

Site registration: earned recognition for bat mitigation licensing

Refer to the Overview for ER consultants (CL47Guidance01) for more information and guidance about this form, including which documents you will be expected to upload.

If you need to pay for your site registration you will be asked to do so at the end of this form before you can submit. Please ensure that you have a bank card ready if this is a new application, or invoicing details if this is a modification or resubmission.

Please note the following:

- 1. This word document cannot be used to register sites. You must submit site registrations via the [online form](#).**
- 2. For modifications and resubmissions you must copy your previous responses into the online form, making changes where necessary. If you do not need to update your answer to a question, you should paste in your previous response.**
- 3. The form is conditional which means some questions will only be displayed based on your previous responses. The complete question list is on the ER consultants teams site.**

Section 1 - Type of application

What type of application is this?

New site registration

Modifications or Resubmissions

You will need to recomplete the form and enter your updated answers.

If you do not need to update your answer to a question, you should paste in your previous response.

What was your previous site registration number?

Why do you need to modify your application?

You should select all that apply and update your answers to those questions in the rest of this site registration form. Copy and paste previous answers to other questions without changing them.

If you change any other answers without declaring them here then this may be considered a licence breach.

What 'other' reason do you have for modifying your application?

What licensable actions have you completed?

What licensable actions are outstanding?

What's your response to each point raised in the Further Information Request email?

You will need to respond to each point raised in the Further Information Request email from Natural England.

You will also need to provide updated answers in subsequent questions where these have changed.

Section 2 - ER Consultant details

What's your earned recognition registration number?

6

What's your name?

Merryl Gelling

What's your phone number?

[REDACTED]

What's your email address?

[REDACTED]

What level of earned recognition accreditation do you hold?

Accreditation Level 3 (AL3)

Which annexes of the CL47 licence are you registered to use?

Check your accreditation certificate to see which annexes you're registered to use

Annex A,Annex B,Annex C,Annex D,Annex H1,Annex H2,Annex H3

Section 3 - Applicant details

Applying as an individual or an organisation?

The applicant you are registering this site on behalf of will be the 'joint licensee' if the site registration is approved. This joint licensee can be an individual or an organisation.

If the joint licensee is an organisation, they:

- should be a limited company, partnership, government department, local planning authority (LPA) or charity
- must have a clear governance structure
- must have a named contact authorised to act on their behalf

Is the applicant an individual or an organisation?

Individual

Individual applicant

Has the individual applicant authorised you to register this site?

By selecting 'Yes' and completing their details on the following pages, you are confirming that this person has authorised you to register the site and that they will become the joint licensee if the site is registered

Yes

What's the applicant's name?

Beatrice Neville

What's the applicant's email address?

[REDACTED]

What's the applicant's phone number?

[REDACTED]

Organisation is the applicant

Does the organisation have appropriate evidence that the named contact is authorised to act on their behalf?

In this and the following question, you will need to provide details about the organisation and a named contact.

The organisation must have evidence that the named contact is authorised to act on its behalf, such as from:

- articles of association, for companies incorporated in the UK
- a partnership agreement, for limited liability partnerships (LLPs)
- a trust deed that lists the trustees, for charities
- a scheme of delegation, for government departments or LPAs

You do not need to submit any evidence now, but you should make sure it is available if Natural England requests it.

Has the named contact authorised you to register the site?

What's the name of the organisation?

What's the organisation's address?

What's the organisation's legal status?

What 'other' legal status does the organisation have?

What is the company number?

What's the charity number for the applicant?

Who is the named contact for this organisation?

This is the person authorised to act on behalf of the organisation. Enter the contact's first and last name.

What's the named contact's position in the organisation?

What's the named contact's email address?

What's named contact's phone number?

Section 4 – Site Details

Site Information

What's the name of the site you're registering?

East Court

What's the address of the site? (optional)

Jubilee Road, Finchampstead, Wokingham, RG40 3SD

Which county is the site in?

Berkshire

What's the grid reference of the site?

SU 79633 63363

Section 5 – Accreditation level of the site

Planned Work & Activities

What work do you plan to carry out?

Give a brief description of the work you're proposing, such as 'construction of a new road', 'maintenance of a bridge', or 'construction of flats with access and car parking'

Maintenance, re-roofing and structural investigation of listed building

Which licensable activities will you carry out?

Capture or take and transport, Disturb, Damage a breeding site, Damage resting place

Disturbance-only licence applications:

What's the highest level of disturbance?

You are applying to only disturb bats. You need to confirm the highest level of disturbance you're proposing on this site.

Natural England has defined 4 levels of disturbance to bats, based on the Wildlife and Countryside Act 1981 (WCA) and the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations).

[REDACTED] to request the advice note on bat disturbance and licensing approaches.

Why are you submitting a modification for level 2 disturbance?

Why do you need a disturbance-only licence?

What accreditation level do you need for this site?

To check which accreditation level you need for your site registration request, read guidance on the [Microsoft Teams site for consultants \(opens in new tab\)](#).

Accreditation Level 2 (AL2)

Species annexes for the site

To check which annexes you need for this site registration request, read guidance on the [Microsoft Teams site for consultants \(opens in new tab\)](#).

Annex A, Annex B, Annex C

Which species will your work on this site affect?

Brown long-eared, Common pipistrelle, Natterer's, Soprano pipistrelle

Grey long-eared bats potentially present:

Have you ruled out the presence of grey long-eared bats?

You have identified that brown long-eared bats are on the site. Grey long-eared bats are also present in this county.

You should have ruled out the presence of grey long-eared bats.

Why have you not ruled out the presence of grey long-eared bats?

How can you be confident that the work will not affect grey long-eared bats?

