



**Preliminary Bat Roost Survey of 145
Victoria Rd, Wargrave, RG10 8AG**

20 February 2025

Preliminary Roost Assessment of 145 Victoria Rd, Wargrave, RG10 8AG

REPORT DETAILS

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CLIENT DETAILS

Name: Natalee Shields

Address: 145 Victoria Rd, Wargrave, RG10 8AG
Email: nataleeshields@gmail.com
Telephone: 07931161***

QUALITY ASSURANCE

Author(s): Kristina Wood MRes, Terrestrial Ecologist, ACIEEM, CL17 Bat Licence
Contact details: Tel: 07948907*** Email: Kristina@naturebureau.co.uk

Technical Reviewer(s): Paul Goriup, MSc, CEcol, FCIEEM

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DISCLAIMER

The contents of this report are confidential and may contain information regarding protected species of a sensitive nature.

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This is a technical report and does not represent legal advice/opinion.



Votec Centre 2c,
Hambridge Lane,
Newbury RG14 5TN
United Kingdom

Registered in England and Wales No. 2369556
VAT GB 537 590618

+44 (0)1635 550380

info@naturebureau.co.uk
www.naturebureau.co.uk

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EXECUTIVE SUMMARY

The contents of this report detail the findings of a Preliminary Roost Assessment undertaken at 145 Victoria Rd, Wargrave, RG10 8AG. The proposed works will result in the conversion of the existing attached garage along with changes to fenestration and additional roof lights, plus erection of pergola roof to the rear following demolition of the existing conservatory.

The main findings of the survey are detailed as follows:

Feature	Survey Findings	Recommendations
B1	B1 was assessed in four sections. The results are as follows: B1a has low potential for both void and crevice bat roosting; however, it will not be affected by the proposed works. In consideration to B1a, there are no associated risks to bats, and no further surveys are required unless project plans change to include B1a. B1b has negligible void roosting potential and low crevice roosting potential. If bats are present, as the roof and associated features will not be impacted by the proposed works, any risk to roosting bats is considered negligible. No further surveys are necessary unless the scope of works changes to include the roof of B1b. B1c has no void roosting potential and minimal crevice roosting potential. However, these features are at a single-storey height, likely well-lit by the existing roof light and lack surrounding habitat cover, making them unlikely to support roosting bats. With consideration to this context and proportionality to the homeowner, B1c is categorised as having negligible bat roosting potential, and no further surveys are required. B1d is a glass conservatory. B1d is categorised as having no bat roosting potential, and no further surveys are required. B1 at 145 Victoria Road offers negligible bat roosting potential.	There are no foreseen impacts on roosting bats, and the proposed works will be highly unlikely to cause disturbance, injury or death to bats, nor result in the destruction of a bat roost and/or block bats from accessing their roost. No further bat surveys are required. However, as a matter of precaution, contractors must carefully remove the features identified in Figures 6, 7, and 8. Bats and their roosts are highly protected by law. If bats are discovered during development works, works must be halted, and the advice of a qualified ecologist must be sought. Lighting recommendations have been made to reduce impacts on local bat populations.
Other habitats and considerations	The site is located within a local and wider landscape that provides moderate quality habitat for bats, but the site is not highly ecologically linked to these areas. There are 8 known bat roosts within 2 kilometres of the site, with the closest record relating to a known common pipistrelle roost 1km east. Birds could begin nesting on site at any time.	

1 INTRODUCTION

NatureBureau Ltd was instructed by Natalee Shields to undertake a Preliminary Roost Assessment (PRA) at 145 Victoria Rd, Wargrave, RG10 8AG (hereafter referred to as 'the site'). The PRA is to inform a planning application related to the proposed conversion of the existing attached garage into habitable accommodation along with changes to fenestration and additional roof lights plus erection of pergola roof to the rear following demolition of the existing conservatory and existing outbuildings - hereafter referred to as 'the proposed works'.

The aim of the PRA is to assess the status of roosting bats on the site and to determine the existence and location of any ecologically valuable areas. With regards to roosting bats, this information will serve to assess the ecological impact of the proposals and identify any ecological constraints and/or mitigation measures that may be required.

