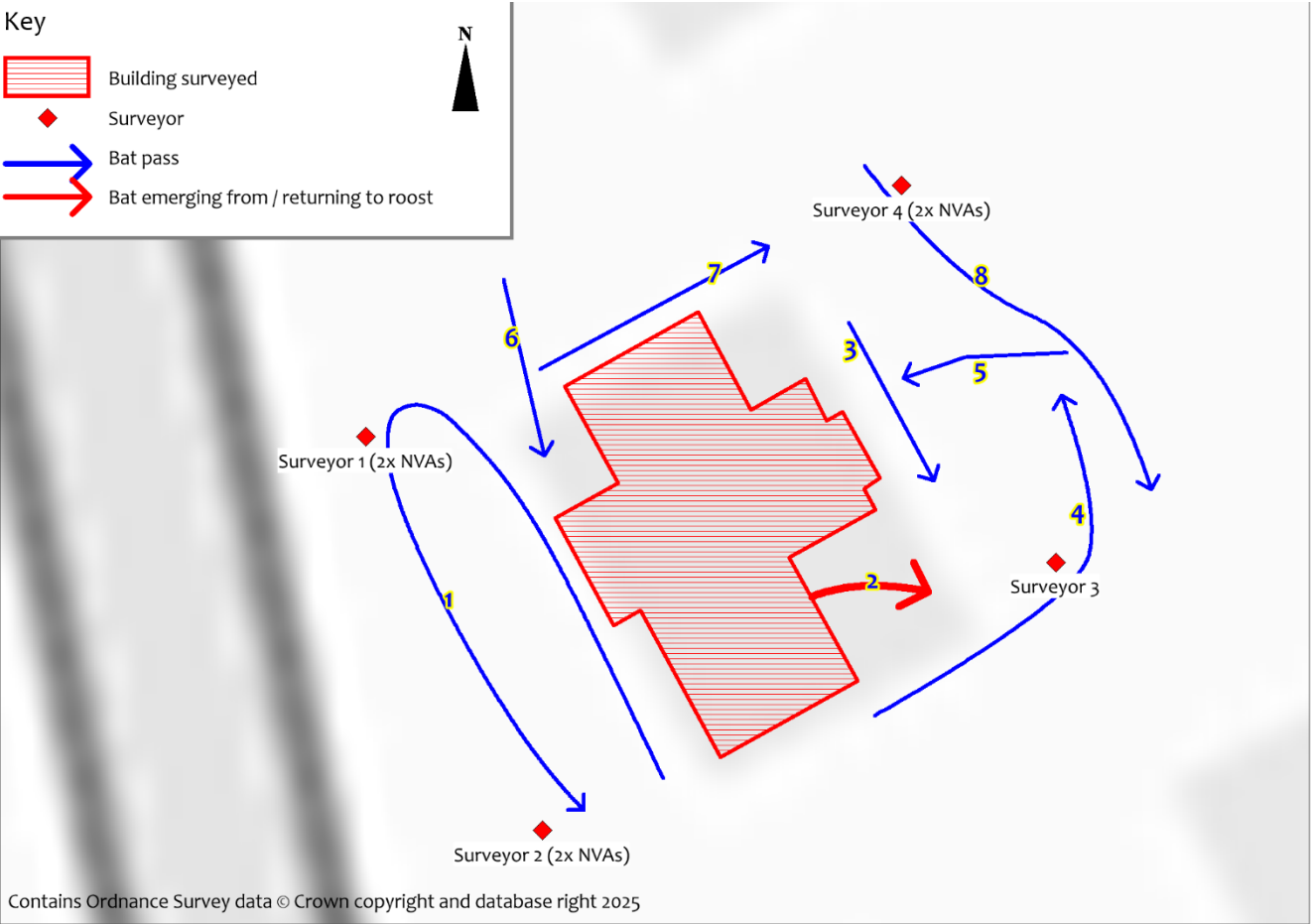


Survey 3

Date	27/08/2025	Weather	Start	End
Sunset time	20:00	Temperature (Celsius)	18	16
Start time	19:45	Cloud cover (8ths)	2	1
End time	21:30	Wind (Beaufort scale)	1	0
		Rain	None	None
Surveyor 1	MS	Surveyor 2	AB	
Bat detector	EM Touch	Bat detector	EM Touch	
Surveyor 3	CH	Surveyor 4	CA	
Bat detector	EM Touch	Bat detector	EM Touch	