Section 6 – High risk roosts

Roosts of high conservation significance

Will the proposed works affect any roosts of high conservation significance?

Roosts of high conservation significance include:

- maternity and hibernation sites of Annex II species
- very large traditional maternity colonies of any species
- hibernation sites used by significant numbers of bats of any species
- regionally and nationally important roosts of any species
- roost sites with nationally and internationally designated site status

They also include roosts on sites that could qualify as designated for bats based on the [Joint Nature Conservation Committee \(JNCC\) SSSI guidelines: Chapter 16 Mammals \(opens in a new tab\)](#).

No

High conservation significant roost present:

How are the works likely to affect roosts of high conservation significance?

Will the proposed works affect any roosts of high local importance?

For example, a roost on the edge of the known geographic range for the species or a locally isolated population

No

Roost of high local importance present:

Why are the roosts of high local importance?

Section 7 - Protected sites

Protected sites

You must tell us if the work you plan to carry out could affect a protected site. This includes all protected sites in the area covered by this site registration or functionally linked to it.

Protected sites in England include:

- National Nature Reserves (NNRs)
- Sites of Special Scientific Interest (SSSIs)
- Areas of Outstanding Natural Beauty (AONBs)
- Special Areas of Conservation (SACs)
- Special Protection Areas (SPAs)
- Ramsar wetland sites

Use MAGIC Map to find out if your land is on a protected site

1. Go to the [MAGIC Map website \(opens in new tab\)](#).
2. In the search bar at the top left, select the dropdown arrow and choose 'Coordinates/Position'.
3. Enter your grid reference.
4. Select the search button (the magnifying glass icon).
5. The map will zoom in on your location. Any protected sites will be shown as coloured or hatched areas with labels.
6. To find the name of a protected site, choose the 'i' (identify) icon in the toolbar at the top, then click on the area.

Do the activities covered by the site registration request have potential to impact any protected sites?

No protected sites will be impacted

Impacting protected sites:

Which protected sites will you impact?

You need to give details of each protected site the proposed work has potential to impact. This includes:

- the name and type of the protected site
- whether you have permission from Natural England to carry out licensable activities on the site

You need consent or assent from Natural England before you can carry out any licensable activities on a protected site. Read notes r, s and t on your CL47 licence for more information.

Natural England may need to consult with the Protected Sites team about impact on these sites. This will add 28 working days to the 15 working day turnaround time.

List the names and types of protected sites this project has the potential to affect, such as 'North Somerset and Mendip Bats SAC' or 'Horringer Court Caves SSSI'. You should include all of the protected sites that are within or are functionally linked to the area covered by this site registration

Have you got the required permissions to carry out the works on these protected sites?

Is there potential for a LSE on any SPA, SAC or Ramsar site?

You should use your professional opinion to decide if there is the potential for a likely significant effect (LSE) on any SPA, SAC or Ramsar site.

Why is there is no likely significant effect (LSE) on the SAC, SPA or Ramsar site?

Is there a habitats regulations assessment (HRA) for the site?

You must provide a Habitats Regulations Assessment (HRA) appropriate assessment that covers the licensable activities you intend to carry out if one is available. This is regardless of whether or not it concluded that there would be a likely significant effect (LSE).

If you do not have an existing HRA (for example, in support of a planning application), Natural England may need further information from you. We will contact you after you submit this site registration request if this is needed.

We may also have to consult with the Protected Sites team. This will add 28 working days to the 15 working day turnaround time.

Upload a habitats regulations assessment (HRA)

You did not upload a document

Section 8 – Previous and future licence applications

Larger development projects

You need to confirm if this site is part of a larger development project that will need more than one bat licence. You should discuss the potential for future developments with the applicant when considering the answer to this question.

Phased development example that requires licences in more than one phase

This is when an area of land, usually owned by the same landowner, is to be developed in separate phases over a number of years. They could apply for a single mitigation licence to cover all phases (if appropriate) or, more usually, apply for separate licences for each phase to be developed.

Which approach to adopt will rest with the applicant and their ER consultant based on many site factors such as timing, habitats and mitigation requirements amongst others.

This includes smaller sites, such as barn complex where different barns will be developed over several years under separate licences.

Multi-plot housing development example that requires licences for more than one plot

This is when an area of land is sub-divided into separate plots which are owned by different landowners but have been allocated for development.

Such development may take place over several years and usually each individual plot will be subject to a separate mitigation licence application with different applicants.

This can include smaller sites such as a barn complex where one barn is to be developed by developer 1 and the other by developer 2 with both requiring separate bat licences.

Check the 'overview for ER consultants' on the [Microsoft Teams site for consultants \(opens in new tab\)](#) for more information on phased and multi-plot developments. This includes definitions and related survey expectations.

Is the site part of a larger development project that needs more than one licence?

If the site is part of a phased or multi-plot development but you know that a bat licence is only going to be required for this single phase or plot, you should select 'No'

No

If this is a phased or multi-plot development:

How will you address potential cumulative effects of the development project?

What is the overall accreditation level needed across the development project?

You need to confirm the overall accreditation level needed across all phases of the development project, taking into account cumulative impacts.

For example, a development project could impact:

- 5 common pipistrelle day roosts in phase 1 (usually covered by Accreditation Level 1)
- 5 common pipistrelle day roosts in phase 2 (usually covered by Accreditation Level 1)

Overall, it would impact 10 common pipistrelle day roosts. This means you would need to hold Accreditation Level 2 to register each site even though each site is only registered as Accreditation Level 1.

Is this the first phase of the development project?

This means it's the first time you are needing to apply for a bat site registration or bat licence for this development project

Do you need to submit a masterplan and habitat management and monitoring plan (HMMP)?

