

Preliminary Bat Roost Assessment Report

LOCATION: Top Park, Ickleford, Hitchin, Hertfordshire, SG5 3RN

CLIENT: Mr and Mrs Richardson

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1. Report Summary

Bat Tree Surveys were instructed to undertake a Preliminary Roost Assessment at Top Park, Ickleford, Hitchin, Hertfordshire, SG5 3RN, on behalf of Mr and Mrs Richardson. This assessment was recommended to support a planning application involving a single storey rear extension including raised roof height. Further proposals include alterations to existing attached garage fenestration following removal of garage doors to facilitate garage conversion. Insertion of dormer windows at first floor to northeast and southwest elevations. Entrance porch. External cladding and alterations to fenestration.

The survey involved detailed assessment of the main property including an attached garage with residential room above, and the surrounding gardens and habitat to determine the potential of the building to support roosting bats. Just two features were identified to have potential to support roosting bats, both of which were on the roof area of the attached garage.

Top Park, Ickleford, Hitchin, Hertfordshire is classified as having low suitability for roosting bats. Further surveys are required during the active season (May-September) to establish bat presence / likely absence and characterisation of the roost if present. Additional recommendations are made including the installation of bat boxes as part of the mitigation strategy.

2. Introduction

2.1. Project background

In June 2025, the client commissioned Bat Tree Surveys to undertake a Preliminary Bat Roost Assessment at Top Park, Ickleford, Hitchin, Hertfordshire, SG5 3RN (hereinafter referred to as the 'site'). This assessment was recommended to inform a planning application involving a single storey rear extension and raised roof height, garage conversion involving removal of doors and insertion of dormer windows at the first floor. Proposals are also made to alter the entrance porch, external cladding and fenestration.

2.2. Site description

The site is situated in Ickleford, a village and civil parish in the North Hertfordshire district of Hertfordshire. It lies immediately north of the town of Hitchin, from which it is separated by the River Oughton. It lies west of the River Hiz and to the east of the A600 road (Grid Reference TL176311). The building subject to development is a detached property with sections of two-storey and sections of single storey, with the single storey sections being impacted by the project. The property featured large gardens to the southeast with mown grass, meadow, shrubs and a mixture of immature and mature trees of various conifer species (*Pinophyta* sp.) Gardens to the northwest also contained a mix of mature and immature trees, notably a large Oak (*Quercus robur*) and a large Sycamore (*Acer pseudoplatanus*).

The property's exterior consisted of rendered walls and terracotta pan tiles with UPVC windows and doors. The room above the garage is currently used for storage while the rest of the property is used as living space. Beyond the boundary of the site, there is further residential housing in the village and town to the east and south, and arable fields with bordering hedgerows to the north and west.

2.3. Legislation

All UK bat species and their roosts are legally protected under European and UK legislation (Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act (1981)). Provisions of these regulations include making it an offence to

- Deliberately kill, injure or take (capture) bats;
- Deliberately disturb bats in a way that would
 - (i) be likely to impair their ability to survive, breed, or rear or nurture their young, or to hibernate or migrate
 - (ii) significantly affect the local distribution or abundance of the species to which they belong
- Damage or destroy a breeding or resting place used by bats
- Intentionally or recklessly obstruct access to any place used by bats for shelter or protection (even if bats are not in residence at the time)

In accordance with the Habitats Regulations Natural England must apply the three derogation tests as part of the process of considering a licence application. These tests are

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety
- There must be no satisfactory alternative
- The favourable conservation status of the species concerned must be maintained.

Foraging and commuting habitats are also a consideration within planning processes under the National Planning Policy Framework. Further details of legislation and legal protection of all British bat species are provided in Appendix 1.

2.4. Objectives

The objectives of this Preliminary Roost Assessment were:

- Assess presence / likely absence of roosting bats within the building on site
- Identify the species, numbers, usage and access points (if roosting bats are present)
- Assess likely impacts the development may have on roosting bats
- Determine the need for a Natural England European Protected Species (EPS) Mitigation Licence
- Recommend avoidance, mitigation and enhancement proposals

3. Methodology

3.1. Desk study

The Multi-Agency Geographical Information for the Countryside (MAGIC) mapping was consulted for information on local and regional special protection areas within 2km of the site. Granted European Protected Species Applications were also searched for within the same radius. The National Biodiversity Network (NBN) was referred to for species records within 5km.

3.2. Preliminary Roost Assessment

A daytime roost assessment was undertaken following best practice guidelines as issued by the Bat Conservation Trust¹. The survey took place on 6th June 2025, the weather conditions during the survey were 15°C, with a light breeze (Beaufort Scale 2) and 60% cloud cover.

