



MKA
ECOLOGY

Preliminary Roost Assessment

Land East of Walnut Tree Road, Pirton

Site	Land East of Walnut Tree Road, Pirton, Hertfordshire
Project number	163024
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Version number	Date of issue	Revisions
1.0	10 March 2025	Original
1.1	5 August 2025	Amendments to Site name

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Declaration of compliance

This Preliminary Roost Assessment has been undertaken in accordance with British Standard 42020:2013 "Biodiversity, Code of practice for planning and development". The information which we have provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.



We are a Chartered Institute of Ecology and Environmental Management (CIEEM) Registered Practice. All of our ecologists are members of CIEEM and between them carry licences for the majority of protected species.

Validity of data

For sites that require a European Protected Species Licence in respect of bats, the licensing authority in England (Natural England) will expect data from the most recent survey season. Where absence of roosting bats is indicated, the data within this report will be valid for a period of 12 months.

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1. EXECUTIVE SUMMARY

In February 2025, MKA Ecology Ltd was commissioned by Blakeney Estates Ltd to undertake a Preliminary Roost Assessment at Land East of Walnut Tree Road, Pirton, Hertfordshire to support a planning application for the proposed development of up to 50 residential dwellings. A site visit was conducted on 21 February 2025.

The site comprises two modified grassland fields with bramble scrub, rubble piles, three derelict structures and one metal barn, bordered by species-rich hedgerows and trees. The surrounding area consists of agricultural fields, residential properties, and a recreation ground. The proposed development includes residential units, access roads, and landscaping.

The purpose of the assessment was to evaluate the suitability of on-site buildings for roosting bats, identify potential ecological impacts, determine the need for further survey work, and recommend appropriate mitigation or habitat enhancements.

An internal and external inspection of four buildings (B1-B4) on-site was undertaken following good practice guidelines (Collins, 2023). No direct evidence of roosting bats was recorded during the survey. All buildings were assessed as having negligible potential to support roosting bats due to their construction materials and lack of suitable roosting features. As a result, no further survey work for roosting bats is considered necessary.

Although the buildings provide negligible roosting potential, the surrounding hedgerows and tree lines offer foraging and commuting habitat for bats. To minimise potential disturbance, it is strongly recommended that a sensitive lighting scheme is implemented to protect bat activity in the area.

To enhance roosting opportunities post-development, it is recommended that bat boxes be installed above lighting level within new buildings. These measures align with the National Planning Policy Framework (NPPF), which encourages developments to maintain and enhance biodiversity conservation.

2. INTRODUCTION

2.1. Aims and scope of the report

In February 2025, MKA Ecology Ltd was commissioned by Blakeney Estates to undertake a Preliminary Roost Assessment at Land East of Walnut Tree Road, Pirton in order to support a planning application for a proposed development of up to 50 residential dwellings.

The aims of the Preliminary Roost Assessment were to:

- Undertake a Preliminary Roost Assessment to establish the suitability of the buildings at the site for roosting bats, and record any evidence of bat presence;
- Identify likely ecological impacts relating to the proposed development;
- Assess the need for further survey effort, a European Protected Species Licence or mitigation, if required; and
- Propose any suitable habitat enhancements for bat species, if required.

This report must be read in conjunction with the Preliminary Ecological Appraisal (MKA Ecology Ltd, 2024). With respect to bats, this report supersedes the findings and recommendations given in that report.

2.2. Previous survey effort

In September 2024, MKA Ecology Ltd conducted a Preliminary Ecological Appraisal (PEA) at Land East of Walnut Tree Road, Pirton. While a full Preliminary Roost Assessment of the buildings was not conducted, a visual assessment of the barn and derelict shed within the northern field was carried out during the survey. The assessment identified limited features that could potentially support roosting bats, such as gaps above the door of the shed, a broken window (Photograph 5, Appendix 2), and lifted metal barge boards along the northern aspect of the barn. The visual assessment concluded that the site has low potential to support roosting bats. Following these assessments, a Preliminary Roost Assessment of the four buildings was recommended to evaluate their potential to support roosting bats.

Several trees were present within the hedgerow on the northern boundary of the site, and each tree was visually assessed to determine its potential to support roosting bats. No roosting features were identified in these trees, and they were considered to hold negligible bat roosting potential.

As part of the PEA, a desktop study was conducted to identify records of protected sites and species within the local area. The following is a summary of the findings related to bats.

The ecological desktop study performed by Hertfordshire Environmental Records Centre identified several bat records within a 2km radius of the site, encompassing eight bat species, as detailed in Table 1 below.

Table 1: Bat species records returned within a 2km radius of the Site.