You will need to submit a species-specific masterplan and HMMP if you have not previously.

If you have submitted a masterplan and HMMP in a previous phase of the development, you should check if you need to update these.

You will need to submit updated versions if there is:

- a change in the species using a roost, or additional species or roosts identified on site
- a change of roost type to maternity, hibernation, mating or swarming roost, or additional types of these roosts identified on site
- an increase in the cumulative accreditation level needed for the overall development project

- a change in compensation measures proposed or provided that will mean they are now below minimum expectations – for example, you proposed a bat loft in phase 1 of the development, but you are changing this to a bat box in phase 2

You do not need to submit updated versions to:

- reduce the number of roost types or species affected on the site
- increase number of bats, as long as they are not additional species and this does not change the roost type to maternity, hibernation, mating or swarming roost
- add or remove compensation measures (as long as they are still above minimum expectations)
- update impacts on structures that are not used by bats, as long as you have followed the best practice guidance on survey effort to make sure you know these are not used by bats

Choose 'yes' if you need to submit these plans for the first time or update the versions previously submitted

Upload a species-specific masterplan

Check the [Microsoft Teams site for consultants \(opens in new tab\)](#) for guidance on your masterplan.

You did not upload a document

Upload a habitat management and monitoring plan (HMMP)

Check the [Microsoft Teams site for consultants \(opens in new tab\)](#) for guidance on your HMMP.

You do not need to upload a HMMP if it was included in the Masterplan you have provided.

You did not upload a document

Previous and future applications and licence decisions

You need to tell Natural England about any bat applications or licence decisions on or near your site if they both:

- happened in the last 5 years or are expected in the next 5 years
- have significantly impacted (or are likely to significantly impact) the same populations of bats as this application

A significant impact could include loss of maternity or hibernation roosts.

To find out about relevant projects, you should check:

- with your applicant (client) and any of their agents

- the [EPS MAGIC Map \(opens in new tab\)](#)
- with the local planning authority (LPA)

You must keep a record of these searches in accordance with your accreditation certificate.

To your and your client's knowledge, are there any relevant previous or future applications or licence decisions?

No

If there are relevant other projects:

What are the details of these previous and future projects?

How have you accounted for the cumulative impact of this application with these other projects?

Has your site received advice from PSS or DAS?

You may have received pre-application advice about this site through the pre-submission screening service (PSS) or Discretionary Advisory Service (DAS).

Find out more about [getting environmental advice on planning proposals from Natural England \(opens in new tab\)](#).

No

If PSS or DAS advice has been received:

What are the reference numbers for the advice?

Upload Natural England's advice (optional)

You did not upload a document

What were the conclusions of this advice and how has this informed this project and application?

Section 9 – Consent status

Site Type & Consent

What type of site are you registering?

Heritage or historical repairs or maintenance

What 'other' type of site are you registering?

What type of consent is the work subject to?

Planning-related consent

If the project is under permitted development:

Why is the work permitted development?

If no consent is needed:

Why is no consent needed?

If specific consents are in place:

What 'other' type of consent is the work subject to?

What are the consent reference numbers?

233044

What are the links to your applications on the planning portal?

<https://planning.wokingham.gov.uk/FastWebPL/detail.asp?AltRef=233044&ApplicationNumber=++233044&AddressPrefix=&Postcode=&ParishName=&WardMember=&DateReceivedStart=&DateReceivedEnd=&DateDecidedStart=&DateDecidedEnd=&AgentName=&ApplicantName=&ShowDecided=&DecisionDescription=&DateValidStart=&DateValidEnd=&Sort1=FullAddressPrefix&Sort2=DateReceived+DESC&Submit=Search>

What's the current status of the consent?

Consent granted

What's the 'other' status of the consent?

Have all conditions or reserved matters related to wildlife species and habitat issues been discharged?

You will usually need to meet (or 'discharge') all conditions and reserved matters related to wildlife species and habitat issues before applying. This is needed to provide Natural England with the detail and certainty we require to meet the licensing tests.

Yes

If there are outstanding conditions that need to be discharged:

Why have the conditions or reserved matters of the consent not been discharged before applying?

Why are you confident that the project will be delivered and bats will be unaffected by this?

Section 10 – Purpose and NSA test

Licensable Purpose & Reasoned Statement

What's the licensable purpose of this site registration application?

If you're carrying out work to preserve public health and safety, you must be able to show that there is a genuine public health and safety issue. As evidence, you will need a written report or assessment produced by a person who is qualified to assess public health and safety risk. This report or assessment must explain why there is a genuine health and safety risk to the public.

Natural England will issue a further information request if they do not believe you have given enough evidence or if the risk does not affect the public.

Imperative reasons of overriding public interest, including those of a social or economic interest and beneficial consequences of primary importance for the environment under Section 55(2)(e) or Overriding Public Interest under Section 16(3), or both options

Does your project require a reasoned statement:

Does your project meet the 'home improvement or small scale housing development' category?

You do not need to provide a reasoned statement if your project is a home improvement or a small scale housing development and the main purpose of the works is:

- repairs and maintenance
- roof replacements, loft conversions and extensions
- renovations of existing domestic dwellings and associated structures, such as garages
- a housing development of less than 1 hectare

For a housing development of less than 1 hectare, it includes:

- existing buildings and associated structures that may need to be demolished before redevelopment takes place (whether domestic dwellings or other types of buildings)
- barn conversions for domestic dwellings (this does not include conversions for commercial use, such as holiday lets)

Your licensable purpose must be imperative reasons of overriding public interest, not public health and safety.

Yes

Does your project meet the 'conserve and protect listed buildings, scheduled monuments or places of worship' category?

