



Preliminary Roost Assessment

12 Wychcotes, Caversham, Reading, RG4 7DA

John Charles

Status	Issue	Name	Date
Draft	1	Jamie-Lee Anderson BSc (Hons), Graduate Ecologist	05/04/2024
Reviewed	1.1	Craig Williams BSc (Hons), MSc, DIC – Principal Ecologist	15/04/2024
Final	2	Jamie-Lee Anderson BSc (Hons), Graduate Ecologist	15/04/2024

Arbtech Consultant's Contact Details:

Jamie-Lee Anderson, BSc (Hons)
Graduate Ecologist
Tel: 07842 416966 Email: jamie-leeanderson@arbtech.co.uk
<https://arbtech.co.uk>

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Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- 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.

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)

Executive Summary

Arbtech Consulting Limited was instructed by John Charles to undertake a Preliminary Roost Assessment (PRA) at 12 Wychcotes, Caversham, Reading, RG4 7DA (hereafter referred to as “the site”). The survey was required to inform a planning application for a loft conversion and rear two storey extension (hereafter referred to as “the proposed development”).

The following is work you will need to commission to comply with planning policy and legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Table 5 of this report.

Feature	Survey Results Summary	Impact Assessment	Recommendations
Roosting bats (B1)	B1 has low value for roosting bats. Two sections (see Table 4) of raised timber weatherboarding may provide suitable roosting features for crevice dwelling bats. The loft space is noticeably draughty, and unlikely to provide optimal roosting for bats owing to the temperature fluctuations. (Table 4.1 in the Bat Conservation Guidelines – roosting habitats state that temperature stability is important). No evidence of bats was found either.	The proposed development will result in the renovation to this building. This could result in damage of any bat roosts present and could cause disturbance, death, or injury to bats.	As stipulated in professional survey guidance, low value buildings typically require one bat emergence or re-entry survey to be completed during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost. However, a single bat emergence or re-entry survey has a low detection rate for bat roosts and is often an unreliable way of identifying the presence of bat roosts. Given the limited suitable bat habitat on the site it is considered unlikely that bat roosts would be present and that further bat surveys would be disproportional to the anticipated risk posed to bats as a result of the proposed development. It is anticipated that any risk to bats can be reduced to an acceptably low level though the implementation of a Bat Mitigation Plan (which is a separate, dedicated document).
Foraging and commuting bats	Mature trees and the vegetated garden could be used by local bat populations for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site.	The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. The proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.	A low impact lighting strategy will be adopted for the site during and post-development, see Table 5 for further details.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by John Charles to undertake a Preliminary Roost Assessment (PRA) at 12 Wychcotes, Caversham, Reading, RG4 7DA (hereafter referred to as “the site”). The survey was required to inform a planning application for a loft conversion and rear two storey extension (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in **Appendix 1**.

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2023). No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

1.2 Site Location and Landscape Context

The site is located at National Grid Reference SU 70583 75015 and has an area of approximately 0.07ha. The site is located in a residential area of Caversham, surrounded by residential dwellings and accompanying enclosed gardens. There are many scattered matured trees in the area. The River Thames is located close to the south of the site. A site location plan is provided in **Appendix 2**.

1.3 Scope of the Report

This report provides a description of all features suitable for roosting, foraging, and commuting bats and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on possible constraints to the proposed development because of bats and summarises the requirements for any further surveys to inform subsequent mitigation proposals, achieve planning or other statutory consent and to comply with wildlife legislation. To achieve this, the following steps have been taken:

- A desk study has been carried out.
- A field survey has been undertaken, including an inspection of built structures, to determine the presence or the suitability of any features which bats could use for roosting and to assess the suitability of the site’s bat foraging and commuting habitat.
- An outline of potential impacts on any confirmed or unidentified roosts has been provided, based on the proposed development.
- Recommendations for further surveys and mitigation have been made, along with advice on the requirements for a European Protected Species Licence (EPSL) application if appropriate.
- Opportunities for the enhancement of the site for roosting, foraging and commuting bats have been set out.