Figure 1: The approximate site boundary (blue) and structures surveyed (red)

(Source: Google Earth, 2022)



2 METHODOLOGY

2.1 Desk Study

Freely available online datasets were searched for licences granted for works involving bats within 2 kilometres (km) of the site, and for records of relevant designated sites within this same radius. Additionally, maps/aerial images were interrogated for features of bat interest.

Table 1: Summary of resources used during the desk study

Resource	Information assessed
Google Earth	Assessment of the local landscape, with the latest image date from February 2022.
Multi-Agency Geographic Information for the Countryside (MAGIC) website ¹	Records of licences issued by Natural England for works affecting bat species within 2 km of the site; any relevant site designations within 2 km of the site; Special Areas of Conservation designated for bat interest within 10 km of the site; Priority Habitats in the local area

2.2 Preliminary Bat Roost Survey

A site visit was undertaken on 18 February 2025 between 10:00 and 10:45 hours. The survey was carried out by Kristina Wood.

Kristina Wood is a terrestrial ecologist and Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Kristina holds a Natural England CL17 bat survey licence registration (licence number available upon request).

The work, analysis and reporting was undertaken in line with CIEEM's Code of Professional Conduct², the Bat Conservation Trust's Good Practice Guidelines³ and other relevant guidelines and legislation as listed in the Appendices of this report.

2.2.1 Built Structures

An assessment was carried out on the structure due to be impacted by the proposed works (B1) to determine its potential to support roosting bats. The assessment included an internal and external investigation of structures for signs of bat activity such as droppings, rub or scratch marks, staining at potential roosts and exit holes, live or dead bats, and features potentially suitable for use by roosting bats, such as raised or missing tiles. Particular attention was given to the floor and flat surfaces, window frames and features within the roof space. For ease of assessment and reporting, B1 has been divided into the following areas:

Figure 2: The four areas of B1

¹ [Magic Map Application \(defra.gov.uk\)](https://magic.defra.gov.uk/)

² <https://cieem.net/resource/code-of-conduct/>

³ [Bat Survey Guidelines 23](#)

The suitability of B1 to support bats was rated from no suitability to high suitability in accordance with Section 4.3 of the Bat Conservation Trust's Good Practice Guidelines, and recommendations for further survey requirements are also taken from Collins (2023).

2.3 Limitations

The survey was undertaken at a time of year considered optimal for undertaking preliminary bat roost assessments, however, bats are highly mobile animals and unpredictable in nature, and as such, they can begin roosting in suitable structures at any time.

Due to safety concerns, full entry into the loft space of B1a was not possible; therefore, observations were conducted from the hatch using a high-powered torch.

The results of this report are valid up to 18 months and/or if the conditions of the site change significantly, as per the Advice Note on the lifespan of ecological reports and surveys produced by CIEEM in 2019⁴.

3 RESULTS

3.1 Desk Studies

The interrogation of online publicly available datasets covered citations of statutory designated sites of importance for bats; bat occurrence records; licences issued for works involving bats; and maps/aerial images for features of interest.

3.1.1 Natural England Protected Species Licences

Within 2 km of the site there are 8 records for licences issued by Natural England for works affecting bats entered on the MAGIC⁵ website. These licences relate to the destruction of known resting and breeding places of brown long-eared bats *Plecotus auritus*, common pipistrelle bats *Pipistrellus pipistrellus*, Natterer's bats *Myotis nattereri*, and soprano pipistrelle bats *Pipistrellus pygmeas* between 2009 and 2020. The closest record relates to a known common pipistrelle roost 1km east of the site in 2018 (2018-35667-EPS-MIT).

3.1.2 Site Designations

Within 2 km of the site there are no Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Local Nature Reserves (LNRs) or National Nature Reserves (NNRs). Within 10 km of the site there are no SACs designated for bat interest.

