

**21 PARKWAY
CROWTHORNE
WOKINGHAM
BERKSHIRE
RG45 6ER**

ECOLOGICAL SURVEY REPORT (BATS)
(Preliminary Roost Assessment/DBW INCLUDING
emergence survey)



**Prepared for:
MR B. WILLIAMS.
Date: 9/10/25.
Ref: NWP/ESR-9/10/25.
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EXECUTIVE SUMMARY

BatCraft was commissioned Mr B. WILLIAMS to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]), of 21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER this is to support a forthcoming planning application.

The site visit was carried out on 25/8/25, during daylight hours. An internal and external inspection of the property took place to look for signs of bats. The preliminary ecological appraisal consists of a desk top study prior to the survey to review existing information about the site and its surroundings and to inform the design of subsequent bat surveys, if required. The desk top study was conducted based upon a 2km search radius and it revealed 3 designations across 8 sites, these are:

THAMES BASIN HEATHS-SPECIAL PROTECTION AREA (SPA)

BROADMOOR TO BAGSHOT WOODS AND HEATHS-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

SANDHURST TO OWLSMOOR BOGS AND HEATHS-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

HEATH LAKE-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

WELLINGTON COLLEGE-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

AMBARROW COURT- Local Nature Reserve (LNR)

EDGBARROW WOODS- Local Nature Reserve (LNR)

HEATHLAKE- Local Nature Reserve (LNR)

There is 3 current European Protected Species Licences (EPSLs) for bats, there are 18 expired EPSL'S for bats within 2km of the proposed development site.

The DBW comprised a detailed search of the exterior and interior of the building for bats, signs of bats and features suitable for use by roosting bats. This includes droppings, scratch marks, rubbing and staining at exit holes, live or dead bats and other features such as missing tiles, this list is not exhaustive.

The buildings suitability to support roosting bats was assessed and no bats or evidence of bats was identified during the preliminary inspection.

The PRA identified part of the dwelling building had moderate potential¹ roost features that could support bats, based on this 2 presence/absence activity survey were undertaken on 30/8/25 and 23/9/25.

No bats were recorded during the surveys, emerging or entering the building.

In line with best practice guidelines², no further survey effort is required.

A European Protected Species Licence (EPSL) from Natural England will not be required.

1-Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats. Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition. Page 44.

2- Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists Good Practice Guidelines (4th Edition).

1.INTRODUCTION

1.1 Instruction

BatCraft was instructed by Mr B. WILLIAMS to conduct a DBW of 21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER to support a forthcoming planning application.

1.2 Aims and Objectives

The DBW is designed to:

- Identify the presence/likely absence of bats within the building.
- Provide information on previous bat ecological surveys/reports.
- Provide information on the status of bats using the buildings currently or previously.
- To add confidence where no bats are found, or to categorise the nature of a roost where evidence of bats are found.
- To establish whether further surveys, mitigation or an EPSL is required.

The preliminary ecological appraisal (bats) and report writing were carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition.

1.3 Proposed Works

The survey was commissioned in connection with a forthcoming planning application, the final plans were not available.

Surveyor Background and Experience

The preliminary ecological appraisal and emergence survey for bats was undertaken and the report written by Nicholas Powell. Nicholas holds a Class 2 Bat License (CLS-11742) and has received training in bat ecology and surveying, bat detector use, acoustic monitoring/sonogram analysis, architectural terms for bat workers, bats and development, H & S awareness for bat workers, legislation for bat workers, British bats their ecology and conservation, surveying trees for bats, Bat ID and handling, bat biology.

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2. Legislation and Planning Policy

2.1 Legislative Background

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as “*any structure or place used for shelter or protection*” whether bats are present at the time. A summary of the main legislation and planning considerations are included at Appendix 1.

Seven species of bat are also Species of Principal Importance for nature conservation in England under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.

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This report is valid for 12 months from the site inspection. The lifespan of this report may be subject to change if the site conditions change due to unspecified works that affect the site.