The buildings were first surveyed from the outside to assess for potential access points, as well as evidence of bat use including staining, droppings, scratch marks, and feeding remains. The internal loft areas were also assessed for the same

evidence. A single tree proposed for removal was also assessed for suitability for roosting bats.

Equipment used to investigate the buildings included binoculars, a high-power torch, ladder, and an endoscope (Teslong Articulating endoscope, TD450s).

Following completion of the survey, the potential of the buildings to provide suitable bat roosting habitat was assessed as either negligible, low, moderate, high, or confirmed as a roost (see Table 1).

During the PRA, the structure and features were also assessed for their suitability to be used by hibernating bats outside of the active season.

Table 1: Classifying bat roost suitability of buildings (Collins, 2024)

Category	Description	Further surveys required
Negligible	Little to no features within the site likely to be used by roosting bats	No further surveys needed
Low	One or more features that could be used by individual bats, but unlikely to support maternity or hibernation roost. Features or surrounding habitats not considered suitable conditions for a maternity or hibernation roost	A minimum of one nocturnal emergence / re-entry survey carried out between May and September
Moderate	One or more potential roost features that could be used by bats, characterised by their shelter, size, conditions, and surrounding habitat	A minimum of two nocturnal emergence / re-entry survey carried out between May and September, spaced three weeks apart
High	One or more potential roost features suitable for large numbers of bats on a regular basis or for longer periods of time characterised by their shelter, size, conditions, and surrounding habitat	A minimum of three nocturnal emergence / re-entry survey carried out between May and September, each spaced three weeks apart
Confirmed	Evidence of bat occupation found, i.e. droppings or bats themselves	A minimum of three nocturnal emergence / re-entry survey carried out between May and September, each spaced three weeks apart

3.3. Limitations and assumptions

Access to the smaller loft space on the west of the building was limited due to the low ceiling and lack of weight bearing boards. However, this part of the building will not be directly impacted by any development plans.

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 the 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.

A Local Records Centre (LRC) data search was not undertaken due to the low impact and small-scale nature of the development. The data search results are considered unlikely to impact the decision-making process, and there is limited potential for key information to have been missed. This approach is consistent with CIEEM's Guidelines for Accessing and Using Biodiversity Data (Chartered Institution of Ecological and Environmental Management, 2020), which states that in low impact/small-scale scenarios, such as loft conversions or alterations to the roof, a LRC search may not be necessary.

Assuming conditions of the site and the proposed development remain the same, results of this survey are likely to remain valid for 12 and 18 months (CIEEM, 2019; Collins, 2024). An updated assessment may be necessary if works have not yet commenced in this time.

4. Results

4.1. Desk study

There are 2 designated statutory nature sites within 2km of the search area. These are:

- Oughtonhead Lane Site of Special Scientific Interest (SSSI) (1154m south): designated for its tufa containing fossil land snails and small mammals, providing significant evidence for quaternary environmental reconstruction and dating.
- Oughtonhead Common Local Nature Reserve (LNR (300m southwest): a reserve of woodland fen and other habitats with the river Oughton flowing through.

Priority Habitats including deciduous woodland are found within a 2km radius. The closest deciduous woodland lies approximately 170m south of the site and continues through Oughtonhead common. Habitats such as these offer suitable commuting and foraging habitat for bats.

A total of 2 bat mitigation licences have been granted within 2km of the site. The details of these licences are shown in Table 2.

Table 2: Granted bat mitigation licence applications

Case reference	Bat species	Distance and direction to nearest (m/km)	Licence start & end dates
2016-21240-EPS-MIT	Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	50m S	20/03/2016 to 19/03/2021
EPSM2012-5071	Common pipistrelle <i>Pipistrellus pipistrellus</i>	1300m SE	04/12/2014 to 02/12/2019

The National Biodiversity Network shows species records within 5km of the site as follows (NBN Trust, 2025).

Table 3: Bat records within 5km of the site

Species	Number of records	Most recent record (year)
Barbastelle <i>Barbastella barbastellus</i>	-	-
Brown Long-eared <i>Plecotus auritus</i>	6	2017
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	13	2022
Daubenton's bat <i>Myotis daubentonii</i>	24	2008
Leisler's <i>Nyctalus leisleri</i>	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	-	-
Natterer's bat <i>Myotis nattereri</i>	70	2023
Noctule <i>Nyctalus noctula</i>	1	2022
Serotine <i>Eptesicus serotinus</i>	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	2	2021
Whiskered bat <i>Myotis mystacinus</i>	-	-

4.2. Preliminary Roost Assessment results

A single building is present on site. The property consists of a part two-storey and part single storey detached house with rendered walls and terracotta pan roof tiles. A garage is attached on the northwest of the building and is constructed of the same materials.