3.1.3 Other Features of Interest and Considerations

The nearest parcel of deciduous woodland, classified as a Priority Habitat, is located approximately 430 meters (m) northeast of the site, while the closest ancient woodland is situated 550m east. Numerous other small to large-sized parcels of both deciduous and ancient woodland are present within the local and wider landscape. Additionally, some significant areas of woodpasture and parkland, designated as a Biodiversity Action Plan (BAP) habitat, also lie within the landscape. These habitats are known to support a diverse range of bat species, and aerial imagery analysis indicates that hedgerows and mature tree lines provide ecological some connectivity between the site and these habitats.

⁴ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

⁵ [Magic Map Application \(defra.gov.uk\)](https://magic.defra.gov.uk/)

The surrounding landscape is characterised by a mix of (low density) residential buildings, tree lines, woodland, arable farmland, and open fields of undetermined use. Overall, the area offers moderate quality habitat for bats.

Figure 3: Imagery showing the site (in red) in relation to the surrounding landscape

(Source: Google Maps, 2022)



3.2 Preliminary Bat Roost Survey

A daytime site visit was undertaken on 18 February 2025. At the time of the survey the temperature was 8°C in bright and sunny conditions. Additional site photos can be found in the Appendices.

145 Victoria Road (B1) occupies the west side of a two-story, semi-detached residential building constructed of brick. The structure features a complex roof shape where the original house has been extended over an unknown period. For ease of assessment and reporting, B1 has been divided into four areas (see Figure 2).

3.2.1 B1a (not proposed for development)

B1a comprises the front (south) section of B1 and features a cross-gable roof clad with concrete tiles. The structure includes wooden soffits, uPVC windows, and a chimney positioned on the ridge along the west side. An external survey of the visible roof areas identified multiple broken and displaced tiles. Additionally, the gable end exhibits a gap due to weathering and splitting of the wooden soffits. The tiled section above the ground-floor windows was also found to be in poor condition, with noticeable gaps caused by broken and lifted tiles.

Internal access to B1a is gained through a hatch on the second storey. Due to safety concerns, full entry into the loft space was not possible; therefore, observations were conducted from the hatch using a high-powered torch. The internal survey revealed extensive cobweb accumulation throughout the space, and the roofing membrane appeared to be in overall good condition. No bats or evidence of bats could be seen, and no other notable findings were observed.

Figure 4: The front (south) side of B1a



3.2.2 B1b (not proposed for development)

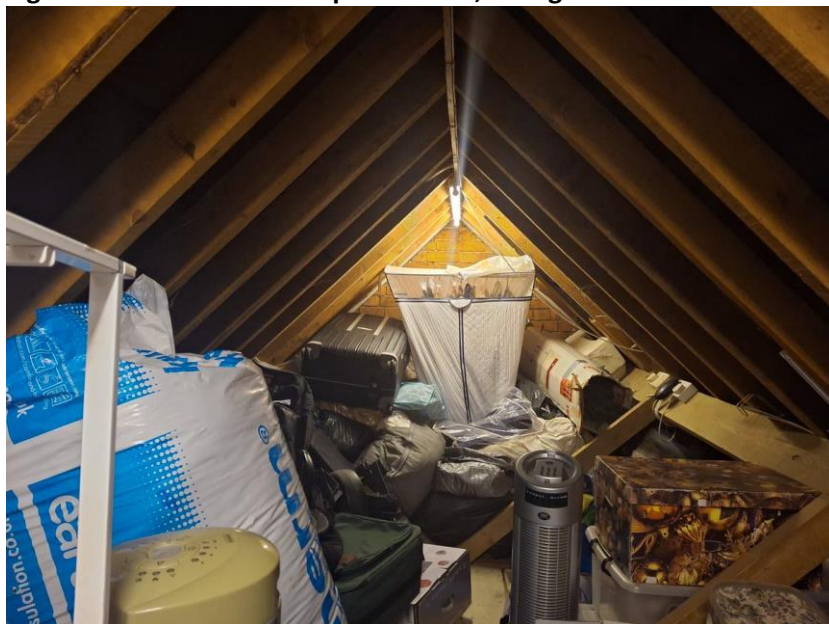
B1b consists of a gabled extension constructed in a similar style to B1a. It extends from south to north at the rear of B1a and includes two west-facing dormer windows overlooking B1c. B1b is fitted with uPVC windows and soffits. An external inspection confirmed that the windows on all elevations are in good condition with no significant gaps present. Additionally, the brickwork was found to be well-maintained, with no missing bricks or mortar. Observations of the west roof were made from the street using binoculars, and the roof tiles were found to be in overall good condition.

