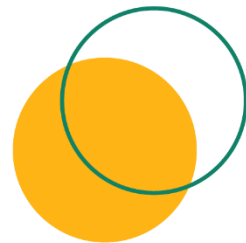




Balancing Growth with Green



Emergence Survey



Ryan Hall
7 Rowan Close, Wokingham, RG41 4BH

August 2025

Project Information

Title	Emergence Survey
Project No.	32032B
Sector	Environment
Report	EC
Client	Ryan Hall
Revision	A
Status	Final
Date of Issue	12 th of August 2025

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1 Introduction

1.1 Overview

Ryan Hall ('the client') is seeking consent for a proposed development at 7 Rowan Close, Wokingham, RG41 4BH (hereafter referred to as the 'potential development site'), which is within Wokingham Borough Council (WBC).

The proposal involves a two-storey extension to the existing dwelling. A Preliminary Roost Assessment was undertaken by ACP Consultants Ltd (dated July 2025), with recommendations for one further Bat Emergence Survey to be undertaken.

ACP Consultants Limited was instructed by the client to conduct a Bat Emergence Survey to accompany the planning application to WBC for consent to undertake the proposed work. The purpose of the Bat Emergence Survey is to identify if any bats emerge or enter the building and identify where the entry and exit points are. If necessary, appropriate mitigation measures are to be identified and recommended. The survey effort was led by Ayan Chakravarty (Level 2 Bat Licence number - 2024-12540-CL18-BAT).

A Bat Emergence Survey report has been prepared to determine what bat species are present, how many bats are present, where the entry and exit points are, and to identify the need for any further consideration.

Local Authorities are tasked with determining new development and local planning applications against a wide range of social, economic, and environmental criteria. The purpose of this report is to assess whether the development proposal is compliant with the relevant local policies in terms of ecological impact as a result of the proposed residential development.

This assessment has been carried out in accordance with good practice guidelines, including the National Planning Policy Framework (2024) and applicable local supplementary guidance.

The remainder of this report is presented in the following order:

- Section 2: Methodology.
- Section 3: Results and Evaluation.
- Section 4: Discussions and Recommendations.
- Section 5: Conclusions.

1.2 Objectives

- To gain more information about the bats which are present;
- To identify existing entry and exit points provided by buildings within the site;
- To determine the presence/likely absence of roosting bats within suitable features;
- Identify bat species and numbers present; and
- To determine what time of year the roost is used.

2 Methodology

To achieve the objectives outlined in Section 1.2, a desktop study was completed, followed by a site visit led by Ayan Chakravartty (Level 2 Bat Licence number - 2024-12540-CL18-BAT).

2.1 Desktop Study

The desk study was undertaken by referring to the following data sources:

- Defra (2025). Multi-Agency Geographic Information for the Countryside (MAGIC)

Satellite mapping, Ordnance survey, road maps, habitat and designated site data from Defra (2025) was used to assess the value of the surrounding habitat for bats in the area at a landscape scale (5km), including any potentially important habitat corridors (linear habitat features), feeding grounds or potential roost opportunities, such as large expanses of woodland. The features and habitats surrounding the site (local area) were also assessed at a finer scale as these can influence the likely presence of bats within the survey site.

Granted European Protected Species Applications (England) data from Defra (2025) was used to provide bat records within 2km of the site.

2.2 Emergence Survey

An evening emergence survey of the dwelling was undertaken on the 29th of July 2025. The evening survey was undertaken with four Echo Meter Touch 2 pro detectors. Night vision aids were also used (Panasonic HC-VXF1EB-K 4K Video Camera, Nightfox Binoculars and accompanying infrared lights). The emergence survey was carried out using four surveyor positions (led by Ayan Chakravartty - Level 2 Bat Licence number - 2024-12540-CL18-BAT) in line with recommendations made in the Preliminary Roost Assessment (PRA) conducted by ACP Consultants Ltd (dated July 2025). Surveyor locations are shown in Appendix A and were placed in accordance with the locations of potential roosting features identified in the Screening Visit survey. The survey began 15 minutes before sunset and continued until at least 120 minutes after sunset.

Site photographs showing each survey position at the darkest point in the survey are also shown in Appendix B.