The only features noted on the exterior of the building were gaps under roof tiles and lead flashing. One hole on the northeast garage roof elevation looked as though it could be used as an entry point into a deeper roosting feature or possibly roosting potential for an individual or low number of bats under the tile itself (Figure 4). The second feature on the southwest was lifted tiles and a gap under the lead flashing where the chimney met the roof tiles (Figure 6). These gaps could lead to a deeper unseen crevice or cavity that could be utilised by a single or small number of bats. The loft space beneath these features had no means of access so it was not possible to determine whether access was possible into the loft via these features.

There were similar gaps under roof tiles and lead flashing observed on the northwest elevation two-storey roof. From inspecting the loft space, there was no indication these provided access into the loft void. However, the tiles can be used as roosting features themselves or lead to gaps between roofing felt and tiles. Tiles on all other elevations appeared well sealed.



Figure 1: Entire property, southwest elevation



Figure 2: Southeast end and central roof



Figure 3: Northeast elevation of garage (right) and adjoining room. Arrow depicts location of feature identified in Figure 4



Figure 4: Northeast elevation roof. Potential exit/entry hole and roosting feature under tiles



Figure 5: Southwest elevation of garage (left) and adjoining room. Arrow depicts location of feature identified in Figure 6



Figure 6: Southwest elevation of single storey room. Potential roosting feature under flashing and lifted tiles



Figure 7: Northwest gable end of garage



Figure 8: Southeast elevation



Figure 9: Southeast elevation, central part of the building



Figure 10: Northwest elevation of central building

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Bat Tree Surveys



Figure 11: Southwest elevation



Figure 12: Northwest elevation



Figure 13: Loft space above single storey



Figure 14: Loft space above two-storey



Figure 15: Sycamore tree proposed for removal



Figure 16: Gardens to the rear

The garage loft space was a converted room with skylight window used for storage at the time of the survey. There was negligible potential for roosting bats within the internal garage structure or on the exterior.

The loft space above the single-storey part of the building was timber framed with roofing felt, all of which was in good condition. No access points into the loft space could be seen either from within the loft or externally.

Despite not being directly impacted by the proposals, the loft space of the two-storey building was inspected to consider the possibility of disturbance if bats were present. The loft was constructed akin to the single storey loft and was also in good condition. There were no observed access points into the loft internally or externally. No evidence of bats, i.e. droppings, feeding remains, or staining, were seen externally or internally on any part of the building.

It would not be typical for bats to be found over wintering in this type of structure. However, due to the uncertain nature of hibernation occurring with the *Pipistrellus* genus (Korsten *et al.*, 2015) unexpected incidents of hibernation could occur (likelihood being low, but not impossible). In addition, due to the suitable features that exist (i.e. tiles on the roof) it would be impossible without dismantling the feature, and hence potentially destroying a bat roost, to fully investigate bat use over the winter period.

A single Sycamore tree to the northwest of the garage is subject to removal. No features were discovered during inspection and is classed as negligible, however, along with several other trees it may form part of commuting and foraging habitat for bat species.

The southeast aspect of the property adjoins a large garden and field bordered by trees and shrubs. The rear garden to the northwest features mature trees, dead standing wood, and an abundance of wildflowers. These environments form suitable commuting and foraging habitats for local bats.

5. Impact assessment

The proposed development will not have any direct impacts to statutory designated sites due to the works being contained within the existing footprint of the current site. In accordance with Table 1 and the guidance in Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2024), the property is considered to have low potential to support roosting bats although the building had two features that appeared suitable to support crevice-dwelling bats (*Pipistrellus* species and small *Myotis* species)

The proposals to carry out reworkings and remodelling of the roof structures are likely to destroy any potential bat roosts if present. There is potential to cause harm, injury, and disturbance to roosting bats during the works if precautions are not carefully followed. Without further surveys to prove presence/likely absence of roosting bats within the building, there is potential risk of harm to legally protected roosting bats and their habitats during the proposed works.

Impacts to foraging and commuting bats due to the proposed works are considered to be moderate. The site is bordered by lines of mature trees, fields, and wildflower gardens which likely provide suitable foraging and commuting habitat. If additional lighting is anticipated there is a risk of impacting foraging and commuting bats. The additional presence/ likely absence survey will help inform the likely impact of lighting. Recommendations for lighting have been made.