21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.

3. Site Location and Description

3.1 Site Location

The building is located at Grid Reference SU 8327 6423, see Figure 1 below. An overview of the immediate area is shown on Figure 2, both images courtesy of Bing Maps.

Figure 1. 21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.



Figure 2. 21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.



21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.

3.2 Site Description

The application site comprises of a chalet bungalow style brick-built detached dwelling. Figure 1/2.

There is a detached garage. This is not affected by any proposed development. Figure 3. Immediately adjoining it on the southern aspect is an area laid to lawn. Figure 4.

On the northern aspect is the rear garden, this is an area led to lawn interspersed with mature trees. Figure 5.

The site itself offers a small amount of foraging and commuting habitat for bats, the trees and hedges in the garden and surrounding premises do allow good connectivity to the wider landscape.

Figure 1/2.



Figure 3.



Figure 4.



Figure 5.



Figure 6.



21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.

4. Survey Methodology

4.1 Pre-Survey Data Search

The client has advised that to their knowledge, no previous bat surveys have been undertaken on the site. Google Earth and MAGIC maps (magic.defra.gov.uk) websites were used prior to the survey to determine the suitability of the surrounding habitat to support roosting bats and to identify any statutory designated sites or EPSLs within 2km of the site. No data was sought from the local records centre at this time.

The desk top study conducted was based upon a 2km search radius and it revealed 3 designations across 8 sites, these are:

THAMES BASIN HEATHS-SPECIAL PROTECTION AREA (SPA)

BROADMOOR TO BAGSHOT WOODS AND HEATHS-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

SANDHURST TO OWLSMOOR BOGS AND HEATHS-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

HEATH LAKE-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

WELLINGTON COLLEGE-SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

AMBARROW COURT- Local Nature Reserve (LNR)

EDGBARROW WOODS- Local Nature Reserve (LNR)

HEATHLAKE- Local Nature Reserve (LNR)

There is 3 current European Protected Species Licences (EPSLs) for bats, figure 2, there are 18 expired EPSL'S for bats within 2km of the proposed development site, figure 1.

Figure 4 shows the designated sites in relation to the proposed development site, the legend is in the appendix.

The site is situated along a through road, Parkway, in the village of Crowthorne. Crowthorne lies 4 miles northeast of Camberley and 5 miles southwest of Bracknell in the county of Berkshire.

Although in an urban setting there are significant amounts of designated sites, the ecological connectivity to the designated sites and open countryside is good due to the size of the garden and the trees/hedges and gardens in adjoining properties, these sites should provide good commuting/foraging/roosting opportunities for a wide range of bat species.

Figure 4.



21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.

Figure 1. Expired Licences.

CASE REFERENCE OF GRANTED LICENCE	SPECIES ON THE LICENCE	LICENSABLE PERIOD	LICENSABLE WORKS
2016-25037-EPS-MIT	BLE, S-PIP	LICENCE_ST 06/09/2016 LICENCE_EN 06/09/2021	DESTROY RESTING SITE
EPSM2013-6420	C-PIP;S-PIP;BLE	LICENCE_ST 08/10/2013 LICENCE_EN 30/04/2015	DESTROY RESTING SITE
EPSM2010-2316	C-PIP;S-PIP;BLE	LICENCE_ST 07/10/2010 LICENCE_EN 06/08/2012	DESTROY RESTING SITE
EPSM2011-3144	C-PIP;S-PIP;BLE	LICENCE_ST 24/01/2012 LICENCE_EN 31/08/2013	DESTROY RESTING SITE
2015-7775-EPS-MIT	C-PIP	LICENCE_ST 11/03/2015 LICENCE_EN 31/03/2020	DESTROY RESTING SITE
2015-8440-EPS-MIT	BLE	LICENCE_ST 28/04/2015 LICENCE_EN 30/04/2020	DAMAGE RESTING SITE
EPSM2013-5937	C-PIP;S-PIP	LICENCE_ST 01/07/2013 LICENCE_EN 30/11/2014	DESTROY RESTING SITE
EPSM2012-4677	C-PIP	LICENCE_ST 01/10/2012 LICENCE_EN 30/09/2015	DESTROY RESTING SITE
EPSM2012-4680	C-PIP	LICENCE_ST 30/09/2012 LICENCE_EN 30/09/2017	DESTROY RESTING SITE
EPSM2013-5760	C-PIP;BLE	LICENCE_ST 23/04/2013 LICENCE_EN 30/04/2014	DESTROY RESTING SITE
EPSM2013-5794	C-PIP	LICENCE_ST 05/06/2013 LICENCE_EN 31/12/2014	DESTROY RESTING SITE
EPSM2013-5827	C-PIP	LICENCE_ST 13/05/2013 LICENCE_EN 30/04/2014	DESTROY RESTING SITE
2016-24162-EPS-MIT	C-PIP	LICENCE_ST 18/07/2016 LICENCE_EN 18/07/2021	DESTROY RESTING SITE