Particular attention was paid to features/access points identified in the Ecology Screening survey as having the potential to be used by bats. Surveys were completed during optimal weather conditions with no rain or strong winds, as these environmental variables can impact upon bat emergence and foraging behaviour.

2.3 Limitations

The results of the survey and assessment work undertaken by ACP Consultants are representative at the time of surveying. Whilst the results are in the context of protected species and their potential usage of the site, it must be noted that a fully comprehensive assessment/predication of natural factors cannot be made. The results should not be taken as a definitive confirmation of absence/presence, but rather as a likelihood of presence/absence. More systematic surveys will be recommended in the report depending on the predicted ecological impact of the development. The advice provided in this report does not constitute as legal opinions. A qualified legal professional should be consulted if legal advice is required.

There were no significant constraints to the surveys, which were undertaken at a suitable time of year for undertaking emergence surveys i.e. May to September (Collins 2023) and in conditions suitable for bat activity i.e. dry with air temperatures above 10°C.

Any third party and external data sources used is not exhaustive and may vary due to the quality and scale, the supporting information used to define locations/boundaries and sensitivity of the data itself. ACP Consultants Limited cannot take responsibility for the accuracy of external data sources and as such, discrepancies and inaccuracies may occur. Any distances, locations or dimensions appearing in the report should be considered as estimates.

We encourage the client and authorised users of the report to remove any information containing records of protected species locations within the report prior to publishing in the public domain in order to prevent human interference.

3 Results and Evaluation

3.1 Overview

The following section sets out the existing conditions in relation to ecology for the proposed development. Relevant ecological information is available from several sources including local, regional, and national ecological reports and websites. For the purpose of this assessment, some data has been obtained from Defra provided geographical sources¹.

3.2 Designated Sites and Existing Landscape

Details of any statutory designated sites within a 5km radius of the proposed development including their reasons for notification, are provided in Table 1 below.

Table 1: Designated sites within a 5km radius of the survey site.

Site Name	Designation	Distance from Site	Area
Longmoor Bog	Site of Special Scientific Interest (SSSI)	2.9km southwest	14.03 Ha
Heath Lake	Site of Special Scientific Interest (SSSI)	4.1km southeast	6 Ha

Defra (2025) has been used to undertake a review of the site and surrounding area. The site is situated in a suburban area in Wokingham. The landscape within the immediate vicinity of the site comprises of residential buildings and public parks. There are areas of scattered woodland listed in Table 3 below. These areas could provide suitable bat foraging and commuting habitat for bats. Priority habitats within 2km of the site are listed in Table 2.

Table 2: Priority habitats within 2km of the site

Habitat Type	Number of Parcels within 2km	Distance of Closest Parcel to the Site (km)
Broadleaved Woodland	45	0.2km south
Ancient Woodland	16	0.3km south
Coniferous Woodland	7	1km northwest
Young Trees	2	1.4km southwest
Water Bodies	31	0.7km southeast

3.3 Data Search and Historical Records

Defra (2025) was used to provide bat records for within 2km of the site. This was primarily due to the nature of the proposed development. Results of bat records within a 2km buffer can be seen below in Table 3.

Table 3: Bat records within a 2km buffer

Bat Record	Distance from Site	Start and End Date	Bat Species Present
Granted European Protected Species Record	0.3km north	22/07/2014-31/10/2015	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Brown Long Eared Bats (<i>Plecotus auritus</i>)
		15/04/2014-30/09/2014	Brown Long Eared Bats (<i>Plecotus auritus</i>)
Granted European Protected Species Record	1.1km northeast	05/09/2015-26/08/2017	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
Granted European Protected Species Record	1.1km southwest	29/09/2017-30/04/2023	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)

¹Figure 3.1 Area surrounding potential development site (highlighted in red) (Source: Defra). Defra (2025). Multi-Agency Geographic Information for the Countryside (MAGIC)

Bat Record	Distance from Site	Start and End Date	Bat Species Present
Granted European Protected Species Record	1.2km northeast	01/04/2016-31/03/2021	Brown Long Eared Bats (<i>Plecotus auritus</i>)
Granted European Protected Species Record	1.5km southwest	30/07/2013-30/09/2014	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Brown Long Eared Bats (<i>Plecotus auritus</i>)
Granted European Protected Species Record	1.6km northeast	23/03/2010-31/07/2011	Noctule Bat (<i>Nyctalus noctule</i>)
Granted European Protected Species Record	1.9km northwest	26/08/2015-05/08/2020	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
		01/12/2015-05/08/2020	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)

3.4 Field Survey Results

The weather conditions recorded at the time of the survey are shown in Table 4.