6. Recommendations

6.1. Further surveys

The appropriate presence/ likely absence survey methodology is nocturnal dusk emergence/re-entry surveys to monitor for any bats exiting/ entering potential roost sites on the building (Collins, 2024). These are recommended to take place during the bat activity survey season, (between May and mid-September), prior to any construction or demolition works being undertaken. One emergence survey is required on the property. Five surveyors would be required to facilitate observation of the whole building. Night Vision Aids (NVAs) will also be required to record any emergences/re-entries. If a bat emerges from the building during the survey, a further two dusk emergence surveys will be required to characterise the roost.

No further surveys are needed in regards to the hibernation potential of buildings. Yet, if the works are to be completed during the hibernation period, contractors must be made aware of the potential for hibernating bats to be using the structure.

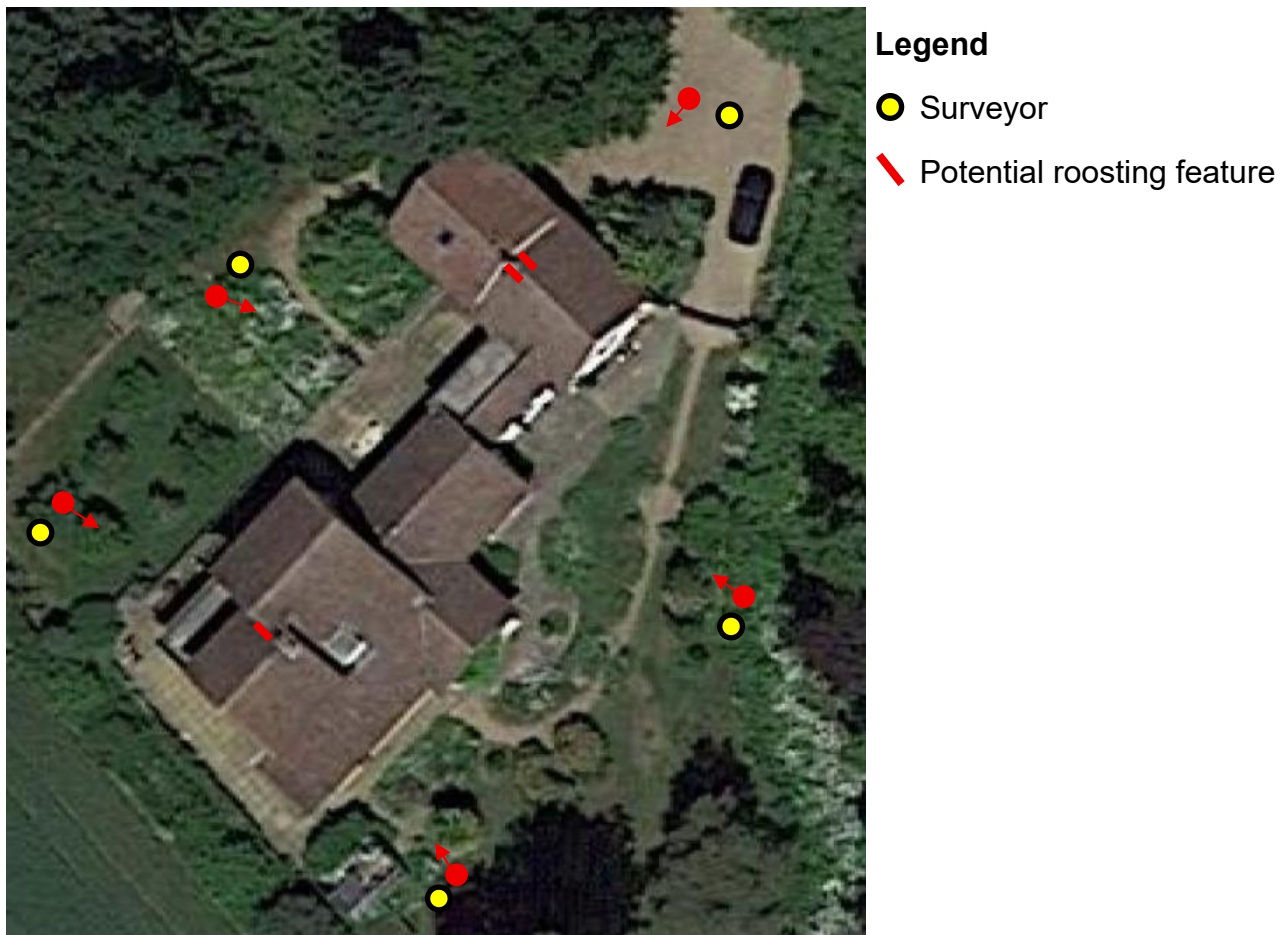


Figure 17: Suggested surveyor positions

6.2. Lighting

In accordance with best practice guidance relating to lighting and biodiversity (Miles et al, 2018; Gunnell et al, 2012), any new lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on bat species. Examples of good practice include:

- Using modern LED fittings rather than metal halide or sodium fittings, as modern LEDs emit negligible UV radiation
- The use of directional lighting to reduce light spill, e.g. by installing bespoke fittings or using hoods or shields. For example, downlighting can be used to illuminate features such as footpaths whilst reducing the horizontal and vertical spill of light
- Implementing controls to ensure lighting is only active when needed and avoid switching them on from dusk to dawn

- Use of floor surface materials with low reflective quality. This will ensure that bats using the site and surrounding area are not affected by reflected illumination
- For internal lights, recessed light fittings cause significantly less glare than pendant type fittings. The use of low-glare glass may also be appropriate where internal lighting has the potential to influence sensitive ecological receptors.

6.3. Mitigation strategy

Data from the additional surveys is a prerequisite for a European Protected Species Licence (EPSL) application or Low Impact Class Licence (LICL) depending on the number and species found. If the results from the dusk emergence/re-entry surveys suggest a large bat roost or maternity roost present, an EPSL will be required to allow the destruction of a high conservation status roost. Conditions of such licences may include works being carried out outside of the active season when the roost is less likely to be inhabited by bats.

A Low Impact Class Licence (LICL) may be appropriate if the roost is regarded as low conservation status. Application for this licence requires up to date information from the most recent survey season in order to be successful. Licences can only be applied for once planning approval has been obtained from the Local Planning Authority (LPA). Proposed works can only commence once such a licence has been approved and obtained from Natural England.

Mitigation for the destruction/damage of a bat roost is likely to include the provision of alternative roosts which are proportionate to the status of the confirmed roost, supervised removal of roost features, exclusion of bats from crevice features and

timing constraints to minimise impacts on bats (CIEEM, 2023). The lighting recommendations outlined above will also form part of the mitigation strategy.

Provision of alternative roosts can take the form of bat boxes, such as Schwegler Woodcrete boxes (see Figure 18 for an example), placed 3-5m above ground, facing between southwest and southeast. These could be placed on the building itself or on a suitable tree within the grounds of the property. Construction of any new roof tiles could incorporate a specially designed 'bat tile' for crevice dwelling species (see Figure 19 for an example).



Figure 18: Schwegler Woodcrete
1FF bat box



Figure 19: Bat access tile

6.4. Habitat enhancement

In line with the National Planning Policy Framework, the development should aim to enhance the site for bats. The Biodiversity and Geological Conservation: Circular 06/2005 provides guidance to the application of planning policies relating to nature conservation (ODPM, 2005) (key points summarised in Appendix 2). Provision of alternative roosts in the form of bat boxes will form part of this enhancement. The planting of species which attract night flying insects is encouraged as this will be of value to foraging bats, for example: Evening primrose *Oenothera biennis*, Goldenrod *Solidago virgaurea*, Honeysuckle *Lonicera periclymenum* and Fleabane *Pulicaria dysenterica*.

7. References

CIEEM (2019) Advice note on the Lifespan of Ecological Reports and Surveys. CIEEM, Winchester.

CIEEM (2020) Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management. Winchester, UK.

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NBN Trust (2025) The National Biodiversity Network (NBN) Atlas.
<https://ror.org/00mcxye41>

ODPM (Office of The Deputy Prime Minister) (2005) Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System.

Reason, P.F. & Wray, S. (2023) UK Bat Mitigation Guidelines: a guide to impact, assessment, mitigation and compensation for developments affecting bats. CIEEM.

8. Appendices

8.1. Appendix 1 – Legislation

Bats and their roosts receive legal protection under the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017) and the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 (Habitats Regulations 2019). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. This protection means that bats, and the places they use for shelter or protection, are capable of being a material consideration in the planning process.

Regulation 41 of the Habitats Regulations 2017, states that a person commits an offence if they:

- Deliberately capture, injure or kill a bat;
- Deliberately disturb bats;
- Damage or destroy a bat roost (breeding site or resting place).

