





Bat Risk Assessment Report

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EXECUTIVE SUMMARY

This report has been prepared by Harriet Davis BA (Hons) for Simpson Property Consultant. It has been written in accordance with the Chartered Institute of Ecology & Environmental Management (CIEEM) Guidelines on Ecological report writing (CIEEM, 2015) and BS 42020:2013 (BSI, 2013).

The purpose of this report is to provide information on the suitability of the site for the roosting bats, and document any evidence of their presence, within the proposed development areas and to the surrounding habitat. The Risk Assessment was conducted on 25th March 2026 by Harriet Davis BA (Hons) who is experienced in undertaking this type of survey work.

The building comprises of a golf clubhouse of traditional construction with rendered external wall and ashlar stone quoins at the corners and stone surrounds to window and door openings. The roof is steeply pitched slate with slate covering, and dormers located centrally on the eastern and western faces, and multiple chimney stacks at either end. A single storey extension is present to the northern, eastern and southern elevations with a combination of shallow pitched and flat roofing styles. This extension will not be impacted by the proposed development, however, was deemed to be of negligible bat roost suitability due to the lack of suitable roosting features present.

The proposals are for the roof on the main body of the building to be repaired including removal of the gable parapets. The dormer on the eastern elevation is to be removed, whilst the dormer to the west is to be repaired. These works will impact on the potential roosting features identified on the property.

Overall, the main body of the structure is considered to be of **moderate** suitability for roosting bats. The droppings found in the top storey of the structure indicate the potential roosting features have previously been utilised by bats. However, these potential roost sites do not provide enough space, shelter, protection and appropriate conditions to be used 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 bats). The surrounding landscape provides opportunities for connectivity to habitats within the wider landscape.

Although this section of the structure is not to be impacted as a result of the proposed development, the single-storey extension adjoining the main structure has been deemed to be of **negligible** bat roost suitability. The structure offered no obvious habitat which are 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 therefore precautionary measures are recommended to alleviate any residual risk to roosting bats in the unlikely event that bats are utilising the structure opportunistically.

Bat records were requested for a 2km radius surrounding the property from the Environmental Records Information Centre North East. 52 records were collected from the data search. The closest record collected was from 2021 and was a common pipistrelle bat heard fogging during a bat survey. The most significant roost that was collected from the data search was a pipistrelle roost of at least 20 bats identified approximately 2kmm away from site in Jarrow in 2003. A total of 6 confirmed and 2 unconfirmed bat roosts were obtained from the data search, the closest being a Natterer's Bat roost located within 500m of the site in 2006.

In accordance with current guidance, two dusk emergence surveys are required to determine whether the building of **moderate** suitability for roosting bats is being utilised by bats. The survey should occur between May and August (inclusive), in suitable weather conditions. Note: The discovery of a roosting bat during the bat activity surveys may result in the requirement for further survey effort.

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The soffits and eaves offer some opportunities for nesting birds, specifically house martins. Evidence of the loft space being utilised by nesting birds was observed during the survey due to eggs being found in the space. Therefore, works should be timed to occur outside the bird breeding season (March – August inclusive) to avoid impacting any actively breeding birds. Alternatively, if works must be carried out within the breeding bird season, a competent ecologist should undertake a breeding bird risk assessment to check for any active birds' nests

The use of integrated bat boxes, bat access tiles and bird boxes should be integrated within the final design of the proposals to enhance the biodiversity value of the site post-development.

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1 INTRODUCTION

Ecosurv Ltd were commissioned by Simpson Property Consultants to undertake a Bat Risk Assessment at Boldon Golf Club, East Boldon centred on grid reference NZ35746103 (Figure 1). The main objective of this assessment was to determine the suitability and potential for the presence of roosting bats, and other protected species on site, prior to the proposed building alterations.

The building comprises of a golf clubhouse of traditional construction with rendered external wall and ashlar stone quoins at the corners and stone surrounds to window and door openings. The roof is steeply pitched slate with slate covering, and dormers located centrally on the eastern and western faces, and multiple chimney stacks at either end. A single storey extension is present to the northern, eastern and southern elevations with a combination of shallow pitched and flat roofing styles. This extension will not be impacted by the proposed development, however, was deemed to be of negligible bat roost suitability due to the lack of suitable roosting features present.

The proposals are for the roof on the main body of the building to be repaired including removal of the gable parapets. The dormer on the eastern elevation is to be removed, whilst the dormer to the west is to be repaired. These works will impact on the potential roosting features identified on the property.