Table 4: Summary of conditions during survey

Abiotic Factor	Survey 1
Survey Type	Emergence Survey
Date Completed	29.07.2025
Temperature °C	18°C
Precipitation	None
Weather Conditions	3mph winds
Sunset Time	20:55
Survey Start Time	20:40
Survey Finish Time	22:55

3.5 Survey Results

During the dusk emergence survey conducted on the 29th of June 2025, no bats were observed emerging from the building. However, there was minimal amounts of bat recordings made in the surrounding area throughout both of the surveys. A summary of the emergence survey results is provided in Table 5 below.

Table 5: Survey results

Date	Bat Detected	Type of Sighting	Number of times recorded	Number of times emerging
29th July 2025	<i>Pipistrellus pipistrellus</i>	Bat detector (passing and not seen)	6 (between 21:17 and 21:27)	0
	<i>Nyctalus noctule</i>	Bat detector (passing and not seen)	2 (between 21:15 and 21:25)	0
	<i>Pipistrellus pipistrellus</i>	Bat detector (passing and not seen)	5 (between 21:27 and 21:37)	0
	<i>Pipistrellus pipistrellus</i>	Bat detector (passing and not seen)	6 (between 21:37 and 21:47)	0

<i>Pipistrellus pipistrellus</i>	Bat detector (passing and not seen)	3 (between 21:52 and 22:02)	0
<i>Pipistrellus pipistrellus</i>	Bat detector (passing and not seen)	2 (between 22:09 and 22:19)	0
	Bat detector (passing and not seen)	6 (between 22:18 and 22:28)	0

*It is worth noting that due to the proximity of surveyor locations, duplicate recordings are possible. Therefore, the number of recordings should be regarded as an indication to the overall bat activity on-site or adjacent to the site, as opposed to the number of individual bats.

4 Recommendations for Further Survey, Mitigation and Enhancement

As no bat emergencies were recorded from the existing building, the structure is considered to have a negligible risk of bat roosts. Additionally, only minimal bat activity was recorded in the surrounding area.

Whilst the proposed works (including roof alterations that may impact potential roosting features) were initially identified as having the potential to affect bats or their roosts, the results of the emergence survey confirm that no bat roosts are present on-site. As such, further considerations in relation to bat activity are not deemed necessary and no additional emergence surveys are required.

As a good practice measure, a sensitive lighting scheme should be used, including low sodium lamps directed towards the ground using hoods or covers, to prevent unnecessary dispersal of light into surrounding habitats. Lighting should only be used where necessary within the completed development, avoiding artificial lighting of hedgerows, trees and attenuation basins.

Precautionary methods of work are also recommended. This precautionary method of work will encompass the following:

- Works to remove any timbers, tiles and works to remove walls will be undertaken with care.
- During such works, timbers must be checked for the presence of bats and for signs of bats (droppings).
- If bats or signs of bats are found during works, works must stop, and an ecologist must be contacted for further advice.

5 Conclusions

This report provides an assessment and evaluation of an Emergence Survey of the following potential key impacts associated with the proposed development at 7 Rowan Close, Wokingham, RG41 4BH. The aims of this report were to:

- To gain more information about the bats which are present;
- To identify existing entry and exit points provided by buildings within the site;
- To determine the presence/likely absence of roosting bats within suitable features;
- Identify bat species and numbers present; and
- To determine what time of year the roost is used.

A Bat Emergence Survey has been undertaken for the proposed development. During the survey, no emergences from the building or instances of commuting/foraging in the adjacent areas were recorded. The survey work undertaken therefore suggests the absence of emerging bats and showed no evidence of the presence of bat roosts within the building.