2020-45346-EPS-MIT	C-PIP,S-PIP	LICENCE_ST 30/03/2020 LICENCE_EN 25/03/2025	DESTROY RESTING SITE
2018-33541-EPS-MIT	C-PIP,S-PIP	LICENCE_ST 15/03/2018 LICENCE_EN 15/03/2023	DESTROY RESTING SITE
2018-33861-EPS-MIT	BLE	LICENCE_ST 14/03/2018 LICENCE_EN 30/11/2018	DESTROY RESTING SITE
2017-31130-EPS-MIT	WHISK	LICENCE_ST 06/09/2017 LICENCE_EN 30/09/2022	DESTROY BREEDING SITE
2017-31789-EPS-MIT	S-PIP	LICENCE_ST 19/10/2017 LICENCE_EN 31/10/2018	DESTROY RESTING SITE

Figure 2. Current Licences.

CASE REFERENCE OF GRANTED LICENCE	SPECIES ON THE LICENCE	LICENSABLE PERIOD	LICENSABLE WORKS
2018-37292-EPS-MIT	BLE,C-PIP,S-PIP	LICENCE_ST 16/10/2018 LICENCE_EN 10/10/2028	DESTROY RESTING/BREEDING SITE
2017-31639-EPS-MIT	C-PIP	LICENCE_ST 24/10/2017 LICENCE_EN 30/10/2027	DESTROY RESTING SITE
2020-48238-EPS-MIT	BLE,C-PIP	LICENCE_ST 28/07/2020 LICENCE_EN 30/07/2026	DESTROY/DAMAGE RESTING SITE

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4.2 Daylight Survey

The DBW of 21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER was carried out by Nicholas Powell on MONDAY 25TH AUGUST 2025 at 10.00am. The weather conditions for the survey were clear with no rain, occasional gusts of wind and a temperature of 22.1 degrees. Equipment used included a high-powered torch, a digital camera, a digital camera on a telescopic pole, an endoscope and a ladder.

During the DBW an external inspection of the property was carried out to identify any signs of occupation by bats and features that could offer potential roosting sites following standard survey guidelines.

Features investigated included:

- Construction of the building– soffits, loft space, tiles/slates, lead flashings etc.
- Building condition – structure of roof and walls.
- Access points – potential entry and exit points for bats.
- Roosting points – cracks and crevices, between underlay and roofing tiles/slates.

Field signs that would indicate the presence of bats were searched for. These included:

- Bat droppings on the floor and walls of the building.
- Feeding remains (particularly butterfly and moth wings).
- Evidence of urine and/or oily staining around possible roost entrance
- Presence of areas cleared of cobwebs.
- Where a breathable roofing membrane has been fitted staining on the membrane may suggest use by bats.
- Odour can sometimes suggest the present of bats.
- Squeaking and chattering can reveal bats roosting between the tiles and roofing underlay.