As part of the development process, surveys have been requested by the client to determine if any European, UK Biodiversity Action Plan (BAP) or other protected species/habitats could be impacted by the proposed development, and to outline appropriate licensing requirements mitigation and compensation measures to address any potential negative ecological impact.

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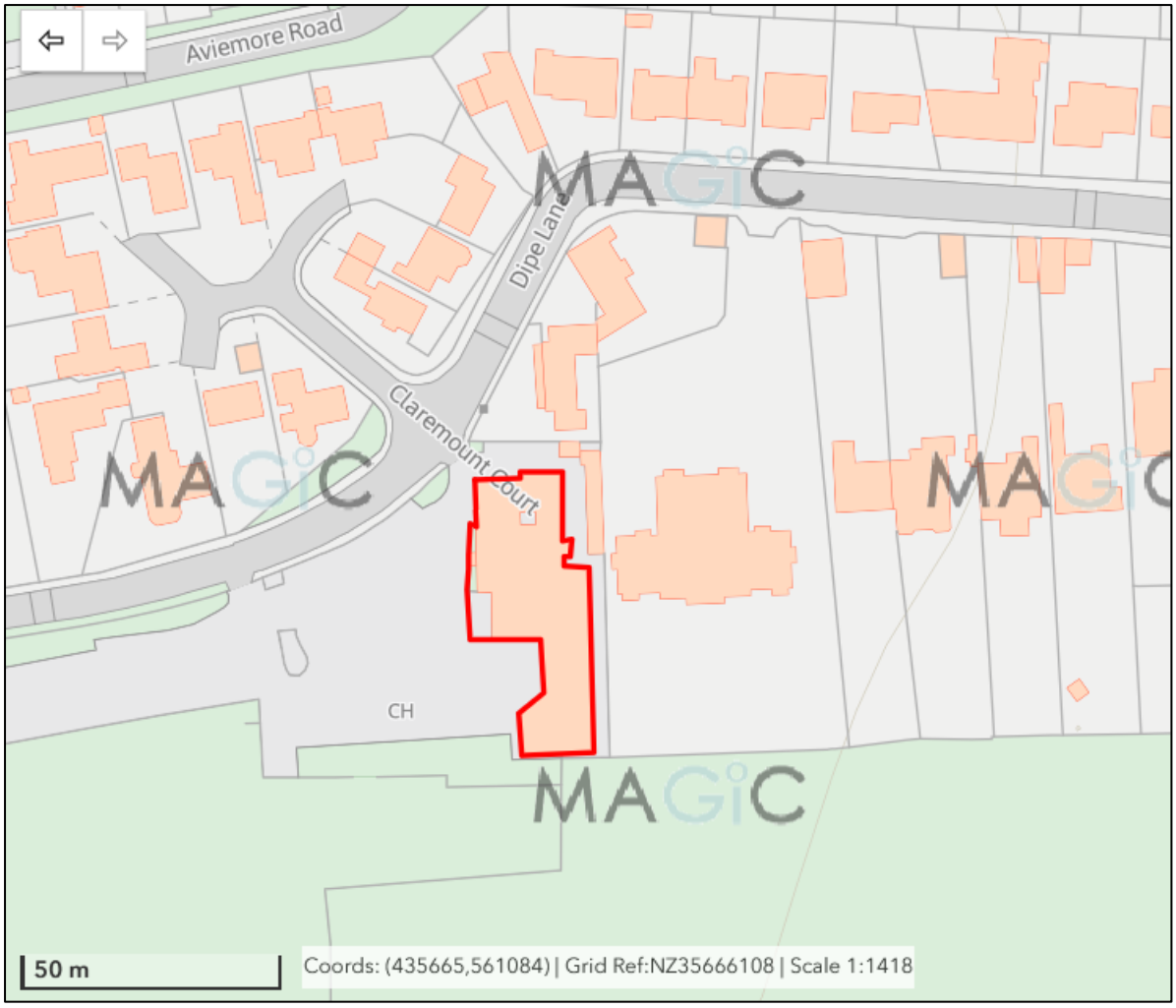


Figure 1. Site location within red polygon

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2 SUMMARY OF LEGISLATION

Bats

All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, *inter alia,* to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection – under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce, rear or nurture its young, or hibernate.