On the north gable end, it was not possible to make a detailed inspection of the soffits from the ground, due to the location of B1d on this elevation. However, the soffits appeared to be in overall good condition, with no signs of weathering or rot and no significant gaps noted. Moreover, the elevation is exposed and is not covered by ecological features which may provide bats with cover when entering and exiting a roost.

Internal access to B1b is provided via a hatch on the second storey. Internally, this roof space features a traditional A-frame apex constructed with timber rafters and a central beam. Inspection of these revealed no bats or evidence of bat roosting.

The loft space contained a considerable number of stored items, which hindered a comprehensive inspection. However, an examination of the floor, stored items, and cobwebs did not reveal any evidence of bat activity. Furthermore, the roofing membrane was found to be in overall good condition, with no holes or tears that would permit bat ingress or egress.

Figure 5: The internal loft space of B1b, facing north



3.2.3 B1c (proposed for development)

B1c is a single-storey gable extension on the west side of B1b, featuring a simple pitched roof of concrete tiles. On the rear (north) side, the roof was found to be in good overall condition, with no broken, missing or lifted tiles. Additionally, the significant presence of moss on the roof would likely obstruct bat access to any small gaps that may exist. At the point where the ridge of B1c meets the lower roof of B1b, there is a small gap created where lead flashing has lifted. Moreover, from the ground it was not possible to check for any significant gaps between the soffit box and brickwork in this same area. This has been noted as this area of B1 is due to be impacted by the proposed works. B1c presents a rooflight which appears to be well fitted, and the associated lead flashing presents no gaps.

The west gable end of B1c features painted wooden soffits which were found to be in good overall condition. Moreover, external lighting is present on B1c which would likely cause light spill onto the external walls and create habitat unsuitable for bat roosting.

Figure 6: The rear (north) side of B1c. A red circle indicates the area of lifted lead flashing and soffit box



On the front (south) side, the roof was found to be in good overall condition, with no broken or missing tiles. However, there are some small gaps created by lifted tiles just below the ridge around the central point. From the ground, it was not possible to check for any significant gaps between the soffit box and brickwork where B1c meets B1b. This has been noted as this area of B1 is due to be impacted by the proposed works.

Internally, B1c features a loft conversion and presents with no bat roosting potential.

Figure 7: The front (south) side of B1c. A red circle indicates the lifted tiles below the ridge.



Figure 8: The front (south) side of B1c. A red circle indicates the soffit box to be impacted by the proposed works.



3.2.4 B1d (proposed for demolition)

B1d comprises a glass conservatory with a uPVC frame. It presents no bat roosting potential either internally or externally.

Figure 9: B1d is a conservatory, proposed for demolition



3.2.5 Local Bat Habitat

The local and wider landscape promotes moderate quality bat habitat; however, the site itself has no significant ecological link to these areas. B1 itself is not enclosed by any trees or hedgerows which might be used as ecological corridors. However, the neighbouring gardens do feature mature trees and hedgerows.

3.2.6 Nesting Birds

There was no evidence of nesting bird activity associated with B1. However, it is possible that birds could begin nesting on or near the structures at any time during bird nesting season.

4 EVALUATION

The local landscape provides habitat that is (at least) moderately suitable for bats; however, this habitat is not highly ecologically connected to 145 Victoria Road. An internal and external survey of the built structures on site revealed no bats or evidence of bat activity.