You do not need to provide a reasoned statement if your application is to conserve and protect:

- [listed buildings \(opens in new tab\)](#), unless you are proposing to extend buildings or structures or change their use
- [scheduled monuments \(opens in new tab\)](#)
- [registered places of worship \(opens in new tab\)](#) or a place of worship belonging to the Church of England

When the main purpose of the work to the building is:

- repairs and maintenance (including roof replacement)
- restoration
- essential works

When the main purpose is essential works, it must be to:

- prevent serious damage to buildings and structures (including contents)
- preserve public health and safety

- enable continued appropriate use of the building or structure

Your licensable purpose can be imperative reasons of overriding public interest or public health and safety.

You should select 'No' if you are proposing to extend the buildings or structures, or to change their use

Yes

Does your project meet the 'maintain, repair, improve public buildings or develop public land' category?

Public buildings and public land includes buildings and land owned or leased by the government, their departments, agencies and arm's length bodies, such as:

- schools
- hospitals
- prisons
- courts
- airfields

It does not include the Public Forest Estate or sites of special scientific interest.

You do not need to provide a reasoned statement if the main purpose of the work to the Public building or land is:

- repairs and maintenance
- restoration
- renovation
- redevelopment of an existing buildings, which may include demolition before redevelopment, as long as it remains in use as a public building
- extending or adding new buildings within the grounds of the existing developed site
- essential works

When the main purpose is essential works, it must be to:

- prevent serious damage to buildings (including contents)
- preserve public health and safety
- allow the building to be continued to be used as it was intended

Your licensable purpose can be imperative reasons of overriding public interest or public health and safety.

You should select 'No' if you are proposing to extend the public buildings beyond existing boundaries, change them to private use, or develop the land for private use

No

If the site or phased development is AL2 or AL3 and a reasoned statement is required:

Upload a reasoned statement

You did not upload a document

If the site or phased development is AL1 and a reasoned statement is required:

Why do you need to carry out the work?

Describe the specific problem or situation that you're submitting this site registration to address. This is the 'need' for the licence

How do your proposals meet the licensable purpose?

You need to justify how your proposed work meets the licensable purpose you selected (to preserve public health and safety or for reasons of overriding public interest).

You must demonstrate:

- how your proposals will have a public benefit, rather than only a private benefit
- that the benefits of the proposal override any harm to the protected species of bats
- if the primary benefit is social, economic or environmental

Where possible, you should outline the scale of primary and secondary benefits of your proposal in quantifiable terms. For example, you could outline the number of new houses that will be built (including the number of affordable units) in proportion to the need at local and regional scale.

Check relevant local planning policies to see if these can support your application. For example, there might be a policy outlining local housing needs or the importance of maximising use of existing housing stock to avoid affects on green belt land. State the planning policy where appropriate.

No satisfactory alternative

In this section, you must explain why there are no satisfactory alternatives that would address the need for your proposals with a lower impact on bats.

You'll need to explain:

- why it's not an option 'do nothing'

- how you've considered alternative sites, designs, scheme layouts and other options

You should keep records of environmental statements, photographs and location plans as evidence to support your statement. Natural England may ask for these in future.

Read more about the 'no satisfactory alternative' test in paragraphs 136 to 139 of the [draft guidance on Habitats and Wild Birds Directives for developers \(opens in new tab\)](#).

What 'do nothing' options have you considered?

Will doing nothing resolve the problem (or 'need' for a licence)?

If no, why would doing nothing fail to resolve the problem?

What alternative sites have you considered?

If you have not considered any alternative sites then you must explain why this is not applicable to your project

The reasons these sites were not selected

You must explain why each site will not deliver the stated 'need' whilst having less of an impact on the species in question.

This could be because the alternative:

- will not resolve the problem or need for a licence
- would resolve the problem but is not feasible or would have a greater impact on bats

You must answer at least one of the following questions. You can enter 'not applicable' if a question does not apply.

Explain why the alternative sites will not resolve the problem or the need for a licence

For example, the site is too small for the number of houses required, or a licence with an equivalent impact would be required regardless

Explain why the alternative sites would resolve the problem but are not feasible alternatives or would have a greater impact on bat species

For example, the alternative might not be technically feasible, or it would require impacting a higher conservation status roost

What alternative designs have you considered?

If you have not considered any alternative designs then you must explain why this is not applicable to your project

The reasons these designs were not selected

You must explain why each design will not deliver the stated 'need' whilst having less of an impact on the species in question.

This could be because the alternative design:

- will not resolve the problem or need for a licence
- would resolve the problem but is not feasible or would have a greater impact on bats

You must answer at least one of the following questions. You can enter 'not applicable' if a question does not apply.

Explain why the alternative designs will not resolve the problem or the need for a licence

For example, the alternative design would not provide sufficient retail space, or a licence with an equivalent impact would be required regardless

Explain why the alternative designs would resolve the problem but are not feasible alternatives or would have a greater impact on bat species

For example, the alternative designs might not be technically feasible, or it would require impacting a higher conservation status roost

What alternative scheme layouts have you considered?

If you have not considered any alternative scheme layouts then you must explain why this is not applicable to your project

The reasons these alternative scheme layouts were not selected

You must explain why each alternative scheme layout will not deliver the stated 'need' whilst having less of an impact on the species in question.

This could be because the alternative scheme layouts:

- will not resolve the problem or need for a licence

- would resolve the problem but is not feasible or would have a greater impact on bats

You must answer at least one of the following questions. You can enter 'not applicable' if a question does not apply.