Disturbance of animals includes any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

It is an offence under the Habitats Regulations 2017 for any person to have in his possession or control, to transport, to sell or exchange or to offer for sale, any live or dead bats, part of a bat or anything derived from bats, which has been unlawfully taken from the wild.

Changes have been made to parts of the Habitats Regulations 2017 so that they operate effectively from 1st January 2021. The changes are made by the Habitats Regulations 2019, which transfer functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

The obligations of a competent authority in the 2017 Regulations for the protection of species do not change. A competent authority is a public body, statutory undertaker, minister or department of government, or anyone holding public office.

Whilst broadly similar to the above legislation, the WCA 1981 (as amended) differs in the following ways:

- Section 9(1) of the WCA makes it an offence to intentionally kill, injure or take any protected species
- Section 9(4)(a) of the WCA makes it an offence to intentionally or recklessly* damage or destroy, or obstruct access to, any structure or place which a protected species uses for shelter or protection

- Section 9(4)(b) of the WCA makes it an offence to intentionally or recklessly* disturb any protected species while it is occupying a structure or place which it uses for shelter or protection.

*Reckless offences were added by the Countryside and Rights of Way (CROW) Act 2000.

As bats re-use the same roosts after periods of vacancy, legal opinion is that roosts are protected whether or not bats are present. The reader should refer to the original legislation for the definitive interpretation.

The following bat species are Species of Principal Importance for Nature Conservation in England: barbastelle bat *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum* and lesser horseshoe bat *Rhinolophus hipposideros*. Species of Principal Importance for Nature Conservation in England are material considerations in the planning process. The list of species is derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006.

8.2. Appendix 2 – Planning policy relating to conservation

The National Planning Policy Framework (2023), Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System

To protect and enhance biodiversity and geodiversity, plans should:

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

When determining planning applications, local authorities should aim to conserve and enhance biodiversity by applying the following principles:

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

The following should be given the same protection as habitat sites:

- Potential Special Protection Areas and possible Special Sites of Conservation; listed or proposed Ramsar sites; and sites identified, or required, as compensatory measures for adverse effects on habitat sites, potential Special Protected Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plan or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site

ODMP Circular 06/2005 Biodiversity and Geological Conservation

The presence of a protected species is a 'material consideration' when a local planning authority is considering a development proposal. (Paragraph 98 Circular 06/2005), when a planning authority is considering a development proposal and as such where impacts upon a protected species are likely to occur from a proposed development, surveys must be undertaken and provided to support a planning application.

Paragraph 99 Circular 06/2005 states;

'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted'.

Where there is a reasonable likelihood of protected species being present and affected by a development the surveys should be completed and any necessary measure put in place, through conditions and / or planning obligations before the permission is granted.

The Natural Environment and Rural Communities Act 2006 (NERC)

The Natural Environment and Rural Communities Act 2006 (NERC) also lists the Bat as a species of principal importance under Section 41 and Section 40 requires every public body in the exercising of its functions (in relation to Section 41 species) to 'have regard, so far as is consistent with the proper exercise of those functions, to the propose of conserving biodiversity'; therefore making the Bat a material consideration in the planning process and requiring a detailed survey before planning permission can be granted.

As a protected species, bats are a material consideration for planning applications with reference to the National Planning Policy Framework (NPPF, 2023) and the

British Standard BS 42020:2013 Biodiversity Code of practice for planning and development. The BS 42020:2013 clause 9.2.4 details that:

“The presence or absence of protected species, and the extent to which they could be affected by the proposed development, should be established before planning permission is granted; otherwise all material considerations might not have been considered in making the decision. The use of planning conditions to secure ecological surveys after planning permission has been granted should therefore only be applied in exceptional circumstances[...].”

8.3. Appendix 3 – Site map



Figure 1: Boundary of building subject to proposals in red boundary, shown in context of wider landscape