Breeding Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

Species listed on Schedule 1 of The Act, e.g., Barn Owl *Tyto alba*, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest, or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird. Further enhanced statutory protection is provided for bird species included on Annexe 1 of the Wild Birds Directive.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) published in 2012 and revised in February 2025 states that policy should contribute to and enhance the natural and local environments by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including economic and other benefits of best and most versatile agricultural land, and trees and woodland;
- Maintaining the character of the undeveloped coast, while improving public access where appropriate;
- Minimising impacts on and providing net gains for biodiversity, included by establishing coherent ecological networks that are more resilient to current and future pressures.
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

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- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The NPPF also states that planning for biodiversity should be done at a landscape scale across local authority boundaries, identifying components of the local ecological network including nationally and locally important sites for biodiversity and wildlife corridors and stepping stones that connect them. Of particular significance with the revised NPPF 2025 requires opportunities to incorporate biodiversity improvements in and around development, rather than simply making it optional.

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

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

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

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

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

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

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

Further details on the legislation protecting species of British wildlife and habitats relevant to this assessment can be found in section 7 of this report.

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3 METHODOLOGY

3.1 Survey Area

The application site is located at Grid Reference NZ35746103 (Figure 2). The assessment focused on the application site, although adjacent buildings and habitats were also assessed, where access was available.



Figure 2. Location of the surveyed area.

3.1 Overview

The risk assessment comprised of a desktop study and a site visit. The desktop study collated available public information regarding the biodiversity of the area, including habitats on site and the wider landscape, as well as identifying the presence of any statutory designated sites, using the Multi-Agency Geographic Information for the Countryside (MAGIC) resource. In addition, bat records within 2km of the site were requested from the Environmental Records Information Centre North East.

The objective of the survey was to determine the suitability of the site for roosting bats and identify any evidence of their presence. In accordance with good practice, the assessment would also ascertain if any other protected species may be using the site, document the habitats present and determine any potential ecological impacts arising from the proposed development. The results of the assessment would inform the requirement of any additional survey effort, mitigation measures and/or compensation to be incorporated into the proposed works.

The survey work and the preparation of this report was conducted by Harriet Davis BA (Hons) who is experienced in protected species survey work. All survey and assessment work has been completed in accordance with official guidelines produced by Natural England and the Chartered Institute for Ecology and Environmental Management, and British Standard document BS 42020: 2013 *'Biodiversity – Code of practice for planning and development.'*

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3.3 Survey Limitations and Constraints

The survey was undertaken at a time of year when observation of the current or past presence of bats is possible to internal sections of the building or sheltered areas to the exterior.

Solitary bats using a structure may in fact have multiple roosts within a site and may move locations daily, therefore identifying roost locations can be problematic.

The habitats on site were also assessed to determine their suitability for nesting birds, with a check carried out for the presence of any active nests or any evidence of nesting behaviour.

3.4 Site Assessment

A Daytime Bat Walkover (DBW) of the proposed development site was carried out to observe, assess and record any habitats suitable for bats to roost, commute and forage both on site and in the surrounding area (where access was available) to determine the suitability of the site for bats and further survey requirement in accordance with the current Bat Conservation Trust (BCT) survey guidelines (Collins, 2023).

Evidence of roosting bats can include: bat droppings; staining around access points; small scratches around an entrance hole; audible squeaking at dusk or in warm weather; smoothening of surfaces around cavity or an entrance hole; distinctive smell of bats.

The bat risk assessment was completed using ladders, binoculars and a powerful torch. An endoscope was also available to check any small gaps/cracks for evidence of bats.

An external inspection of the structures on site was carried out, focussing on features that may provide roosting opportunities or access points to roosting features internally, such as the roof and ridge tiles. An internal inspection was also carried out, with any roof spaces present checked for any evidence of bats.

The structures were then categorised based on their suitability and potential for roosting bats, which was evaluated in accordance with the BCT guidelines detailed in Table 1 and criteria outlined in the Bat Mitigation Guidelines

Table 1. Guidelines for assessing the potential suitability of structures

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 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 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*	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty

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	use small and apparently unsuitable features on occasion.	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 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).	Habitat that could be used by small numbers of bats as flight path, such as 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 in small numbers. The 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 do due to their size, shelter, protection, conditions 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 number 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 routes, 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.