Therefore, planned works on the property are considered to have a negligible impact on bats and their roosts. The proposed work is not expected to lead to a disturbance that would significantly affect the ability for bats to survive, breed, reproduce, nurture young and hibernate.

Appendices

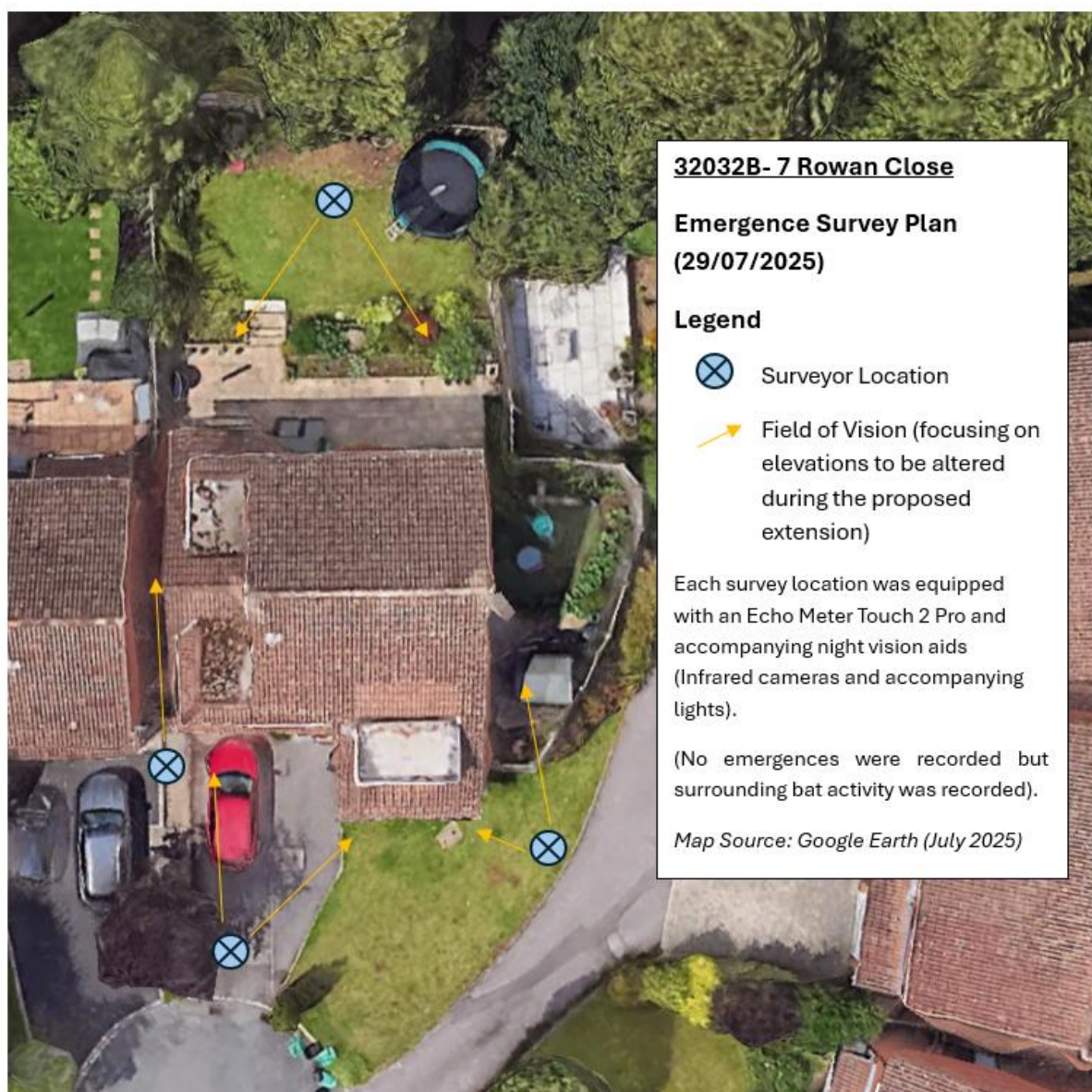
Appendix A: Survey Plan

Appendix B: Site Photographs

Appendix C: Planning Policy & Legislation

Appendix D: Bat Legislation

Appendix A: Survey Plan



Appendix B: Site Photographs

Photograph



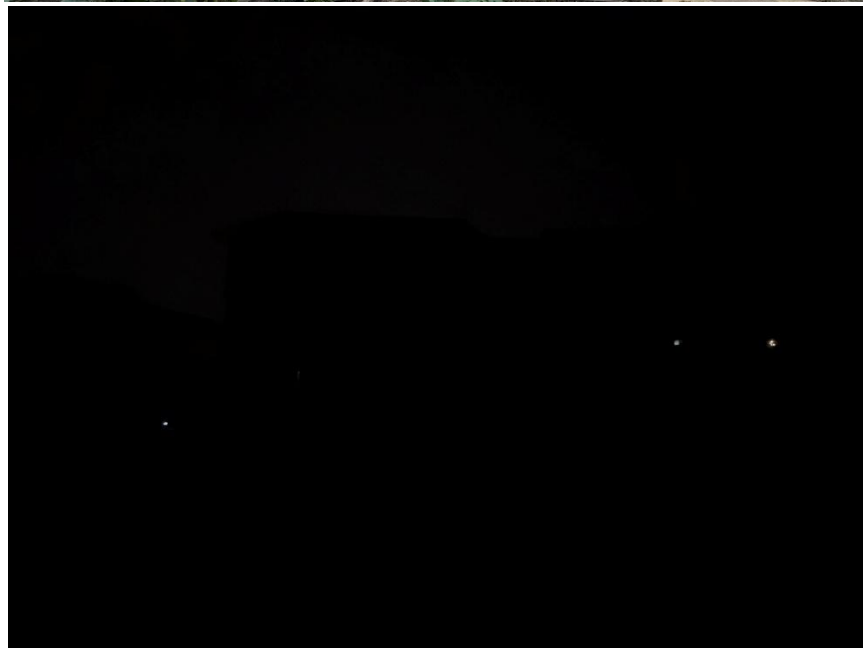
Photograph



Photograph



Photograph



Appendix C: Planning Policy & Legislation

This section summarises the relevant National and Local legislative and policy background, statutory and non-statutory guidelines relevant to the potential commercial development.

National Policy

National Planning Policy (December 2024)

National Planning Policy (December 2024)

The principal national planning policy guidance with respect to the potential development is the National Planning Policy Framework (NPPF). The most recent update of the NPPF was published in December 2024 by the Ministry of Housing, Communities and Local Government. This guidance sets out the Government's planning policies for England and how they are expected to be applied. Three dimensions to sustainable development have been identified in the NPPF: economic, social, and environmental.

The NPPF Section 187 states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

Section 188 states that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

Section 189 states that:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads⁶³. The scale and extent of development within

these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

Section 190 states that:

“When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development⁶⁴ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”*

Section 192 states that:

“To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

Section 193 states that:

“When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

Section 194 states that:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or

projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

Relevant National Planning Practice Guidance (NPPG, 2016)

NPPG is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

The guidance note on ‘Natural Environment’ explains key issues in implementing policy to protect and enhance the natural environment, including local requirements. This has been referred to when preparing this report. It states that:

“Planning authorities need to consider the potential impacts of development on protected and priority species, and the scope to avoid or mitigate any impacts when considering site allocations or planning applications. Guidance on the law affecting Habitats Sites, protected species and SSSIs.

Natural England has issued standing advice on protected species. A protected species mitigation licence from Natural England may be required before any work can start.”

The PPG also states that:

“Information on biodiversity and geodiversity impacts and opportunities needs to inform all stages of development (including site selection and design, pre-application consultation and the application itself). An ecological survey will be necessary in advance of a planning application if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate. Pre-application discussions can help to scope whether this is the case and, if so, the survey work required.

Even where an Environmental Impact Assessment is not needed, it might still be appropriate to undertake an ecological survey, for example, where protected species may be present or where biodiverse habitats may be lost.

As with other supporting information, local planning authorities should require ecological surveys only where clearly justified. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity. Further guidance on information requirements is set out in making an application.”