To assess the potential impact of the proposed works on bats, survey findings were cross-referenced with the project plans, yielding the following results:

B1a has low potential for both void and crevice bat roosting; however, it will not be affected by the proposed works. If bats are present, the works pose no physical risk to them or their roost, and the distance of B1a from the works is likely sufficient to prevent disturbance. **In consideration to B1a, there are no associated risks to bats, and no further surveys are required unless project plans change to include B1a.**

B1b has negligible void roosting potential and low crevice roosting potential. If bats are present, as the roof and associated features will not be impacted by the proposed works, any risk to roosting bats is considered negligible. This includes disturbance, due to the distance between B1c and the roof of B1b. **No further surveys are necessary unless the scope of works changes to include the roof of B1b.**

B1c has no void roosting potential and minimal crevice roosting potential. Most notably, there is a small gap on the north side tiles below the ridge, and a small gap under lead flashing where B1c meets B1b. Additionally, the soffit boxes in this area cannot be ruled out as having small gaps present. However, these features are at a single-storey height, are likely well-lit by the existing roof light and lack surrounding habitat cover, making them unlikely to support roosting bats. With consideration to the context of the features, **B1c is categorised as having negligible bat roosting potential, and no further surveys are required.** This is in accordance with Collins (2023) where it is observed that there are no obvious habitat features on site “likely to be used” by roosting bats, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. This conclusion is also reached with consideration to proportionality to the homeowner, as outlined by the British Standards (2013).

B1d is categorised as having no bat roosting potential, and no further surveys are required.

4.1 Precaution and Legislation

Based on the findings, no impacts on roosting bats are anticipated. The proposed works are highly unlikely to cause disturbance, injury, or mortality to bats, nor are they expected to result in the destruction of roosts or obstruct bat access into roosts. However, given the presence of suitable bat habitats in the surrounding landscape and minor site features that introduce a small degree of uncertainty, **contractors must carefully remove the identified features (Figures 6, 7, and 8) during the works.**

Additionally, it is essential that both the homeowner and building contractors remain vigilant and aware of their legal responsibilities should bats, or any other protected species, be discovered during works. Bats and their roosts are strictly protected by law (see Section 5.3). If bats (or evidence of their presence) are found during development, all works must cease immediately, and the advice of a qualified ecologist should be sought. Additional surveys may be necessary to assess the nature of any roosts present, and a derogation licence may be required to allow works to proceed in a manner that impacts the roosts. This derogation licence, or European Protected Species Mitigation (EPSM) Licence, must be approved and issued by Natural England.

4.2 Lighting

It is recommended that any development which takes place should be considerate of bats when implementing any new lighting regimes during the construction and operational phases. To reduce the likelihood of disturbing commuting bats, during the construction phase there should be no temporary nighttime lighting from sunset to sunrise, and all works must be completed in daylight hours. If emergency lighting is required, it should follow the following specifications:

- Lighting should be directional, facing away from the rear garden, and set using a steep ground-ward angle and on short columns (no higher than 3m);
- Use a lamp no greater than 2000 lumens (150 watts), using light sources that peak higher than 550 nanometres, which avoids the UV, white and blue wavelengths;
- Cowls, hoods, baffles or louvres should be used to avoid light spillage off-site;
- Use of reflective surfaces under the light should be avoided

In addition to the above measures, the following recommendations should be employed to avoid excessive light-spillage post-development:

- Any external lighting should use sensor activated lamps;

- Variable lighting regimes must be utilised to lower lighting levels during periods of reduced human activity (e.g. 22:00-05:30)

4.3 Nesting Birds

During the PRA, no evidence of nesting birds was identified on site. However, if work must be carried out during bird nesting season, a careful check should be made for any nesting birds before any works take place. If an active bird nest is discovered, an exclusion zone must be put in place (minimum 5m), and works must be halted in that area. Breeding birds and their nests are protected by law and all active nests must be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works.