In addition, a Ground Level Tree Assessment (GLTA) of any trees on site was caried out. This involves a detailed inspection of the exterior if the tree from the ground to look for features that bats could use for roosting (PRFs) to determine the suitability of the site for bats and further survey requirement in accordance with the current Bat

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Conservation Trust (BCT) survey guidelines (Collins, 2023). PRF types that can be exploited by bats include, but not exclusively; woodpecker holes, knot holes, wounds, cankers, forks, lifting bark, cracks, fluting and ivy.

The trees were then categorised based on their suitability and potential for roosting bats, which was evaluated in accordance with the BCT guidelines detailed in Table 2 and criteria outlined in the Bat Mitigation Guidelines,

Table 2. Guidelines for assessing the potential suitability of trees

Suitability	**Roosting habitats in Trees**	
None	Either no PRFs in the tree of highly unlikely to be any.	
FAR	Further assessment required to establish if PRFs are present in the tree by means of an elevated search to inspect PRFs either by climbing of the use of equipment such as ladders, MEWPS or scaffolding towers.	
PRF	A tree with at least one PRF present	
	PRF-I	PRF-M
	PRF is only suitable for individual bats of very small numbers of bats either due to size of lack of suitable surrounding habitats.	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Further survey effort to determine the presence/likely absence of bats and/or mitigation is site specific and should be carried out in accordance with the BCT Bat Survey Guidelines, however the following can be used a general guide:

Table 3. Guidelines for further survey effort

Suitability	**Further Survey Effort**	**Timing**
Low roost suitability	One dusk emergence survey	May to August. Note: The discovery of a roosting bat during this single bat activity survey will require further survey effort.
PRF-1	No further surveys required.	
Moderate roost suitability	Two separate dusk emergence surveys.	May to September with at least one of the surveys between May and August. Surveys should be at least three weeks apart, preferably more. Note: The discovery of a roosting bat during this single bat activity survey will require further survey effort.

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High roost suitability or PRF-M	Three separate dusk emergence surveys.	May to September with at least two of the surveys between May and August. Surveys should be at least three weeks apart, preferably more.

3.5 Other Wildlife

In accordance with good practice, the site and surrounding areas were assessed for their potential to support other protected species and for the presence of any evidence of protected species.

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4 RESULTS

4.1 Desktop Study

4.1.1 Designated Sites

The site is not located within or adjacent to any statutory designated sites. The closest statutory protected site is West Farm Meadow (SSSI) which is located approximately 1200m north of the site. Other designated sites within 2km include Tilesheds (LNR) is located approximately 1500m northeast, Station Burn (LNR) located approximately 1800m northwest of the site and Hylton Castle Cutting (SSSI) located approximately 1800m south of site.

Due to the limited footprint of the proposals, it is deemed there will be no significant impact.