4.3 Constraints

Full access to the site during the visit was made possible by the client.
There was nothing to be considered a significant constraint.

5. Survey Findings

5.1 External inspection

The external features of the property were examined for signs described in section 4.2. Windowsills, exposed features around the windows, fascia and walls were inspected for any evidence of bat droppings or staining.

The ridge tiles on the dwelling were in good condition with no significant missing mortar that bats could exploit. Figure 1.

The tiles covering the roof were in good condition with no missing/slipped/broken. The tiles on the eastern aspect had a thick moss layer. Figure 2/3.

The eaves tiles were complete with no significant missing mortar. Figure 4.

The soffits and fascia were in good condition, a mix of wood and UP.V.C, there were no significant openings, splits or gaps. Figure 5/6.

The composite flat roof was in good condition, the leadwork joining it to the tiles was in good condition and close fitting. Figure 7.

There were 3 vent pipes, the leadwork was close fitting leaving no significant gaps bats could exploit. Figure 8.

The leadwork around the chimney was close fitting. Figure 9.

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On the western aspect there was hanging tiles on a dormer window, although in fair condition there were gaps that bats could exploit. Figure 10.

There were 2 slipped hanging tiles on the southern aspect, they were still hanging and there was no gap.

No bats or evidence of bats was recorded during the external inspection of the dwelling, there was gaps on the rear dormer hanging tiles that bats could exploit.

Figure 1



Figure 2.

Figure 3.



Figure 4.



Figure 5.

Figure 6.



Figure 7.



Figure 8.



Figure 9.



21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.



Figure 10.



5.2 Internal Inspection

An internal inspection of the property was undertaken and was examined for any signs of bats, (described in section 4.2)

There was one roof void and 2 eaves cupboards.

The tiles were lined with bitumen felt and was clearly visible, it was in good condition with no visible rips or tears.

There was no insulation.

Figure 1/2/3/4. show general structure and condition of the internal voids of the building.

FIGURE 1/2/3/4.



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No evidence of bats was recorded during the internal inspection of the property.

6. Evaluation

The bat roost potential of the features within the site have been assessed with reference to the following criteria and include seasonal variation where increased or decreased probability may arise. Where features are present, they are **highlighted in bold**.

The likelihood of bat roosts being present will be higher where structures:

- are of a pre-20th Century construction;
- are in a lowland rural setting;
- **have woodland, mature trees, species-rich grassland and/or water nearby.**
- have large dimension roof timbers with cracks, joints and holes,
- have an uneven roof covering with gaps, though not too draughty.
- have numerous crevices in stonework and structures;
- **have hanging tiles or roof cladding, especially on south-facing walls;**
- **have a roof warmed by the sun;**
- are disused or little used; largely undisturbed;
- provide appropriate hibernation conditions, such as abandoned mines, tunnels, kilns, or fortifications; or
- **Recent and historical records of bat roosts in the general area.**

The likelihood of bat roosts being present will be lower where structures:

- are in an urban setting with little green space;
- **are subject to heavy disturbance (constant movement due to draughts and noise, also unstable microclimate);**
- **have a small, cluttered roof void (particularly for brown long-eared);**
- **are of a modern construction with few gaps or crevices that bats can fly or crawl through (though pipistrelle bats may still be present);**
- **are comprised of prefabricated steel or sheet materials; (some sections);**
- are active industrial premises.

Please note that the above list provides generic screening criteria only and there are exceptions to consider.

21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.

7. Conclusion

7.1 Interpretation

The combined evidence from the desktop study and the external/internal inspection of the property provides a high level of confidence in support of the opinions set out in this report.

Main dwelling- Informed by the results of the survey and the factors highlighted in Section 6, it is concluded that it is not being or been used by bats, there is no evidence either recent or historic to suggest that it has. There is moderate potential for roosting bats within the building, based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, further survey effort is required in the form of two emergence surveys.