2.0 Methodology

2.1 Desk Study

The desk study included a 2km radius review of statutory designated sites with bat qualifying interests and granted EPSL records for bats held on magic.gov.uk database. An assessment of the surrounding landscape structure was also completed using aerial images from Google Earth and OS maps.

2.2 Field Survey

The survey was undertaken by Jamie-Lee Anderson, Graduate Ecologist (Accredited Agent on Natural England Bat Licence Number: 2019-41480-CLS-CLS) on the 5th of April 2024.

2.3 Breeding Birds and Other Incidental Observations

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for barn owls.

2.4 Suitability Assessment

The PRA comprised an assessment of each building to be impacted by the proposed development for potential to support roosting bats. The survey was led by an experienced ecologist and was based on current best practice guidelines (Collins 2023). All features that are likely to be impacted by the proposed development were assessed for their potential to support roosting bats. The surveyor systematically surveyed all features suitable for bats and signs of bat activity.

The PRA included a visual inspection (including the use of binoculars and torches where required) of the exterior and interior of each building for evidence of bat use (e.g. droppings, scratch marks, staining and sightings). Factors considered whilst undertaking the PRA comprised internal conditions, presence of features suitable for use by roosting bats, proximity to foraging habitats or cover and potential for disturbance. Notes were made relating to relevant characteristics of features providing potential access points and roosting opportunities for bats. Table 1 below details the rationale for determining bat roost value of buildings subject to the PRA.

Table 1: Rationale for assigning bat roost value.

Assigned Bat Roosting Potential	Description/ Rationale
Confirmed roost	Evidence of roosting bats within the building.
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, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/ stable hibernation site.

Medium	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status, such as maternity and hibernation.
Low	A building with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/ stable hibernation site, but could be used by individual hibernating bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
None	No habitat features 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.

2.5 Limitations

It should be noted that whilst every effort has been made to describe the features on site in the context of their suitability for roosting bats, this does not provide a complete characterisation of the site. This survey provides a preliminary view of the likelihood of bats being present. This is based on suitability of the habitats on site and in the local area, the ecology and biology of bats as currently understood, and the known distribution of bats as recovered during the desk study. Bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time.

A search for historical bat records has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for bats, it is not anticipated that the purchase of historical records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.

3.0 Results and Evaluation

3.1 Designated Sites

Details of any statutory designated sites with bat qualifying interests within a 2km radius of the site, including their reasons for notification, are provided in **Table 2** below.

Table 2: Statutory designated sites with bat qualifying interests within 2km radius of the site

Designated site name	Distance from site	Reasons for notification from Natural England
Chilterns National Landscape (NL)	~1140m northwest	Presence of ancient hedgerows, trees, orchards and parkland.

3.2 Historical Records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites near the licensed site. EPSL records for bats are summarised in **Table 3**.

Table 3: Granted EPSLs for bats within 2km of the site

EPSL reference	Bat species affected	Impacts allowed by licence
2016-27061-EPS-MIT	Brown long-eared bat and common pipistrelle	Destruction of a resting place
2014-1343-EPS-BDX	Soprano pipistrelle	Unknown
EPSM2011-3175	Common pipistrelle	Unknown
2017-28045-EPS-MIT	Daubenton's bat	Unknown
EPSM2013-6155	Common pipistrelle	Destruction of a resting place
2018-35917-EPS-MIT	Common pipistrelle	Destruction of a resting place
2014-2980-EPS-MIT	Common pipistrelle and soprano pipistrelle	Destruction of a resting place
2015-13539-EPS-MIT	Common pipistrelle	Destruction of a resting place
2017-29064-EPS-MIT	Soprano pipistrelle	Impact on a breeding site and destruction of a breeding site
2015-14137-EPS-MIT	Common pipistrelle and soprano pipistrelle	Destruction of a resting place
2014-3600-EPS-MIT	Common pipistrelle	Damage of a resting place and destruction of a resting place
2015-18560-EPS-MIT	Brown long-eared bat and soprano pipistrelle	Destruction of a resting place

3.3 Field Survey Results

The weather conditions recorded at the time of the survey are shown in **Table 4**. The results of the field survey are detailed in **Table 5** and illustrated in **Appendix 3**.