5 APPENDICES

5.1 Additional photos from the Site Visit on 18 February 2025

The loft space of B1a, showing heavy cobweb presence and intact roofing membrane



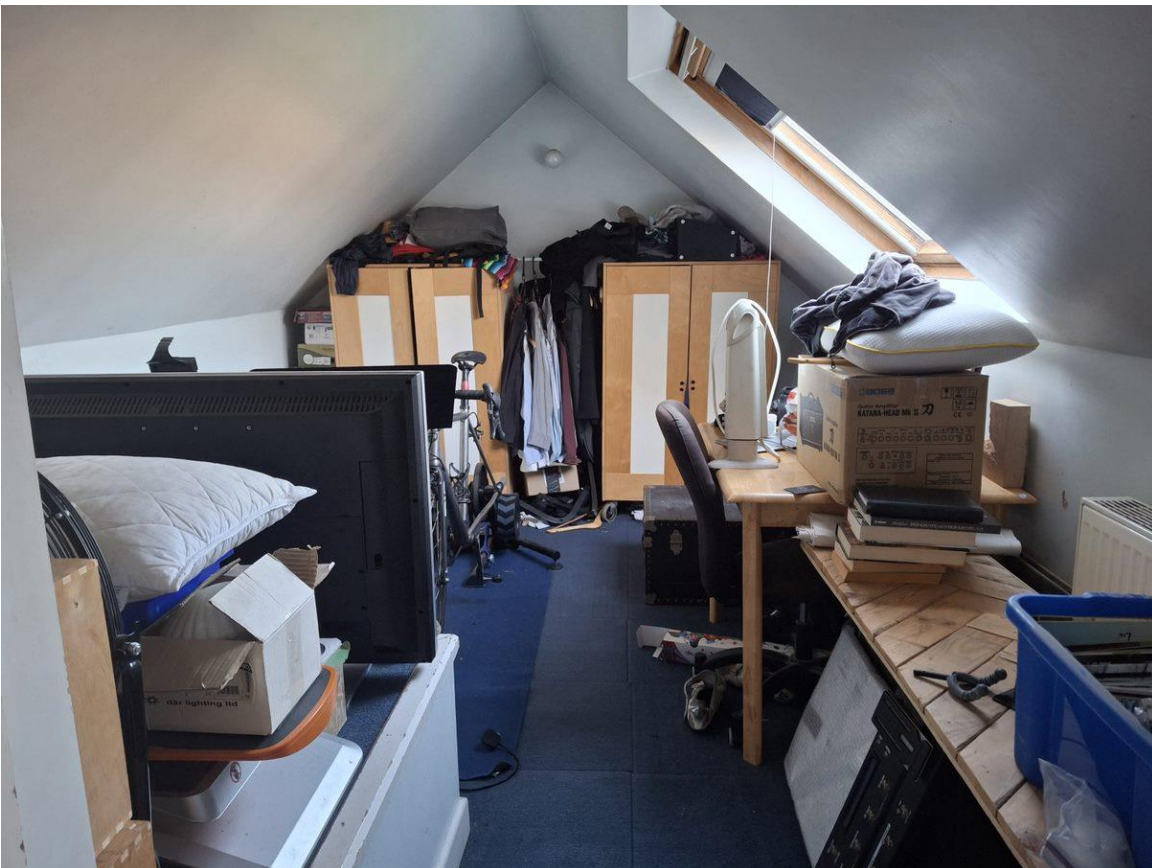
The loft space of B1a, showing the (west) chimney stack and (south) gable extension