Dusk Emergence Survey

1.2 Aims and Objectives

The Dusk emergence survey is designed to:

- Identify the presence/likely absence of bats using the building to roost
- Establish the size and status of any existing bat roost within the building
- Establish where the bats are accessing the building
- Determine the potential impact on any bat roost from the proposed development
- Determine if an EPSL and ecological method statement is required

The survey was carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition.

1. Survey Methodology

1.1 Constructions/Limitations.

An assessment of the building exterior was conducted on the 30TH AUGUST 2025, prior to the activity surveys being undertaken and there were no material changes to the site and no constraints and limitations to the survey. Weather conditions were suitable for the survey, being conducted during warm weather with insects in abundance, a good number of bats were heard and seen foraging and in transit during the surveys.

2.2 Dusk Survey.

The dusk emergence surveys were conducted on the 30/8/25 and 23/9/25, they commenced approximately 20 minutes before sunset and continued until 2 hours after. Nicholas Powell was the surveyor, located as shown in Figure 1 below.

Bat passes by foraging and commuting bats encountered during the survey were recorded on standardised forms.

Equipment used during the survey bat activity was monitored using one Batlogger M bat detectors together with one Sony Handycam night shot video cameras with high intensity IR lamps. The detectors and cameras were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software, MotionMeerkat and VLC media player. A screenshot from the camera at the darkest point of the survey is included. Figure 2

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DATE:	30 th AUGUST 2025	23 rd SEPTEMBER 2025
SURVEYOR AND LOCATION	1. N. POWELL	1. N. POWELL
WEATHER CONDITIONS - START	Temperature 17.4°C Cloud cover <5% Humidity 58.6% Dry Wind Beaufort 0	Temperature 15.6°C, Cloud cover <5% Humidity 62.2% Dry Wind Beaufort 0-1
SUNSET	19.53	19.01
START TIME	19.30	18.30
FINISH TIME	22.00	21.00
DURATION	02.30	02.30
WEATHER CONDITIONS - START	Temperature 15.8°C Cloud cover <5% Humidity 65.6% Dry Wind Beaufort 1	Temperature 15.1°C, Cloud cover 20% Humidity 22.4% Dry Wind Beaufort 0-1

Figure 1.



Figure 2.



During the survey no bats were seen emerging from and/or returning to the property to roost. In total only 1 species of bat was recorded and identified foraging near the site. There was no interaction between the building and any bats. A simple summary of the bats recorded can be seen in Tables 6 below.

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The most frequently used flight paths of bats are not shown due to low number seen/recorded.

Table 6.

DATE	SURVEYOR	TIME	SEEN	HEARD	SPECIES	COMMENTS
30/8/25	N. POWELL	19.30-22.00	Y	Y	BLE	At 21.27 multiple calls from a BLE were heard and the bat was seen making 3 passes in total beyond the boundary behind surveyor in adjoining property. At approximately 19.45 significant amount of external lighting in adjoining property came on and remained on.
23/9/25	27	18.30-21.00	Y	Y	BLE	At 19.07 calls from a BLE were heard. The bat was not seen. At 20.11 a BLE was seen and heard in transit behind the surveyor over adjoining garden. At approximately 19.00 significant amount of external lighting in adjoining property came on and remained on.

7. Conclusion

7.1 Interpretation

The calls detected and recorded from the survey provided identification of Brown Long Eared bat, *plecotus auritus* foraging near the site, with no bat passes on the night vision camera and when combined with the surveyors' observations this data provides a high level of confidence in the species detected during the survey at 21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER.

The property has features suitable for crevice dwelling bats to roost, however, there is no evidence to indicate that bats have roosted at the property. This is most probably due to a combination of effects including good surrounding habitat with better foraging, commuting, and roosting opportunities in the wider landscape for a wide range of species, there was also a significant amount of external lighting in the garden of the adjoining property which appeared to come on at dusk and remain on. As no bats were seen emerging from or returning to the property during the PEA we conclude that the property does not support roosting bats. Whilst no bats were seen emerging from or returning to roost this does not mean that they will not be present in the future as bats are known to be transient and use a wide variety of crevice like features opportunistically.