Surveyor	Time	Species	Number of bats	Map ID	Notes
1	20:19-20:40	Soprano Pipistrelle	1	1	Foraging
1	20:20	Common Pipistrelle	1	2	Foraging
1	20:22	Common Pipistrelle	1	N/A	Not seen
1	20:24	Common Pipistrelle	1	N/A	Not seen
1	20:30	Noctule	1	N/A	Not seen
1	20:45	Common Pipistrelle	1	N/A	Not seen
1	20:45	Soprano Pipistrelle	1	N/A	Not seen
1	20:45	Noctule	1	N/A	Not seen
1	20:50	Soprano Pipistrelle	1	1	Foraging
1 and 2	20:51	Myotis spp.	1	N/A	Not seen
1	21:22	Noctule	1	N/A	Not seen
2	20:20	Common Pipistrelle	1	N/A	Not seen
2	20:25	Noctule	1	N/A	Not seen
2	20:30	Noctule	1	N/A	Not seen
2	20:32	Soprano Pipistrelle	1	1	Foraging
2	20:36	Soprano Pipistrelle	1	1	Foraging
2	20:46	Soprano Pipistrelle	1	N/A	Not seen
2	20:46	Noctule	1	N/A	Not seen
2	20:50	Soprano Pipistrelle	1	N/A	Not seen
2	20:51	Common Pipistrelle	1	N/A	Not seen
2	21:19	Noctule	1	N/A	Not seen
2	21:22	Noctule	1	N/A	Not seen
2	21:26	Noctule	1	N/A	Not seen
2	21:26	Myotis spp.	1	N/A	Not seen
3	20:16	Noctule	1	N/A	Not seen
3	20:18	Soprano Pipistrelle	1	2	Emerged from the eaves
3	20:22	Soprano Pipistrelle	1	3	Commuting
3	20:25	Noctule	1	N/A	Not seen
3	20:30	Noctule	1	N/A	Not seen
3	20:33	Common Pipistrelle	1	4	Foraging
3	20:45	Common Pipistrelle	1	5	Foraging
3	20:46	Noctule	1	N/A	Not seen
3	20:49	Common Pipistrelle	1	4	Foraging
3	20:50	Soprano Pipistrelle	1	N/A	Not seen
3	20:54	Noctule	1	N/A	Not seen
3	21:06	Common Pipistrelle	1	N/A	Not seen
3	21:18	Noctule	1	N/A	Not seen
3	21:26	Noctule	1	N/A	Not seen
4	20:19	Soprano Pipistrelle	1	6	Commuting
4	20:21	Common Pipistrelle	1	N/A	Not seen
4	20:22	Common Pipistrelle	1	7	Foraging
4	20:24	Noctule	1	N/A	Not seen

Surveyor	Time	Species	Number of bats	Map ID	Notes
4	20:27	Common Pipistrelle	1	N/A	Not seen
4	20:33	Common Pipistrelle	1	8	Foraging
4	20:36	Common Pipistrelle	1	N/A	Not seen
4	20:42	Common Pipistrelle	1	N/A	Not seen
4	20:43	Common Pipistrelle	1	N/A	Not seen
4	20:47	Noctule	1	N/A	Not seen
4	20:50	Soprano Pipistrelle	1	9	Foraging
4	21:05	Common Pipistrelle	1	N/A	Not seen
4	21:18	Soprano Pipistrelle	1	N/A	Not seen
4	21:20	Noctule	1	N/A	Not seen
4	21:27	Noctule	1	N/A	Not seen



Infrared images from the darkest point of survey (all taken on Nightfox Whisker)

Surveyor 1 (2x NVAs)



Surveyor 2 (2x NVAs)



Surveyor 3



Surveyor 4 (2x NVAs)





Appendix 3 - Bat ecology and conservation status

Background

Bats are the only true flying mammals and belong to their own taxonomic group, the *Chiroptera*. Worldwide there are almost 1,000 species, with 16 in the UK. All species in the UK are insectivorous. They have a highly sophisticated echolocation system that allows them to avoid obstacles and catch invertebrates, either in flight or by picking them off water, the ground or foliage.

Bat species in the UK

There are 16 species of bat that are known to exist in the UK mainland, with a further two - the greater mouse eared bat *Myotis myotis*, and the parti-coloured bat *Vespertilio murinus* - that are thought to occur as rare migrants or to have small populations in the UK. Bats in the UK belong to one of two taxonomic families, the Rhinolophidae (horseshoe bats) and the Vespertilionidae (all other UK bats).

Bat Conservation Status

Bat populations have undergone a significant decline in the past sixty years. For example, estimates from the National Bat Colony Survey suggest that the UK pipistrelle population (one of our commonest bat species), declined by approximately 70% between 1978 and 1993. Factors contributing to this decline include:

- Loss of, and damage to, roosting sites, including buildings, trees, and underground structures (mines, tunnels, ice-houses, cellars, etc).
- Loss and fragmentation of suitable insect-rich feeding habitats such as wetlands and deciduous woodland.
- Reduction in the abundance and diversity of insect prey due to intensive agriculture, particularly over-grazing and the use of pesticides.
- Loss of linear features such as tree-lines and hedgerows, depriving bats of commuting routes between roosts and feeding areas.
- Loss of winter roosting sites in buildings and old trees.
- Disturbance and destruction of roosts, including the loss of maternity roosts due to the use of toxic timber treatment chemicals.