Biodiversity net gain is mentioned in the PPG and states that:

“The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. It may help local authorities to meet their duty under Section 40 of the Natural Environment and Rural Communities Act 2006.”

Species and Habitats Legislation

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidates all various amendments made to The Conservation (Natural Habitats & c.) Regulations 1994, in respect of England and Wales. The 1994 Regulations transposed the EC Habitats Directive 1992 (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) into national law.

Annexes I and II of the Habitats Directive list (respectively) habitats and species for which member states are required to establish and monitor SACs. The EC Birds Directive provides a similar network of sites (SPAs) for all rare or vulnerable species listed in Annex I and all regularly occurring migratory species, with particular focus on wetlands of international importance.

Together with SACs, SPAs form a network of pan-European protected areas known as 'NATURA 2000' sites.

The Habitats Regulations also make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade on the animals listed in Schedule 2, or pick, cut, uproot, destroy or trade in the plants listed in Schedule 4.

This legislation was amended in January 2021: The main changes to the 2017 Regulations are:

- “the creation of a national site network within the UK territory comprising the protected sites already designated under the Nature Directives, and any further sites designated under these Regulations
- the establishment of management objectives for the national site network (the ‘network objectives’)
- a duty for appropriate authorities to manage and where necessary adapt the national site network as a whole to achieve the network objectives
- an amended process for the designation of Special Areas of Conservation (SACs)
- arrangements for reporting on the implementation of the Regulations, given that the UK no longer provides reports to the European Commission
- arrangements replacing the European Commission’s functions with regard to the imperative reasons of overriding public interest (IROPI) test where a plan or project affects a priority habitat or species
- arrangements for amending the schedules to the Regulations and the annexes to the Nature Directives that apply to the UK.”

The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979)

The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979) aims to ensure conservation and protection of all wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to afford special protection to the most vulnerable or threatened species (including migratory species).

The Wildlife and Countryside Act 1981 (as amended) (WCA 1981)

The WCA is the primary UK mechanism for statutory site designation (Sites of Special Scientific Interest [SSSIs]) and the protection of individual species listed under Schedule 1, 2, 5 and 8 of the Act, each subject to varying levels of protection.

The Countryside and Rights of Way Act 2000

This legislation strengthens the provision of the 1981 WCA (as amended), both in respect of statutory sites such as SSSIs and protected species. It also places a statutory obligation on Local Authorities and other public bodies to further conservation of biodiversity in the exercise of their functions, thus providing a statutory basis to the Biodiversity Action Plan (BAP) process, which began in 1994. Section 74 of the Act lists the habitat types and species of principal importance in England. The UK Biodiversity action Plan has now been superseded by the ‘UK Post-2010 Biodiversity Framework’ (July 2012), however, many of the species and habitats in the UK and local BAPs have not been updated and are still considered relevant to date.

A Bill to amend the Countryside and Rights of Way Act 2000 to extend the right of public access to the countryside, including to woodlands, the Green Belt, waters and more grasslands; and for connected purposes is currently in second reading in the House of Commons (November 2022).

Appendix D: Bat Legislation

All bat species, their breeding sites and resting places are fully protected by law - they're European protected species.

You may be able to get a licence from Natural England if you cannot avoid disturbing them or damaging their habitats, or if you want to survey or conserve them.

What you must not do

You're breaking the law if you do certain things including:

- *deliberately capture, injure or kill bats*
- *damage or destroy a breeding or resting place*
- *obstruct access to their resting or sheltering places*
- *possess, sell, control or transport live or dead bats, or parts of them*
- *intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection*

Either or both of the following could happen if you're found guilty of any offences:

- *you could be sent to prison for up to 6 months*
- *you could get an unlimited fine*

Activities that can harm bats

Activities that can affect bats include:

- *renovating, converting or demolishing a building*
- *cutting down or removing branches from a mature tree*
- *repairing or replacing a roof*
- *repointing brickwork*
- *insulating or converting a loft*
- *installing lighting in a roost, or outside if it lights up the entrance to the roost*
- *removing 'commuting habitats' like hedgerows, watercourses or woodland*
- *changing or removing bats' foraging areas*
- *using insecticides or treating timber*

<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>