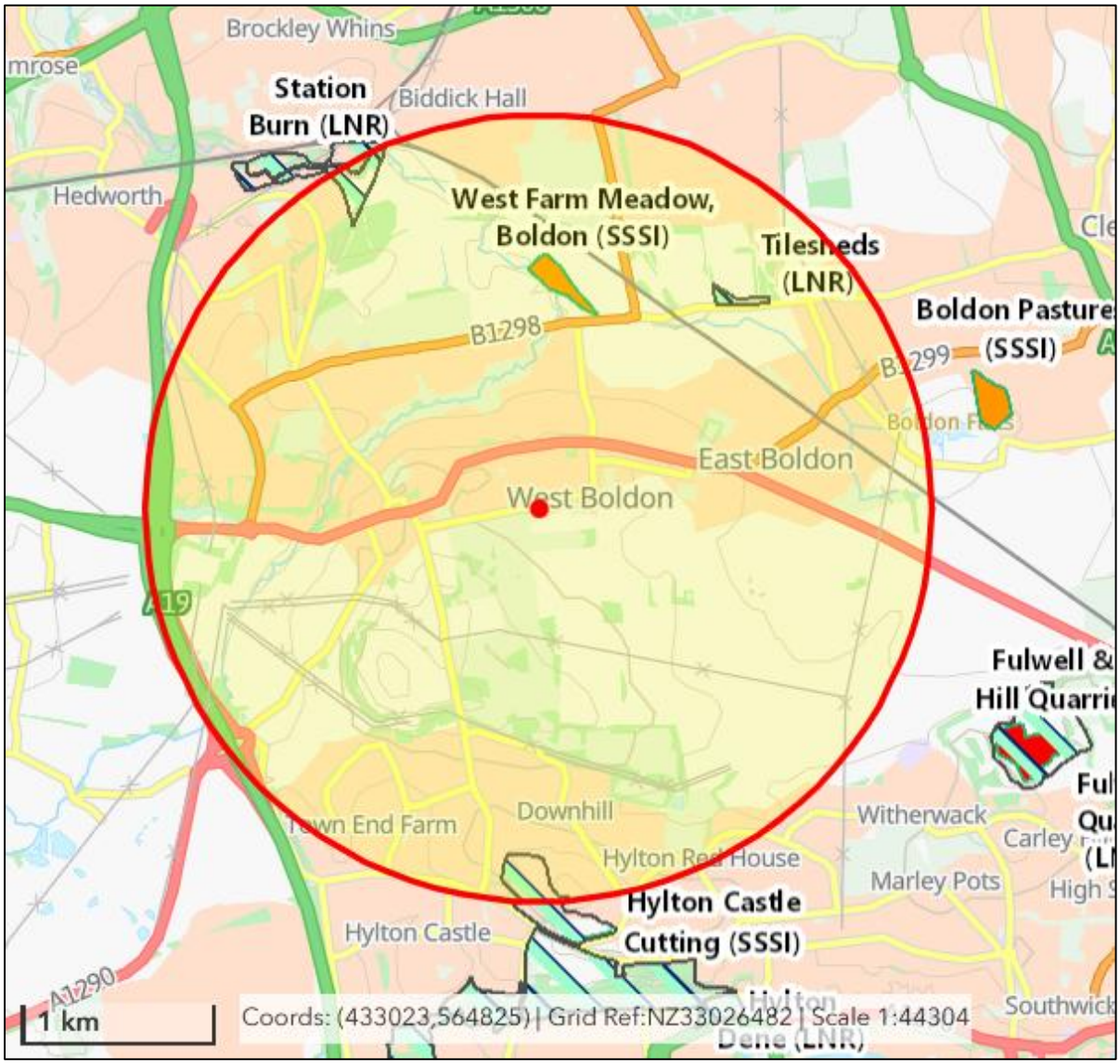


Figure 3. Location of nearby Statutory Protected Sites.

4.1.2 Bat Records

Bat records were requested for a 2km radius surrounding the property from the Environmental Records Information Centre North East. 52 records were collected from the data search. The closest record collected was from 2021 and was a common pipistrelle bat heard foraging during a bat survey. The most significant roost identified from the

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data search was a pipistrelle roost of at least 20 bats identified approximately 2kmm away from site in Jarrow in 2003. A total of 6 confirmed and 2 unconfirmed bat roosts were obtained from the data search, the closest being a Natterer's Bat roost located within 500m of the site in 2006. The records demonstrate moderate levels of bat activity within the surrounding area, whether that is roosting, foraging or commuting.

4.2 Risk Assessment Survey

The building comprises of a golf clubhouse of traditional construction with rendered external wall and ashlar stone quoins at the corners and stone surrounds to window and door openings. The roof is steeply pitched slate with slate covering, and dormers located centrally on the eastern and western faces, and multiple chimney stacks at either end. A single storey extension is present to the northern, eastern and southern elevations with a combination of shallow pitched and flat roofing styles. This extension will not be impacted by the proposed development, however, was deemed to be of negligible bat roost suitability due to the lack of suitable roosting features present.

The third floor of the clubhouse has a vaulted ceiling which extends into the roof structure, with a shallow loft void present under the ridge which was inaccessible at the time of the survey. A small number of bat droppings were identified in the southwestern section of the third floor, as well as many jackdaw carcasses. Although, no obvious entry points were present within this space, suggesting that birds may utilise the chimney for entry into the space. Bats may have roosted in the chimney space Much of the guano were found directly beneath the small loft hatch which was unable to be opened at the time. The volume of guano would suggest that previously, this hatch was open and this may have been an access point for bats and birds, as well as the chimney. The presence of bat droppings indicated that, at some point, bats have utilised the space for roosting, although, due to the droppings being old, sparse and in low quantities, it has likely been used intermittently.

Cracks and crevices were identified along the northern gable end of structure, as well as gaps until the slate tile coverings. The rendered chimney located at northeastern corner of the roof exhibited damage to the render, presenting potential roosting features in the cracks and crevices.