Appendix 4 – Existing and proposed development plans

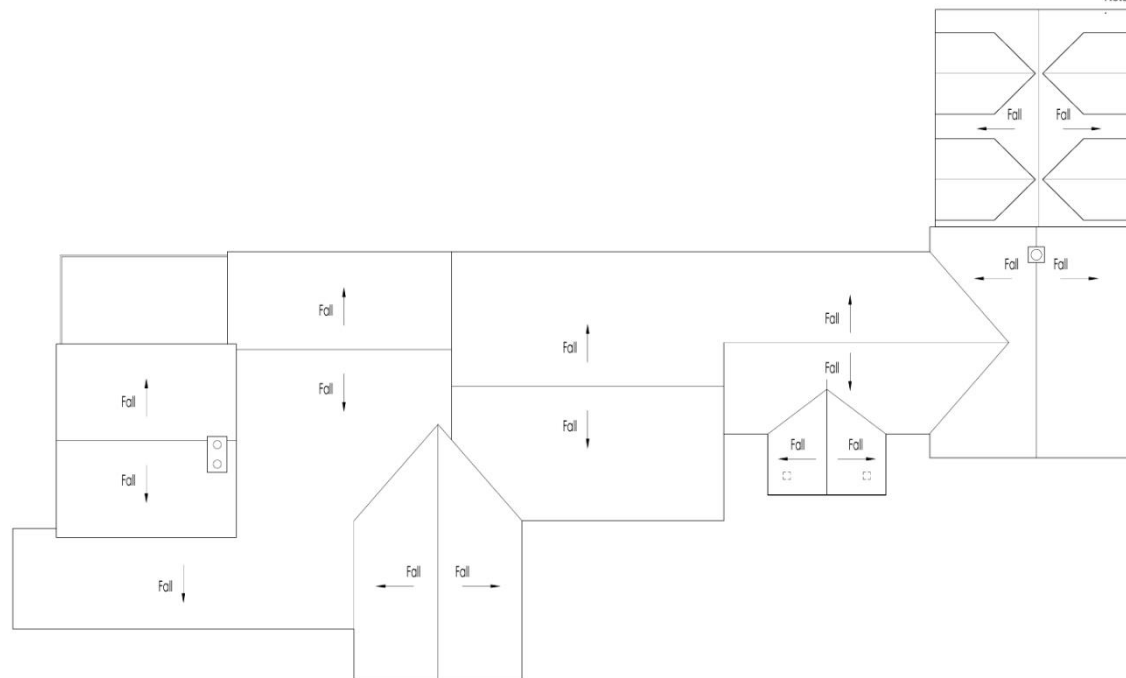
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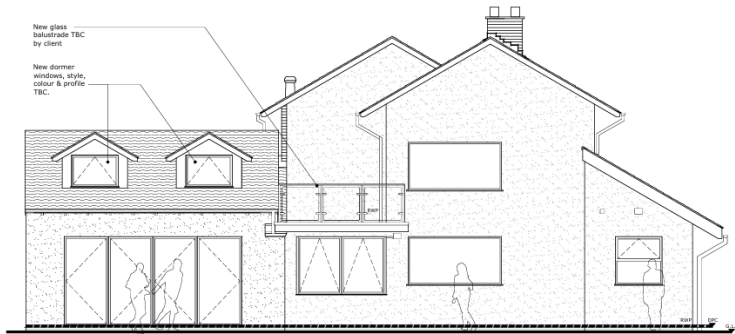
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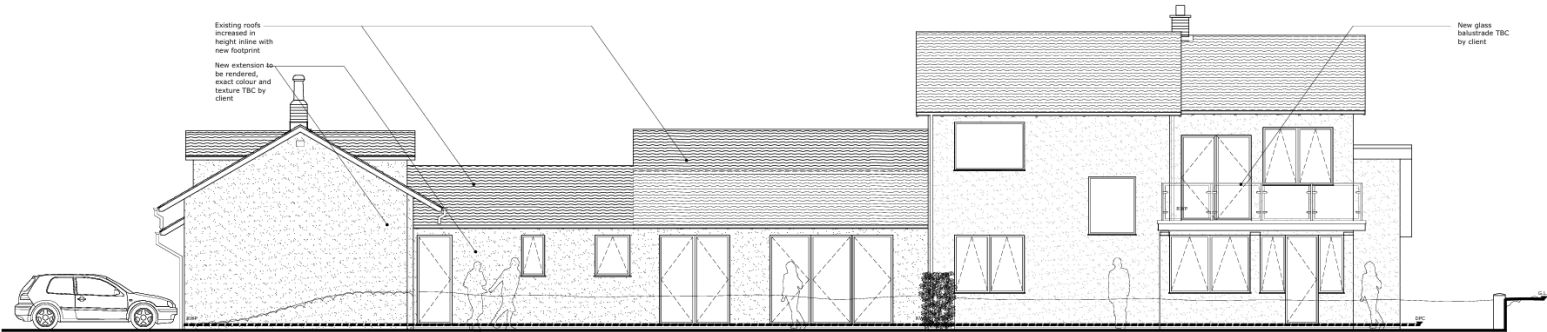
Client	Mr & Mrs Richardson	Scale	1:100/BA3	Drawn	PM	Checked	-	Date	MAR-25
Job title	Top Farm, Ickleford, Hitchin, Hertfordshire	Job number	0304_001	Drawing number	PL211	Rev	-		
Drawing title	Proposed Roof Plan								
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FOR PLANNING ONLY



SOUTH WEST FACING ELEVATION



NORTH WEST FACING ELEVATION

All dimensions to be checked on site.
Figured dimensions to be read in preference to scaled.