The survey conditions were good, with warm weather, a variety of insects flying, and the bat calls and field observations were, in our opinion, considered low.

The bat calls and field observations provide a high level of confidence in support of the opinions set out in this report. Only the calls from Brown Long Eared were recorded throughout the survey.

The cumulative evidence leads me to conclude that bats are not and have not been roosting at 21 PARKWAY, CROWTHORNE, WOKINGHAM, BERKSHIRE RG45 6ER and the property has a negligible potential to support roosting bats therefore an EPSL is not required.

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7.2 Contingency Plan

In the unlikely event that bats are found during the works within the buildings, all work must stop, and advice sought from **BatCraft** or another licensed bat ecologist.

If, for whatever reason, there is a time delay of greater than 12 months between this survey and the commencement of work, then the survey should be repeated as the condition of the buildings may change and bats may start roosting at the site.

8. References

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

HM Government (2017) Conservation of Habitats and Species Regulations as (amended).

HM Government (1981) The Wildlife and Countryside Act (as amended). HM Government (2006) Natural Environment and Rural Communities Act.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). Bat Workers' Manual (3rd Edition). Joint Nature Conservation Committee.

9. Queries

Any queries regarding this report should be addressed in the first instance to **BatCraft**.

Telephone; 07960 351558. Email: info@batcraft.co.uk

1 The Chestnuts, East Grimstead, Salisbury, Wiltshire SP5 3RU.

APPENDIX 1

In summary, the legislation combined makes it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter by a bat.
- Intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate.
- Intentionally or deliberately kill, injure or take any bat.

Planning Considerations:

Government guidance to Local Planning Authorities stipulates the need to consider biodiversity and protected species during the consideration of planning applications. The NPPF makes clear that the planning system should help minimise the impacts that development can have on biodiversity and provide net gains in biodiversity where possible. In addition, the ODPM Circular 04/2005 states “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”.

Developments that compromise the protection afforded to bats or roosts under the provisions of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 will require a European Protected Species (EPS) licence from Natural England (NE).

NE, the government’s statutory conservation advisory organisation, is responsible for issuing EPS licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations.

Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:

- Reg 44(2)(e) – the derogation is “in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Reg 44(3)(a) – there is “no satisfactory alternative” to the derogation.
- Reg 44(3)(b) – the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Tests (a) and (e) can be met with the issue of planning permission for the proposed works. Test (b) is determined by NE’s ecology department that requires the development of a suitable mitigation strategy that would ensure that any bats present on site, are retained at the same population level or better.

Magic

Designations

Land-Based Designations

Statutory

Areas of Outstanding Natural Beauty (England)



Limestone Pavement Orders (England)



Local Nature Reserves (England)

Local Nature Reserves (England)



Moorland Line (England)



National Nature Reserves (England)

National Nature Reserves (England)



National Parks (England)



Ramsar Sites (England)

Ramsar Sites (England)



Sites of Special Scientific Interest Units (England)

Sites of Special Scientific Interest Units (England)



Favourable Condition



Unfavourable Recovering



Unfavourable no change



Unfavourable Declining



Part Destroyed



Destroyed



Not Assessed

Sites of Special Scientific Interest (England)

Sites of Special Scientific Interest (England)



Special Areas of Conservation (England)

Special Areas of Conservation (England)



Special Protection Areas (England)

Special Protection Areas (England)



Biosphere Reserves (England)

Biosphere Reserves (England)



Habitats and Species

Species

European Protected Species Licensing

Granted European Protected Species Applications (England)



Amphibian



Bat



Cetacean



Invertebrate



Other Mammal



Plant



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.