Explain why the alternative scheme layouts will not resolve the problem or the need for a licence

For example, the alternative layout would not allow safe access to the development, or a licence with an equivalent impact would be required regardless

Explain why the alternative scheme layouts would resolve the problem but are not feasible alternatives or would have a greater impact on bat species

For example, the alternative scheme layouts might not be technically feasible, or it would require impacting a higher conservation status roost

What other alternatives have you considered?

For example, alternative construction methods or installing security fencing

The reasons these other alternatives were not selected

You must explain why other alternatives will not deliver the stated 'need' whilst having less of an impact on the species in question.

This could be because the alternative:

- will not resolve the problem or need for a licence
- would resolve the problem but is not feasible or would have a greater impact on bats

You must answer at least one of the following questions. You can enter 'not applicable' if a question does not apply.

Explain why the other alternatives will not resolve the problem or the need for a licence

For example, security fencing has already been tried and failed, or a licence with an equivalent impact would be required regardless

Explain why the other alternatives would resolve the problem but are not feasible alternatives or would have a greater impact on bat species

For example, the other alternatives might not be technically feasible, or it would require impacting a higher conservation status roost

Section 11 – Survey standards and maps

Survey methods

What survey methods have you used to identify or characterise bat roosts?

Emergence survey, External building inspections, Infra-red imaging cameras, Internal building inspections, Thermal imaging cameras

What 'other' survey method have you used?

Has your approach to any of the surveys been non-standard?

No

Non-standard surveys undertaken:

How has your non-standard survey approach fully identified the impacts?

Upload a survey report

You did not upload a document

Have you carried out an appropriate level of survey effort?

You need to confirm if all your surveys have been carried in line with the conditions of your accreditation certificate.

This means that the surveys will have been completed to a suitable level to identify structures or trees with bat potential and the species of bats and type of roosts likely to be present.

Your surveys must be:

- up to date and carried out in the current or most recent optimal season
- tailored to each site
- take account of the complexity of the buildings, habitats or trees present and their potential to be used by bats throughout the year
- able to identify the species of bats and type of roosts likely to be present

If a site, building or tree has potential for hibernation then you must use your professional judgement to account for this in your survey design

No, but I intend to use Licensing Policy 4 (LP4)

Are there features on the site with moderate or high suitability for hibernation roosts?

No

If hibernation features are present:

Have you carried out hibernation surveys?

If hibernation surveys have not been undertaken on a site with hibernation suitable features:

How can you be confident you have identified the impacts to hibernation roosts?

What is your justification for the surveys completed?

A suite of activity surveys have been undertaken throughout 2023 with an updating survey in 2024, identifying 24 roosts with 34 individual access points for four species. There are no hibernation features present, therefore hibernation surveys have not been conducted. Over the four surveys conducted, only maternity groups and individual bats were seen to emerge however the condition of the building is such that it currently affords bats lots of opportunity to roost switch according to weather conditions and temperature

Are you applying LP4?

You need to confirm if you are applying [licensing policy 4 \(LP4\) \(opens in new tab\)](#).

Under LP4, Natural England could accept a lower standard of survey in specified situations. You will need to use other sources of evidence and expert judgement to justify your approach.

Yes

Predicting impact on bat species

Licensing policy 4 is being used:

Why are you applying LP4?

One outbuilding was bought into the programme in late 2024, which was not subject to specific activity surveys, although a PRA has been conducted and ad hoc observation was made during activity surveys. The structure of the building, and its location immediately adjacent to the main house and other outbuilding suggests that it is likely to be used as an occasional roost for individual bats, and as such this building is being included within the licence application, and will be subject to the same mitigation.

Why is a standard survey disproportionate?

You need to explain how the cost or delay caused by a standard survey would be disproportionate to the benefit or certainty it would provide.

Check the [guidance on LP4 \(opens in new tab\)](#) for more information on what to include.

You can upload supporting documents in a later question.

An additional survey for this outbuilding would cost c £750 +VAT, and would delay the project until later 2025, at which point an additional survey on the main house would be required (at a cost of £1950 +VAT) as surveys would not occur in the current or most recent survey season. Findings are unlikely to alter the precautionary approach we are adopting.

How can you confidently predict the effect of development on the bat species?

You need to demonstrate that you can confidently predict the impact of development on the protected species of bats without a full survey.

Check the [guidance on LP4 \(opens in new tab\)](#) for more information on what to include.

You can upload supporting documents in a later question.

The restoration and repair work across buildings on site will not impact the species favourable conservation status as all potential roosting opportunities beneath roof tiles will be reinstated

How will your mitigation and compensation measures maintain or improve the bat species' conservation status?

You need to explain how mitigation and compensation measures will maintain or improve the species' conservation status. This will need to cover the maximum impact of your activity, based on your assessment of plausible scenarios in the previous question.

Check the [guidance on LP4 \(opens in new tab\)](#) for more information on what to include.

You can upload supporting documents in a later question.

The buildings will be subject to repair and renovation, restoring the building on a like-for-like basis whereby tiles will be reused with roosting opportunities reinstated beneath the natural gaps created beneath many of the tiles. In addition, four bat boxes will be erected on site as interim mitigation should any bats be located during works. These boxes will remain in site in perpetuity

Upload evidence to support the use of LP4 (optional)

You did not upload a document

Conditions on the site

You must confirm that conditions on site have not changed since the most recent survey was undertaken and you can therefore predict the impacts of your project.

By selecting 'Yes, I confirm', you are confirming that:

- a site visit has been undertaken by the Earned Recognition Consultant or another suitably experienced bat ecologist within the last 3 months
- conditions on site have not changed significantly since the most recent survey
- the Earned Recognition consultant is satisfied in their knowledge of the site and its current use by bats and has visited the site previously (even if not within the last 3 months)

Confirm these conditions are met

Yes, I confirm

Unable to confirm the previous declaration

How can you be confident you understand the impacts to bats?