Table 4: Weather conditions during the survey

Date:	05/04/2024
Temperature	13.4°C
Humidity	80%
Cloud Cover	100%
Wind	21mph
Rain	None

Table 4: PRA Results

Feature	Description	Photographs
Bat foraging and commuting habitat	Habitat onsite in the form of mature scattered trees provides limited foraging and roosting opportunities for bats. The wider landscape offers more opportunities for roosting, foraging and commuting, with the nearby River Thames and tree lines providing optimal opportunities for bats.	
B1 – Southwest elevation	B1 is a detached double-storey residential dwelling. The building is of brick-construction with timber weatherboarding on the upper storey. The roof is clad in slate tiles. The second storey is of cantilever construction. There is one loft space within B1.	

B1 – Southeast elevation	The single storey pitched roof is clad in slate tiles which are in good condition. There are no tiles missing, nor raised. There are no gaps or cracks suitable for bats. The timber weatherboarding is slightly raised in certain sections, and these may provide suitable roosting features for crevice dwelling bats.	
B1 – Southeast elevation	Similar to the aforementioned weatherboarding, there are slightly raised areas on the eastern extent of this elevation which may provide suitable roosting features for bats.	

B1 – Northwest elevation	The roof is clad in slate tiles which are in good condition, there are none missing nor raised and there are no gaps or cracks. Bats can not use the roof to gain ingress to the loft space. The timber weatherboarding on this elevation is flush to the brickwork and tight-fitting. There are no raised areas or gaps suitable for roosting bats.	
B1 – Interior	There is one loft space within B1. The loft space is fully boarded and could be thoroughly assessed. The interior of the roof is lined with timber sarking. There are small holes on the gable wall which is single skinned. The abiotic recordings at the time of the survey were 15.9°C and 88% relative humidity. No evidence of bats was found within the loft space.	
B1 – Suitability assessment	In line with Good Practice Guidelines (Collins, J. (Ed) 2023) B1 is assessed to have 'low' habitat value for roosting bats due to the presence of suitable roost features and the location of the site.	
B1 – Breeding birds and other incidental observations	None.	

4.0 Conclusions, Impacts and Recommendations

Taking the desk study and field survey results into account, **Table 5** presents an evaluation of the value of the site for bats and also details any other ecological constraints identified such as nesting birds in relation to the proposed development.

Table 5: Evaluation of the site for bats and any other ecological constraints

Building	Survey Results Summary	Impact Assessment	Recommendations	Biodiversity Enhancement Opportunities ¹
Roosting bats (B1)	B1 has low value for roosting bats. Two sections (see Table 4) of raised timber weatherboarding may provide suitable roosting features for crevice dwelling bats. The loft space is noticeably draughty, and unlikely to provide optimal roosting for bats owing to the temperature fluctuations. (Table 4.1 in the Bat Conservation Guidelines – roosting habitats state that temperature stability is important). No evidence of bats was found either.	The proposed development will result in the renovation to this building. This could result in damage of any bat roosts present and could cause disturbance, death or injury to bats.	As stipulated in professional survey guidance, low value buildings typically require one bat emergence or re-entry survey to be completed during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost. However, a single bat emergence or re-entry survey has a low detection rate for bat roosts and is often an unreliable way of identifying the presence of bat roosts. Given the limited suitable bat habitat on the site it is considered unlikely that bat roosts would be present and that further bat surveys would be disproportional to the anticipated risk posed to bats as a result of the proposed development. It is anticipated that any risk to bats can be reduced to an acceptably low level though the implementation of a Bat Mitigation Plan (which is a separate, dedicated document).	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be installed on the building. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for common crevice dwelling bats such as Crevice Bat Box from the Nestbox Company https://www.nestbox.co.uk/products/crevice-bat-box or a similar alternative brand.