It should be noted that at the time of the survey, scaffolding was erected on the eastern elevation which remains in situ from emergency roof repairs completed in the winter of 2025 and will remain so for use during the proposed works when they commence.

Overall, the main body of the structure is considered to be of **moderate** suitability for roosting bats. The droppings found in the top storey of the structure indicate the potential roosting features have previously been utilised by bats. However, these potential roost sites do not provide enough space, shelter, protection and appropriate conditions to be used 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 bats). The surrounding landscape provides opportunities for connectivity to habitats within the wider landscape.

Although this section of the structure is not to be impacted as a result of the proposed development, the single-storey extension adjoining the main structure has been deemed to be of **negligible** bat roost suitability. The structure offered no obvious habitat which are 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 therefore precautionary measures are recommended to alleviate any residual risk to roosting bats in the unlikely event that bats are utilising the structure opportunistically.

In accordance with current guidance, two dusk emergence surveys are required to determine whether the building of **moderate** suitability for roosting bats is being utilised by bats. The survey should occur between May and

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August (inclusive), in suitable weather conditions. Note: The discovery of a roosting bat during the bat activity surveys may result in the requirement for further survey effort.

The soffits and eaves offer some opportunities for nesting birds, specifically house martins. Feral pigeons and jackdaws are believed to utilise the roof space for nesting also due to the presence of jackdaw carcasses and pigeon eggs. Therefore, works should be timed to occur outside the bird breeding season (March – August inclusive) to avoid impacting any actively breeding birds. Alternatively, if works must be carried out within the breeding bird season, a competent ecologist should undertake a breeding bird risk assessment to check for any active birds' nests

4.2.1 Surrounding Habitat

The site is located on the outskirts of the village of Boldon. Mature trees are present within the immediate vicinity of the site and along the adjacent street, offering suitable foraging habitat for bats. The surrounding structures may also provide suitable roosting opportunities due to their architecture and age. Furthermore, pockets of deciduous woodland are located approximately 200m west of the site, which provide suitable foraging and roosting opportunities for bats. Furthermore, the golf course and cemetery located adjacent to the site offer opportunities for foraging and commuting bats also. Overall, the site has good connectivity with the surrounding habitat due to its location and proximity to optimal habitats

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5 CONCLUSIONS & RECOMMENDATIONS

Overall, the main body of the structure is considered to be of **moderate** suitability for roosting bats. The droppings found in the top storey of the structure indicate the potential roosting features have previously been utilised by bats. However, these potential roost sites do not provide enough space, shelter, protection and appropriate conditions to be used 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 bats). The surrounding landscape provides opportunities for connectivity to habitats within the wider landscape.

The single-storey extension adjoining the main structure has been deemed to be of **negligible** bat roost suitability. The structure offered no obvious habitat which are 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 therefore precautionary measures are recommended to alleviate any residual risk to roosting bats in the unlikely event that bats are utilising the structure opportunistically.

The proposed works will directly impact the features which provide suitable habitat for roosting bats and nesting birds. The sections below outline the requirement for appropriate mitigation, and compensation measures to be implemented, as well as enhancement measures in order to achieve a net gain in biodiversity under National Planning Policy Framework (NPPF) requirements:

5.1 Further Surveys

- In accordance with current guidance, two dusk emergence surveys are required to determine whether the building of **moderate** suitability for roosting bats is being utilised by bats. The survey should occur between May and August (inclusive), in suitable weather conditions. Note: The discovery of a roosting bat during the bat activity surveys may result in the requirement for further survey effort
- Works should be timed to occur outside the bird breeding season (March – August inclusive) where possible, to avoid impacting any actively breeding birds. Where works will occur within the breeding bird season, a competent ecologist should undertake nesting bird checks to identify the presence of any active birds' nests. If an active nest is discovered, a suitable buffer zone must be implemented in which no significant works may occur until the end of the breeding bird season, or the nest can be confirmed as no longer active.

5.2 Mitigation

- Appropriate mitigation will be determined following the results of the bat activity surveys on the building.

5.3 Compensation / Enhancement

- Appropriate compensation measures, if required, will be determined following the results of the bat activity surveys.
- As some suitable bird nesting habitat will be lost through the development of the existing structure, it is recommended that bird nesting features are integrated within the final building design. Some example designs can be seen in Appendix 7.3.