Roosts

Bats use a variety of roosts of different types including trees, buildings, caves, mines and other structures. Most species are colonial and roost in groups. This can make populations particularly vulnerable to loss of roosts as the loss of a single roost may affect the whole population. Some species hang in obvious locations, such as the timbers near to the apex of a roof, others roost in cracks and crevices, such as the gaps under tiles, and as such can be very difficult to locate.

During the winter (November to February), when there is a reduction in insect numbers, bats hibernate to conserve energy. They prefer sites with a constant low temperature and a high relative humidity. On mild winter's nights, bats may wake up and feed. However, bats are particularly vulnerable to disturbance at this time of year, as flying in winter uses up large quantities of energy that cannot easily be replaced.

In the spring, after emerging from hibernation, bats often move from site to site and may congregate in small groups. Female bats gather together in the summer (approximately May to August dependant on species) in maternity roosts. Once the young have stopped suckling, and the baby is independent, bats tend to disperse and use other roosts. Maternity roosts are particularly vulnerable to disturbance, as

bats may have come from a wide geographical area, and have a strong tradition of returning to the same roost year after year.

During the late summer and early autumn males occupy mating roosts which are visited by several females. After mating some species gather together at swarming sites to fatten up prior to hibernation.

Habitat associations

In addition to roosts, bats also need foraging habitats to find suitable food resources, and commuting routes to get to these areas. As would be expected, the highest numbers of bats are found in areas with abundant invertebrates. Some species specialise in catching small invertebrates in flight, whilst others specialise in catching larger invertebrates such as moths and beetles. The distances that bats travel to foraging areas varies between species; records have shown some greater horseshoe bats travel up to 22km to forage, although many species will typically feed within 1km of a roost.

Bats, especially the smaller species, tend to follow linear features (such as hedgerows and tree lines) to their foraging habitats and will often not cross open spaces. A gap of 10m in a linear feature will often not be crossed by bats, and it is important that developments do not create such gaps if linear features are used by bats.

Appendix 4 - Legislation and planning policy

Planning Authorities have a legal duty to consider biodiversity when assessing planning applications. Where there is a reasonable likelihood that a planning application might affect important protected sites, species or habitats, information on the species, habitat or site likely to be affected, together with an assessment of the impacts of the proposals, will almost certainly be required.

The legal duty for Planning Authorities to have regard to the conservation of biodiversity was introduced in the 2006 Natural Environment and Rural Communities Act (The NERC Act). This act clarified existing commitments with regard to biodiversity, raised the profile of biodiversity and aimed to make the consideration of biodiversity a natural and integral part of policy and decision making.

In addition to the NERC Act there is also national and international biodiversity legislation. This includes legislation in relation to protected species and sites which operates outside of the planning system. Local Authorities and developers have a duty to comply with this legislation.

National planning policy

Paragraph 99 of the Government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System (this document has not been revoked by the recently published National Planning Policy Framework) states that:

'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.'

As such, in line with national planning policy, most planning authorities will ask for this information to be provided before a planning decision is made and in many cases before it is registered.

Local planning policy

In addition to national planning policy, most councils have planning policies to protect biodiversity, and to enhance it where practicable within and adjacent to development sites.

European protected species

The United Kingdom hosts a number of European Protected Species (EPS) of animals (table 1) and plants (table 2). These species receive special protection under UK law and it is an offence under the Wildlife and Countryside Act 1981 (as amended) and the European Habitats and Species Directive (92/43/EC), enacted in the UK through The Conservation of Habitats and Species Regulations 2017, to deliberately or recklessly destroy or damage their habitat, or to disturb, kill or injure the species without first having obtained the relevant licence from Natural England.

Planning Authorities have a statutory duty under these regulations to have regard to the requirements of the Habitats Directive and need to be satisfied that the development is likely to receive a licence from Natural England, and therefore comply with the Habitats Directive, before granting planning permission.