Natural England need to know how you can be confident that the impacts to bats within this site registration remain accurate despite one or more of the following:

- the site has not been visited within the last 3 months
- conditions on site have changed since the most recent survey
- the Earned Recognition Consultant has not visited the site or is not satisfied in their knowledge of the site and its use by bats

We expect an ER Consultant to have a detailed understanding of the site and its use by bats before submitting a site registration request. This is typically gained by visiting the site.

Site is AL1 with use of LP4 or AL2 or AL3:

Upload survey maps

Upload clear, annotated and cross-referenced maps, plans or photographs to show the survey results.

For example, these should show access points, locations of roosts, flight lines and results of activity surveys where DNA samples were taken.

Make sure the figures are at a suitable scale to show the results. If you're presenting multiple survey results on a single figure, clearly differentiate them.

You uploaded a document

Upload an impacts map

Upload a map or figure that shows all structures or habitats (clearly referenced) that will be disturbed, damaged or destroyed.

It must show where the roosts and access points are.

You uploaded a document

Site is using tree annex T2 or T3:

Upload your tree roost assessment

You need to provide a tree roost assessment that covers:

- the species and roosts you will impact (both confirmed and expected based on licensing policy 4) – you should consider active season, mating and hibernation potential
- the number and type of potential roost features your proposed work will impact

- any mitigation measures that are in addition to the standard conditions for annex T2 and T3
- the proposed compensation ratios for confirmed and predicted roosts that your proposed work will impact directly and indirectly
- the proposed compensation ratios for potential roost features your proposed work will impact directly and indirectly
- any additional mitigation or compensation measures for wider habitat loss

You did not upload a document

Section 12 – Impacts, mitigation and compensation

Roosts

You will need to provide data for each roost covered by licensable activities. AL1 site registrations are limited to 7 roosts, and AL2 are limited to 11 roosts.

A single roost is a discrete physical space used by one or more bats of the same species for one ecological function (defined by the roost type).

This is not limited by size and can include one or more bat roost positions. Bats typically move around within a roost to use various roost positions with optimal microclimate conditions. These positions are not different roosts.

Although a built structure or certain part of a structure may be a single discrete physical space (like a roof), this does not necessarily mean that if it supports bats it is always a single roost. A building or roof could support one or multiple bat roosts.

Each discrete physical space within the fabric of a building is usually a separate crevice roost. Particularly if these are constructed of different materials, have different climatic conditions (for example due to aspect) or are only linked via the outdoors.

For licensing purposes, a discrete physical space can also count as more than one roost if it is used by:

- more than one bat species
- the same bat species for different ecological functions (such as a maternity roost and hibernation roost)

Are you affecting more than 50 roosts?

No

If affecting more than 50 roosts:

Upload a spreadsheet of roost details

You did not upload a document

Section 13 – Proposed mitigation and compensation strategy

What is the overall mitigation and compensation strategy and how will it maintain FCS?

You need to:

- summarise what mitigation and compensation you are proposing
- explain how this will ensure favourable conservation status (FCS) is maintained for the impacted populations of bats

Four bat boxes will be erected in the grounds on mature trees surrounding the house prior to work commencing on site. No roosts will be destroyed, however they will be temporarily lost and reinstated in the same position and location. The current property contains numerous opportunities for bats, and this will be maintained with bat access gaps being made available either due to the natural shape of hanging tiles used, or by the addition of spaces to create gaps where required. In addition, new ridge access tiles will be installed when works commence on the stable block and all other bat roosts maintained in situ. Work will commence on the outbuilding initially, to be followed by the main house. Works in areas with known maternity roosts will only occur from autumn onwards and finished before spring, with all works completed by Summer 2026. Ecological supervision will be maintained during work to pertinent areas.

Are you proposing non-standard mitigation and compensation measures?

'Non-standard' means measures are not in line with industry best practice (for example, use of light, noise or vibration to exclude bats or novel or untested compensation measures)

No

Non-standard mitigation or compensation measures proposed:

What are the non-standard measures?

Explain what non-standard measures are proposed and how they will still be effective in protecting bat welfare and maintaining favourable conservation status (FCS)

Non-bitumen coated roofing membranes (NBCRMs)

You need to tell us about any NBCRMs accessible by bats within the area covered by this site registration.

This includes:

- existing NBCRMs that will be retained on the site or new ones that you're proposing
- those that have passed the

You do not need to tell us about NBCRMs that you will prevent bats accessing (such as by installing suitable mesh or boarding) or where you are removing an existing NBCRM from a site and won't be replacing it with another NBCRM. However, you should make sure that you have included the impacts of this preventative work in your roost details responses. For example, if removal of NBCRM or installation of protective boarding will modify a roost.

NBCRMs were previously known as 'breathable roofing membranes' (BRMs).

Are there existing or proposed NBCRMs that bats could access?

No

NBCRM that bats could access proposed:

Why will there be existing or proposed NBCRMs in an area bats can access and how will bat welfare be safeguarded?

You will need to justify the presence or use of NBCRMs in an area that bats can access.

Natural England usually only licences the use of either bitumen type 1F felt with hessian matrix or an NBCRM that has passed the snagging propensity test in areas that bats can access.

Natural England are likely to issue a further information request (FIR) if you are proposing to install or retain an NBCRM that has not passed the [snagging propensity test \(opens in new tab\)](#) in an area bats can access.

Upload a certificate for the membrane (optional)

You did not upload a document

Minimum expectations for mitigation and compensation measures

Check the [Microsoft Teams site for consultants \(opens in new tab\)](#) for guidance on minimum expectations for mitigation and compensation.