¹ The Local Planning Authority has a duty to ask for enhancements under the NPPF (2021).

Foraging and commuting bats	Mature trees and the vegetated garden could be used by local bat populations for foraging and commuting. These could also be used by bats dispersing from nearby roosts outside of the site.	The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. The proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.	A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: • Light spill on to mature trees and hedgerows should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on.	The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats: • Planting of native tree, shrub and hedgerows to increase foraging opportunities.
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			Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.	
Nesting birds (B1)	The building offers no opportunities for nesting birds.	None.	None.	The installation of two integrated swift bricks (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard "Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022). Swift bricks should be integrated into the fabric of the building during construction. Boxes should be positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously. The boxes should be placed at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds' flight path up to 5m from the brick. Swift bricks are a "universal nest brick" for small bird species, including red-listed species such as common swift, house sparrow, house martin, and starling.
Other ecological constraints	None identified.	N/A	N/A	N/A

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Appendix 1: Proposed Development Plan

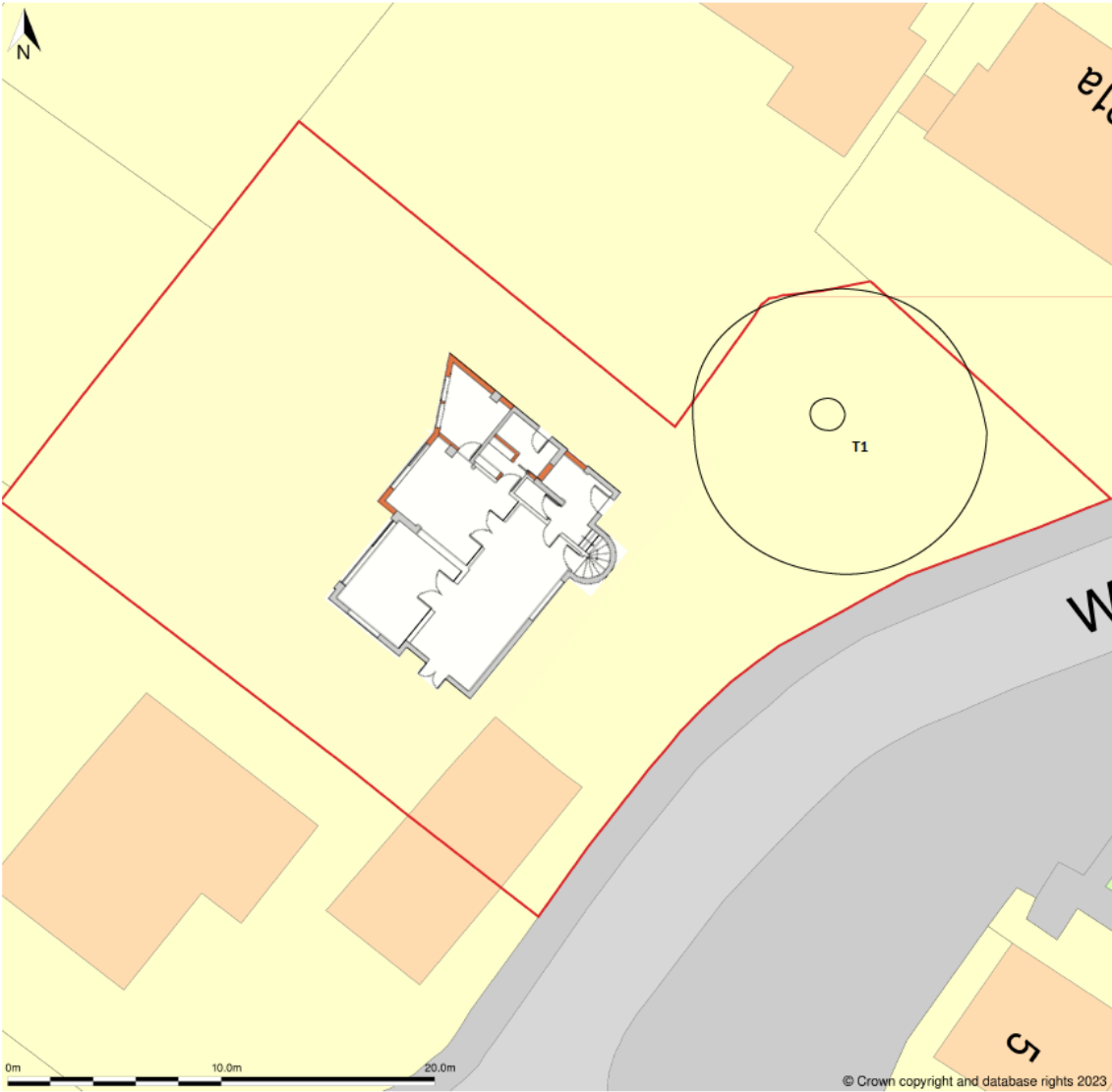
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12 WYCHCOTES, RG4 7DA