Table 1 – European Protected Species of Animal found in the UK

Common name	Scientific name
Bats, Horseshoe (all species)	<i>Rhinolophidae</i>
Bats, Typical (all species)	<i>Vespertilionidae</i>
Butterfly, Large Blue	<i>Maculinea arion</i>
Cat, Wild	<i>Felis silvestris</i>
Dolphins, porpoises and whales (all species)	<i>Cetacea</i>
Dormouse	<i>Muscardinus avellanarius</i>
Frog, Pool	<i>Rana lessonae</i>
Lizard, Sand	<i>Lacerta agilis</i>
Moth, Fisher's Estuarine	<i>Gortyna borelii lunata</i>
Newt, Great Crested (or Warty)	<i>Triturus cristatus</i>
Otter, Common	<i>Lutra lutra</i>
Snail, Lesser Whirlpool Ram's-horn	<i>Anisus vorticulus</i>
Snake, Smooth	<i>Coronella austriaca</i>
Sturgeon	<i>Acipenser sturio</i>
Toad, Natterjack	<i>Bufo calamita</i>
Turtles, Marine	<i>Caretta caretta</i> <i>Chelonia mydas</i> <i>Lepidochelys kempi</i> <i>Eretmochelys imbricata</i> <i>Dermochelys coriacea</i>

Table 2 – European Protected Species of Plant found in the UK

Common name	Scientific name
Dock, Shore	<i>Rumex rupestris</i>
Fern, Killarney	<i>Trichomanes speciosum</i>
Gentian, Early	<i>Gentianella anglica</i>
Lady's-slipper	<i>Cypripedium calceolus</i>
Marshwort, Creeping	<i>Apium repens</i>
Naiad, Slender	<i>Najas flexilis</i>
Orchid, Fen	<i>Liparis loeselii</i>
Plantain, Floating-leaved water	<i>Luronium natans</i>
Saxifrage, Yellow Marsh	<i>Saxifraga hirculus</i>

Nationally protected species

Many species of animal are protected under the 1981 Wildlife and Countryside Act (as amended). 'Full protection' applies to EPS and some non EPS species such as the water vole. This prohibits the intentional killing, injuring or taking (capture. etc); possession; intentional disturbance whilst occupying a 'place used for shelter or protection' and destruction of these places; sale, barter, exchange, transporting for sale and advertising to sell or to buy. Many species, such as common species of reptile and amphibian, are protected from intentional killing and injuring and trading.

Badgers

Badgers and their setts are protected under the 1992 Protection of Badgers Act and the Wildlife and Countryside Act 1981 (as amended). It is illegal to intentionally or recklessly kill, injure or take badgers or to interfere with a badger sett. Interference with a sett includes blocking tunnels, or damaging the sett in any way, and could include blocking a badger pathway if it were to stop badgers entering or leaving a

sett. Penalties for offences can be severe, with fines of up to £5,000 plus up to six months' imprisonment, for each illegal sett interference, badger death or injury.

Work that disturbs badgers occupying a sett is illegal without the appropriate licence from the relevant statutory authority being held. Natural England issue licences for reasons including science, education or conservation, for development such as the building of houses and for investigation of offences against badgers. They also issue licences for the prevention of serious damage to land, crops or other form of property, as well as for agriculture, forestry, drainage operations and prevention of the spread of disease.

Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), whilst they are actively nesting or roosting. Section 1 of this Act makes it an offence to kill, injure or take any wild bird, and to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs.

In addition, bird species listed under Schedule 1 of the Act receive extra protection. The Act states that 'it is an offence to intentionally or recklessly disturb any wild bird listed in Schedule 1 while it is nest building, or at (or near) a nest containing eggs or young, or disturb the dependent young of such a bird'.

In practice this means that in areas where birds are likely to be nesting works should not be undertaken during the nesting season, which is generally considered to be March to September, although this very much depends on weather conditions, habitats and the species involved. If works cannot be avoided then areas should first be checked for nesting birds. Habitats likely to host nesting birds include trees, hedgerows and dense scrub, buildings, reedbeds and riverine habitats and open areas with tussocky vegetation.

Appendix 5 - About GS Ecology

Established in 2009, GS Ecology is an independent ecological consultancy in Berkshire. We carry-out surveys and ecological consultancy services for public and private sector clients including in Berkshire, Oxfordshire and Hampshire, London and the south of England. We can advise you on cost effective sustainable solutions for your project, whether it be a bat survey to inform a planning application, the ecology chapter of an Environmental Statement or a Woodland Management Plan.

Our work is undertaken by experienced and qualified ecologists, who are members of the Chartered Institute of Ecology and Environmental Managers. Our services include:

- Ecology surveying and reporting to inform planning applications, e.g.
 - Preliminary Ecological Appraisal
 - Extended Phase 1 Habitat Survey in Hampshire, Berkshire, Oxfordshire, London and Southern England
 - Protected species surveys, e.g. badgers, dormouse, great crested newts
 - Bat surveys in Oxfordshire, Berkshire, Hampshire, London and Southern England
- Code for sustainable homes or BREEAM ecology assessments – to demonstrate the sustainability of a new building
- Protected species licensing such as bat and great crested newt licences for development sites after planning permission has been obtained
- Providing advice to land managers and writing ecological management plans, such as woodland management plans and farm environmental plans for England woodland Grant Scheme and Environmental Stewardship applications
- Providing ecology advice to Local Authorities and Local Planning Authorities