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7 APPENDICES

7.1 Legislation

British wildlife is protected by a range of legislation, the most important being the Wildlife and Countryside Act 1981, the Countryside Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017. The Wildlife and Countryside Act, as amended mainly by the Countryside Rights of Way Act, protects species listed in Schedules 5 and 8 of the Act (animals and plants respectively) from being killed, injured, and used for trade. For some species, such as great crested newts and all bat species, the provisions of this act go further to protect animals from being disturbed or taken from the wild and protects aspects of their habitats. The Act also stipulates those offences occur regardless of whether they were committed intentionally or recklessly. The parts of this legislation that apply to most reptile species are in regard to killing, injury and trade only and do not protect their habitat, nor are they protected from disturbance or from being taken from their habitat.

The Conservation of Habitats and Species Regulations is the English enactment of European legislation and provides similar but subtly different protection for species listed on Schedules 2 and 4 of those regulations. A recent change in this legislation means that the provisions of this act now complement those of the Wildlife and Countryside Act more. Species to which these provisions apply are the European Protected Species. Activities that might cause offences to be committed can be legitimised by obtaining a licence from the relevant statutory body.

All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, *inter alia,* to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection – under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce, rear or nurture its young, or hibernate.

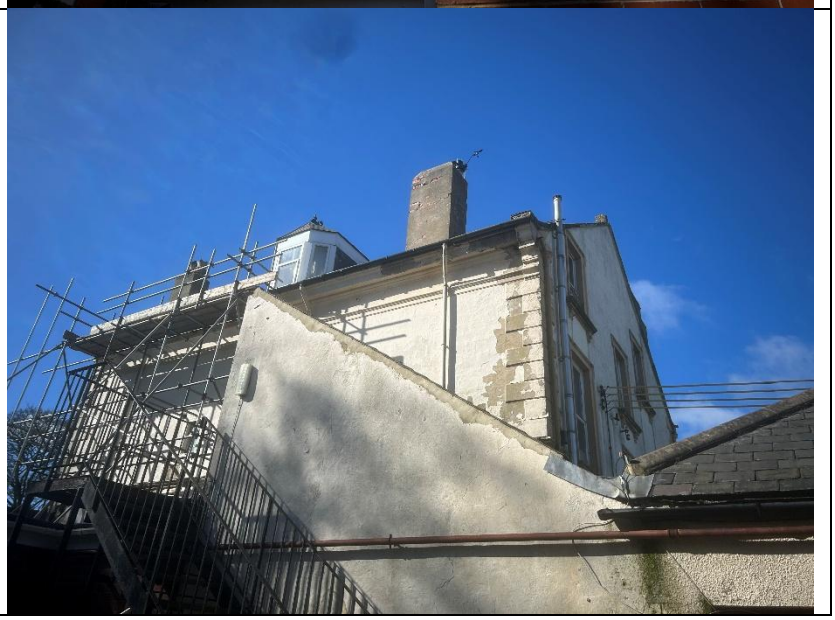
Further details of the above legislation, and of the roles and responsibilities of developers and planners in relation to bats, can be found in Natural England's (formerly English Nature) Bat Mitigation Guidelines (Mitchell-Jones, 2004).

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7.2 Site Images

No.	Description	Image
1.	Western elevation	
2.	Western and southern elevation, scaffolding shown	

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3.	Southern elevation with adjoining building shown	
4.	Scaffolding shown	
5.	Gaps in chimney render highlighted	

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6.	Cracks in render on northern elevation	
7.	Interal roof space 1	
8.	Internal roof space 2	

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9.	Guano and egg shells located beneath loft hatch	
10.	Loft hatch	

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11.	Bat droppings		

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7.3 Biodiversity Compensation and Enhancement Features

HABIBAT Housing Nature

Integrated Bat Boxes



Habibat 001 Bat Access Box



Habibat 3S Bat Access Box



Habibat 2S Bat Access Box

Integrated Bird Boxes



Habibat Swift Box



Habibat Bird Nest Box



Habibat Bird Box Range

Full range available from www.habibat.co.uk Telephone: 01642 724626 Email: enquiries@habibat.co.uk

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HABIBAT
Housing Nature

Externa/ Tree Mounted Bat Boxes



Habibat 017 Bat Box



Habibat Triple Chambered Bat Box



Habibat Rocket Box

External/ Tree Mounted Bird Boxes



Habibat Timber Nest boxes



Habibat Timber Swift Box

Full range available from www.habibat.co.uk Telephone: 01642 724626 Email: enquiries@habibat.co.uk

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