The guidance document is called 'Bat ER minimum expectations CL47Guidance02'.

Do the mitigation and compensation proposals meet minimum expectations?

Yes

Minimum expectations not met:

Why are you not meeting minimum expectations for mitigation and compensation and how will FCS be maintained?

You need to explain why you are not meeting minimum mitigation and compensation expectations.

In your response, you should explain why this is acceptable in maintaining favourable conversation status (FCS) for the bats.

Site is AL1 with use of LP4 or AL2 or AL3:

Upload a compensation map

Your compensation map must show all mitigation and compensation measures, such as habitat creation, restoration or boxes.

This should show the specifications for measures, including:

- dimensions for bat lofts, houses and stand-alone structures
- materials used
- their location, using an 8-figure grid reference

You can submit more than one figure if needed to show all measures.

You uploaded a document

Light-averse Bats

Will your plans affect light-averse bats?

For example, horseshoe bats

No

Project impacting light adverse bats:

How will you reduce or avoid the effect of artificial light on roost access?

Project impacting light adverse bats and the site is AL2 or AL3:

Upload lighting documents

AL2 sites

Upload a lighting plan for AL2 sites if you are impacting a light adverse species.

If you have been able to clearly explain in the previous question what lighting restrictions are being proposed, you do not need to upload a lighting plan .

AL3 sites

You must upload a lighting plan for an AL3 site if you are impacting a light adverse bat species.

You did not upload a document

Section 14 – Post development activities

Minimum expectations for post-impact population monitoring

Will you meet the minimum post-impact population monitoring expectations?

Check the [Microsoft Teams site for consultants \(opens in new tab\)](#) for guidance on minimum expectations for post-impact population monitoring.

The guidance document is called 'Bat ER minimum expectations CL47Guidance02'.

Yes, monitoring proposed

Minimum expectations not met:

Why are you not meeting minimum post-impact population monitoring requirements?

Monitoring proposed:

When will you carry out monitoring?

2026 July 2029 July

Which monitoring methods will you use?

Bat box checks, DNA analysis of droppings, Emergence surveys, Infrared imaging, Internal or external inspections of existing bat roosts, Thermal imaging

What 'other' monitoring methods will you use?

Will you meet the minimum expectations for habitat management and site maintenance?

Check the [Microsoft Teams site for consultants \(opens in new tab\)](#) for guidance on minimum expectations for habitat management and site maintenance.

The guidance document is called 'Bat ER minimum expectations CL47Guidance02'.

Yes

Minimum expectations not met:

Why will you not meet the minimum expectations for habitat management and site maintenance?

Natural England need to know why you are not meeting minimum expectations for habitat management and site maintenance.

In your response, you must explain:

- why this is acceptable in maintaining favourable conservation status (FCS) for the bat populations
- how you will ensure the compensation will be protected and maintained as suitable for use by bats
- how you will ensure the need for remedial actions will be identified by a suitably experienced person

Safeguarding mitigation and compensation measures

Do you have a specific mechanism in place to safeguard your mitigation and compensation measures?

No

Specific safeguarding agreement in place:

What agreement will safeguard your mitigation and compensation measures?

Specific safeguarding agreement not in place:

How will the population be protected from threats?

The applicant is fully committed to ensuring that bats continue to find roosting sites within the dwelling and to implementing the mitigation/compensation provisions as required. This will be overseen by the registered consultant

All sites:

How will you make sure all post-development work is carried out?

The ER consultant will undertake a final check prior to contractors leaving site and the property owners commit to obtaining ecological advice prior to undertaking any future maintenance to the building. Should the bat boxes be used by bats at any stage, the owners understand that they are legally protected as bat roosts and must not be removed

Section 15 – Licensable works summary

For each species you will impact, confirm the maximum number of:

- individual bats you will capture, transport or disturb at the time works are undertaken
- roosts you will damage
- roosts you will destroy

The number of bats that you capture, transport or disturb may be different to the maximum number of bats using the roost at its optimum time, as work will usually take place when bats are least likely to be present

	What is the species of bat?	How many of this species will you capture, transport or disturb?	How many of this species' roosts will you damage?	How many of this species' roosts will you destroy?	How many of this species' roosts will you retain without damage or destruction?
Species 1	Brown long-eared	15	3	0	0
Species 2	Common pipistrelle	8	11	0	0
Species 3	Soprano pipistrelle	5	2	0	0
Species 4	Natterer's	1	1	0	0
Species 5					
Species 6					
Species 7					
Species 8					
Species 9					
Species 10					
Species 11					
Species 12					
Species 13					
Species 14					
Species 15					
Species 16					
Species 17					

Section 16 – Requested period of the site registration

What's the start date of the licensable activity?

This cannot be retrospective and must be at least 15 working days from the date you submit this form. If Natural England reach a decision before this date, we will use an earlier start date

2025-05-01

What's the end date of all work?

Enter a proposed end date. This should account for any post-impact monitoring.

All site registrations should be for a minimum of 2 years. If your compensation includes:

- bat boxes, you should apply for a minimum of 5 years
- more extensive measures for high impact work (such as bat lofts as compensation), you should apply for a minimum of 10 years

If you're including compensation measures but they are not required to meet minimum expectations ([CL47Guidance02 \(opens in new tab\)](#)), then the minimum of 2 years is acceptable.

2035-04-30

On what date do you expect the highest impact?