Project
GROUND FLOOR
KITCHEN EXTENSION
AND REMODEL,
FIRST FLOOR
BEDROOM
EXTENSION, LOFT
CONVERSION AND
RECLADDING.

Title
PLANNING
SITE PLAN

REF 4A

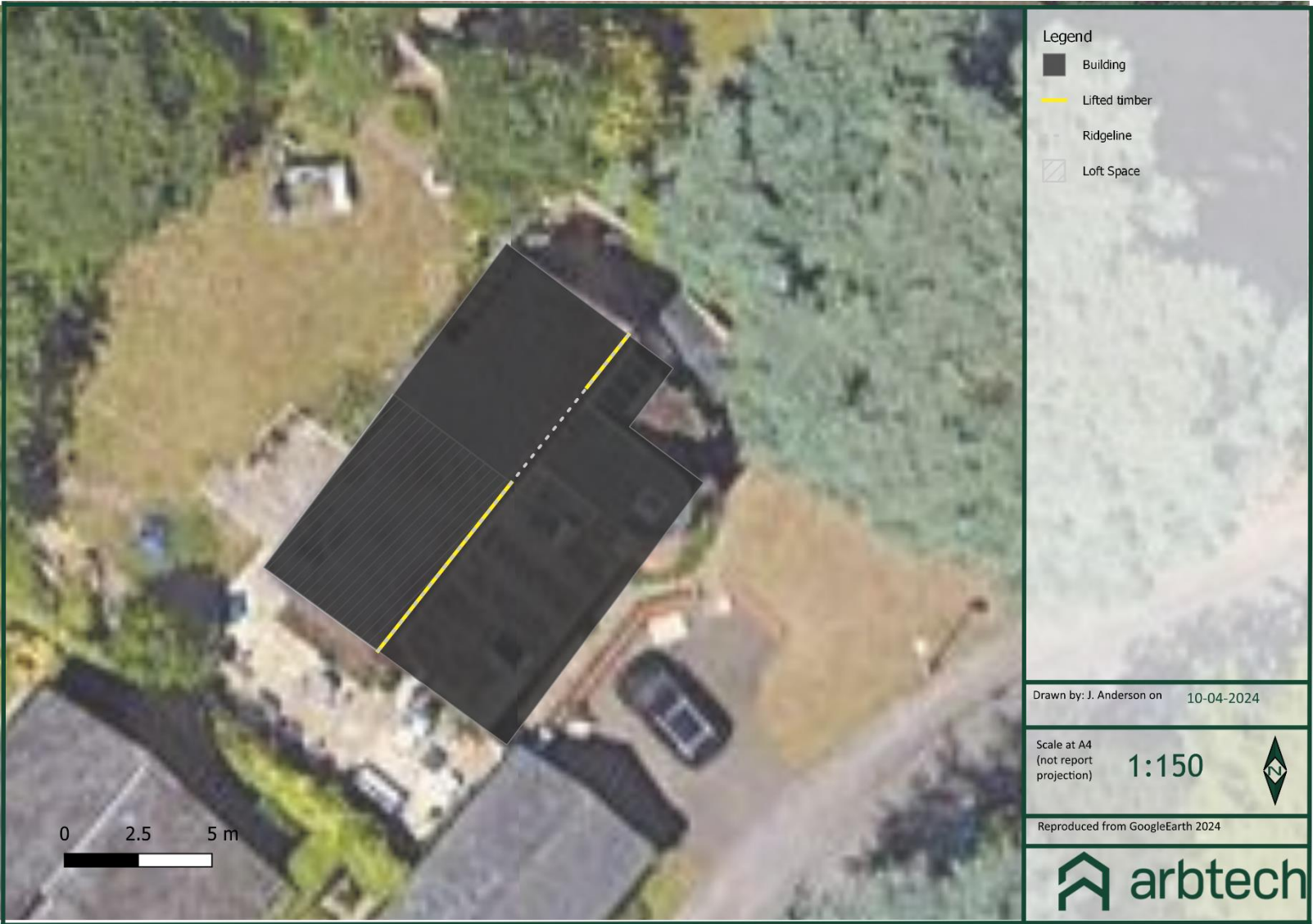
Scale
1:200 @ A3



Appendix 2: Site Location Plan



Appendix 3a: PRA Plan



Appendix 4: Legislation and Planning Policy Related to Bats

LEGAL PROTECTION

All species of bat are fully protected under ***The Conservation of Habitats and Species Regulations 2017*** (as amended) through their inclusion on Schedule 2.

Regulation 43: Protection of certain wild animals - offences

(1) A person is guilty of an offence if they:

- (a) Deliberately captures, injures or kills any wild animal of a European protected species,
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal,

(2) For the purposes of paragraph (1) (b), disturbance of animals includes in particular any disturbance which is likely—

- (a) To impair their ability:
 - (i) To survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) To affect significantly the local distribution or abundance of the species to which they belong.

Bats are also protected under the ***Wildlife and Countryside Act 1981*** (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

NATIONAL 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.

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A European Protected Species Licence (EPSL) issued by Natural England will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored. The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008).

There are 17 species of bat breeding in England and Natural England issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

Licences are issued for specific purposes stated in the Regulations, if the following three tests are met:

- The purpose of the work meets one of those listed in the Habitats Regulations (see below);
- That there is no satisfactory alternative;
- That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range

The Habitats Regulations permits licences to be issued for a specific set of purposes including:

1. include preserving public health or public safety or other imperative reasons of over-riding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
2. scientific and educational purposes;

3. ringing or marking; and,
4. conserving wild animals.

Development works fall under the first purpose and Natural England issues bat mitigation licences for developments.

EUROPEAN PROTECTED SPECIES POLICIES

In December 2016 Natural England officially introduced the four licensing policies throughout England. The four policies seek to achieve better outcomes for European Protected Species (EPS) and reduce unnecessary costs, delays and uncertainty that can be inherent in the current standard EPS licensing system. The policies are summarised as follows:

- Policy 1; provides greater flexibility in exclusion and relocation activities, where there is investment in habitat provision;
- Policy 2; provides greater flexibility in the location of compensatory habitat;
- Policy 3; provides greater flexibility on exclusion measures where this will allow EPS to use temporary habitat; and,
- Policy 4; provides a reduced survey effort in circumstances where the impacts of development can be confidently predicted.

The four policies have been designed to have a net benefit for EPS by improving populations overall and not just protecting individuals within development sites. Most notably Natural England now recognises that the Habitats Regulations legal framework now applies to 'local populations' of EPS and not individuals/site populations.