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Scale 1:100

Notes

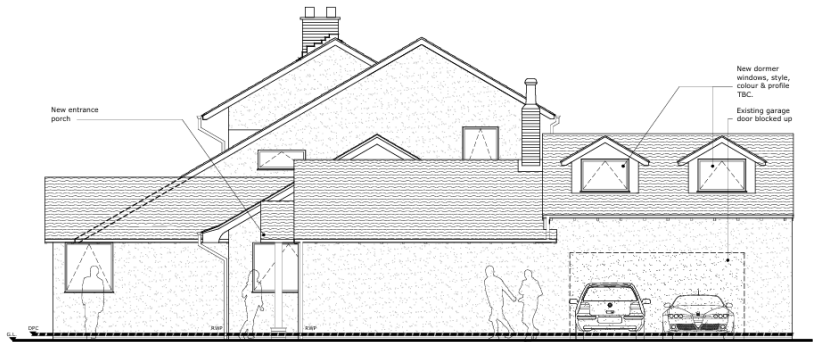
Revision		
Date	Rev	Rev
-	-	-

NOTE: THESE DRAWINGS ARE SUBJECT TO BUILDING REGULATIONS APPROVAL AND THAT BUILDING CONTROL MAY ASK FOR AMENDMENTS AND THIS MAY HAVE AN EFFECT ON THE COST/PROGRAMME.

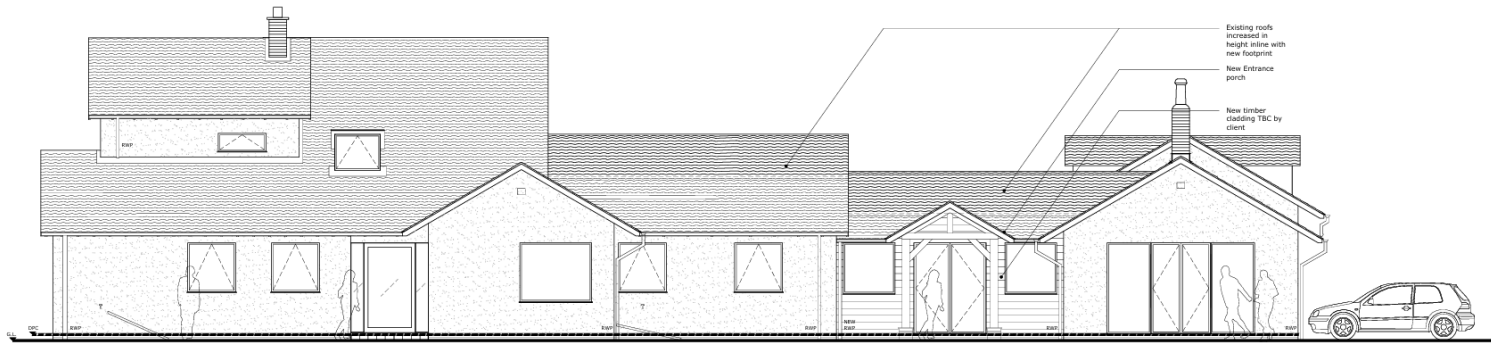
Client	Mr & Mrs Richardson	Scale	1:100@A3	Drawn	PM	Checked	-	Date	MAR-25
Job title	Top Farm, Ickleford, Hitchin, Hertfordshire	Job number	0304_001	Drawing number	PL213	Rev	-		
Drawing title	Proposed Elevations 2								
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FOR COMMENT/APPROVAL



NORTH EAST FACING ELEVATION



SOUTH EAST FACING ELEVATION

All dimensions to be checked on site.
Figured dimensions to be read in preference to scaled.

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Notes

Revision	Rev	Rev
Date	-	-
	-	-

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Client	Mr & Mrs Richardson	Scale	1:100@A3	Drawn	PM	Checked	-	Date	MAR-25
Job title	Top Farm, Ickleford, Hitchin, Hertfordshire	Job number	0304_001	Drawing number	PL212	Rev	-		
Drawing title	Proposed Elevations 1								
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