Enter an approximate date. This is usually when you expect roosts will be damaged or destroyed under the licence or, if large numbers of roosts will be impacted, when the roosts of highest conservation importance will be affected

2025-10-01

Section 17 – Payment or exemption

Paying for this site registration

You may not need to pay if the main purpose of your project is to:

- preserve public health and safety
- prevent serious damage to property
- conserve a historic property
- complete a householder home improvement project to a single home

You should consider what the main purpose of your project is when answering this question. For example, you would need to pay for a licence to convert a listed building to residential use as the main purpose of the project is to provide accommodation, not conserve the building.

You may also be exempt from licence charges if your project will conserve an important bat roost in its original place (where the roost will not be altered).

Do you accept the terms and conditions of payment?

You must read and accept the [terms and conditions for payment \(opens in new tab\)](#) before you can submit your form.

In the following pages you will be asked questions that will determine whether or not you will need to pay.

You agreed to the payment terms & conditions

Charge exemption screening:

What's the main purpose of your site registration?

- To preserve public health or safety
- To conserve a bat roost in its original place
 - The roost must be an important roost and should not be altered
- To conserve a historic building
- To make home improvements as a householder
- None of the above

To make home improvements as a householder

Preserve public health and safety charge exemption selected:

Are these statements for the 'preserving health and safety' exemption correct?

You should have told us:

- the purpose was preserving public health or public safety under Section 55(2)(e) or Section 16(3)(f) or both
- the type of project was 'health and safety'

If you did not need to provide a reasoned statement then you should have told us you met one of these generic licence assessments:

- to conserve and protect listed buildings, scheduled monuments or places of worship
- to maintain, repair, improve public buildings or develop public land

If you did need to provide a reasoned statement, you should have provided either:

- a streamlined reasoned statement where the 'need' for the licence was to preserve public health and safety
- a full reasoned statement where the 'need' for the licence was to preserve public health and safety

Conserve an important roost in situ charge exemption selected:

Are these statements for the 'conserve an important bat roost in its original place' exemption correct?

You are only exempt from charges if all of the following apply:

- the proposed works do not affect the roost
- the roost is a maternity, swarming or hibernation roost, or the roost is a day roost containing 3 or more bats at one time
- the roosting space or spaces and pre-emergent flight areas will stay accessible to bats and keep the same length, height and width
- access points will not be changed
- the roof timbers will not be changed (if the roost is a roof roost)
- no more than 5% of the building materials in the roost space will be replaced
- the temperature and humidity of the roost will not change
- light levels inside and outside the roost will not be affected
- flight paths to and from the roost will not be affected

Upload your evidence for the 'conserving a bat roost in its original place' exemption

You did not upload a document

Conserve a historic building charge exemption selected:

Are these statements for the 'conserve a historic building' charge exemption correct?

You have told us that the main purpose of this site registration is for the conservation of one of the following:

- a scheduled monument
- a listed building
- a registered place of worship
- a traditional farm building in a stewardship agreement

You will have also told us that the type of project is either:

- heritage or historical repairs or maintenance
- a place of worship

You will have either:

- confirmed that you did not need to provide a reasoned statement because you met the generic licence assessment to conserve and protect listed buildings, scheduled monuments or places of worship
- provided a streamlined reasoned statement or a full reasoned statement where the 'need' for the licence was to conserve the historic building

Is the structure being converted for a change of use or being extended in any way?

Home improvement charge exemption selected:

Are these statements for the 'complete a householder home improvement project' exemption correct?

You have told us that the main purpose of this site registration is for a householder improvement project to a single home.

You will have told us that the type of project was home improvement (householders).

If you did not need to provide a reasoned statement then you should have told us you met the 'for home improvements and small scale housing developments' generic licence assessment.

If you did need to provide a reasoned statement then this will be because the site supports either:

- a roost of very high conservation significance such as a regionally or nationally important roost
- a roost of high local importance

Examples of this type of project include:

- repairs and maintenance
- extensions
- loft conversions
- building a garage

The house will be owned by and be the main residence of the joint applicant.

Yes

Do the works require any planning consent?

No

If homeowner project required a planning consent:

Has the project received planning consent through a householder planning application?

New application payment required:

You must [pay for your class licence site registration using the GOV.UK Pay website \(opens in new tab\)](#).

You must return to this form to complete and submit it once you have paid. You will need your payment reference number.

What's your payment reference number?

Modification or resubmission payment required:

Invoice details

Company name (optional)

If applicable

Contact name for invoices

Invoice address

Phone number

Email address

Purchase order number (optional)

Provide only if your company uses these for invoices

Section 18 – Supplementary information

Supplementary documents

Natural England will only accept supplementary documents if either:

- they are specifically requested by Natural England
- you are providing a supplementary document requested within the site registration form

You did not upload a document

Section 19 – Summary and declaration

Declaration

By submitting this form, the applicant and I confirm that:

- where required, I undertake to obtain permission from landowners / occupiers of land to exercise any licence resulting from this application, and to allow any employee or representative of Natural England to monitor or inspect the work described in this Site Registration
- I have read and understood the guidance provided on the Microsoft Teams site for Bat Earned Recognition Consultants
- to the best of my and the applicant's belief and knowledge, the information in this site registration request is true, complete and not misleading
- the applicant and I agree to be bound by the terms and conditions of the WML-CL47 licence and the commitments within the authorised site registration request
- to the best of my and the applicant's belief and knowledge, there will be no additional works undertaken other than that stated in the site registration request form and the level of licence is correct for the works being undertaken.
- any mitigation and compensation will be provided as set out in the authorised site registration form, as agreed between the ER Consultant and Applicant, and within the timescales stated

I declare the particulars given are correct to the best of my knowledge and belief, and the applicant and I apply for a site registration in accordance with the information I have provided.

By selecting 'Accept and send' the applicant and I agree to these declarations.