The roof membrane of B1b is in very good condition



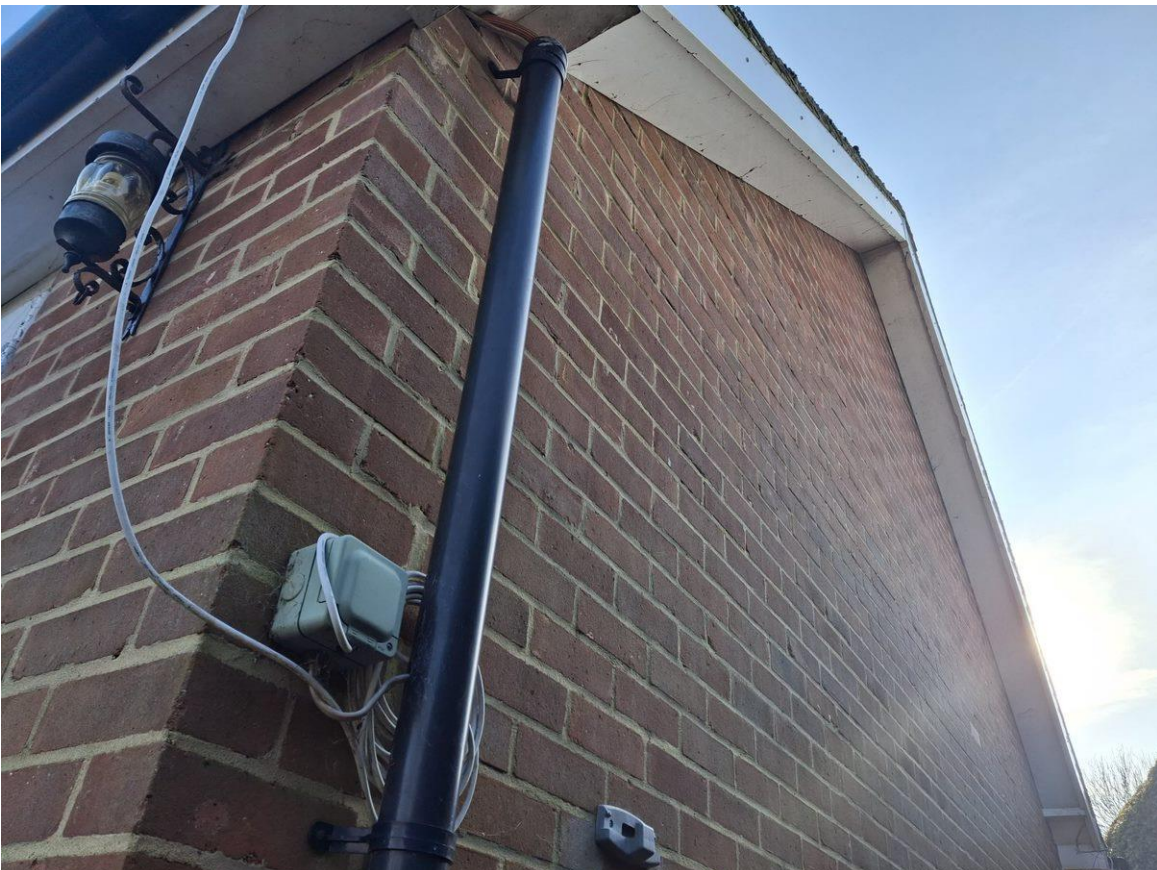
B1c has no internal loft space



The rear (north) of B1c



The side (west) of B1c



The east roof of B1c meets the west of B1b



B1a as seen from the southeast



The front (south) of B1a



5.2 Site Plans









5.3 Bat Legislation

All species of bats receive special protection under UK law, including the strict species protection provisions of the EU Habitats Directive as implemented in England and Wales by Part 3 of the Conservation of Habitats and Species Regulations 2019 (the “2017 Regulations, amended by the 2019 Regulations due to Britain leaving the EU”), and Part 1 of the Wildlife and Countryside Act 1981 (as amended).

Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended by the 2019 Regulations) makes it illegal to:

- i. Deliberately capture, injure or kill a bat;
- ii. Deliberately disturb bats in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young; or
- iii. Damage or destroy a roost – regardless of whether the action was deliberate or not.

Furthermore, the Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place which is used for shelter or protection, or to damage, destroy or obstruct access to this structure or place.

Eight of the UK bat species are also listed as Priority Species on the UK BAP⁶, highlighting them as species of conservation concern.

⁶ [UK Biodiversity Framework - Biodiversity policy & advocacy - Bat Conservation Trust \(bats.org.uk\)](https://www.bats.org.uk/biodiversity-framework/)

5.4 Industry Guidance and Standards

This report has been written with consideration to:

- Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition.
- Bat Conservation Trust (2019). National Bat Monitoring Program Annual Report 2019.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
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- Mathews F, and Harrower C. (2020). IUCN – compliant Red List for Britain’s Terrestrial Mammals. Assessment by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough ISBN 978-1-78354-485-1.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary (BS 42020, 2013).

5.5 Table 4.1 from Bat Surveys for Professional Ecologists: Good Practice Guidelines

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.		
Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). ^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.		

5.6 Planning Policy

National Planning Policy Framework 2021

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under

Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'. Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.