Common name	Systematic name	Section 41 species*	Local Priority species
Serotine	<i>Eptesicus serotinus</i>	No	No
Brown long-eared bat	<i>Plecotus auritus</i>	Yes	No
Daubenton's bat	<i>Myotis daubentonii</i>	No	No
Barbastelle	<i>Barbastella barbastellus</i>	Yes	No
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	No	No
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	Yes	No
Natterer's bat	<i>Myotis nattereri</i>	No	Yes
Noctule	<i>Nyctalus noctula</i>	Yes	No

A search of Defra's MAGIC website revealed three European Protected Species Licences issued for the destruction of a common pipistrelle non-breeding roost, covering the period from June 2015 to May 2020. These licences were granted within 1km east and northeast of the site.

Overall, the data search indicates a good diversity of bat species in the local area. This includes species known to roost in buildings, such as pipistrelle species and brown long-eared bats, as well as species known to roost in trees, including pipistrelle species and noctule bats.

2.3. Site description and context

The survey area is shown on the map in Figure 1. Within this report this area is referred to as the site or Land East of Walnut Tree Road. The Site is located in Pirton, Hertfordshire (centred on TL 15110 31550) and measures approximately 3.11ha. The Site has two modified grassland fields with bramble scrub, rubble piles, and derelict structures, bordered by native species-rich hedgerows and trees. Surrounding areas include agricultural fields, residences, and a recreation ground. The site also contains four buildings, three in the northern field (B1-3), and one in the southern field (B4). The site boundary and building locations are shown on Figure 1, at the end of this section.

2.4. Proposed development

The proposed development entails constructing up to 50 residential units, complete with access routes and associated landscaping. Given the anticipated scale and nature of the project, the primary zone of influence is expected to be the site itself and its immediate surroundings.

2.5. Legislation and planning policy

This Preliminary Roost Assessment has been undertaken with reference to relevant wildlife legislation and planning policy.

Relevant legislation considered within the scope of this document comprised the following:

- The Environment Act 2021;
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Wildlife and Countryside Act 1981 (as amended); and
- The Natural Environment and Rural Communities (NERC) Act 2006.

Further information is provided in [Appendix 1](#).

In addition to obligations under wildlife legislation, the revised National Planning Policy Framework (NPPF) updated on 12 December 2024 requires planning decisions to contribute to conserving and enhancing the local environment. Further details are provided in [Appendix 1](#).

North Herts Council has adopted a Local Plan that encompasses a variety of policies relating to protected species, including:

Policy SP12: Green infrastructure, landscape and biodiversity - States that it will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced and will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:
 - Internationally designated sites
 - Nationally designated sites
 - Locally designated sites;

- Non-designated sites that include important habitats and species
- d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity;
- e) Protect other open spaces and support provision of new and improved open space.

Figure 1: Location of buildings:



3. METHODOLOGY

3.1. Preliminary Roost Assessment

The site contained four buildings which were identified as requiring further assessment during the PEA (MKA Ecology, 2025). Inspected buildings were numbered (B1-B4) and are shown in Figure 1.

An internal and external inspection of the buildings at the site was undertaken following guidance set out in *Bat Surveys for Professional Ecologists – Good Practice Guidelines (3rd edition)* (Collins, 2023).

The following features were recorded for buildings:

- Location;
- Type;
- Dimensions;
- Age;
- Construction materials; and
- Current use.

Descriptions of potential and actual access points and roosting places were recorded (including height above ground level and aspect), as well as descriptions of evidence of bats found. The following types of evidence of use by bats were recorded:

- Location and number of any live bats;
- Location and number of any bat corpses or skeletons;
- Locations and number of bat droppings;
- Notes on relative freshness, shape and size of bat droppings;
- Location and quantity of any bat feeding remains;
- Location of clean, cobweb-free timbers, crevices and holes;
- Location of characteristic staining from urine and/or grease marks;
- Location and quantity of bat-fly *Nycteribiidae* pupal cases;
- Location of known and potential access points to the roost; and
- Location of the characteristic smell of bats.

The buildings were assessed for their bat roost suitability according to the scheme presented in Collins (2023). These categories are shown in Table 2.

Table 2: Categories to assess roost suitability in buildings (adapted from Collins, 2023)

Roost suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels)
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.
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 (for example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance) 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 hibernation site).
Moderate	A structure with one or more potential roost sites that could be used by bats 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 – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
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 potential for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have potential to support high conservation status roosts e.g., maternity or classic hibernation site.

3.2. Equipment

The inspection was conducted using a variety of equipment including ladders, digital video endoscope, inspection mirrors, binoculars, high-powered torch and a digital camera.

3.3. Surveyors

The site survey was undertaken by India Wedge ACIEEM, Consultant Ecologist at MKA Ecology Ltd and Eleanor Richards, Ecologist at MKA Ecology Ltd. India has over five years' experience as a professional ecologist and holds a Level 1 bat licence from Natural England. Eleanor has two years' experience in ecological consultancy. The report has been written by Kyle Marshall, Graduate Ecologist at MKA Ecology Ltd and reviewed by India. Kyle is in his first year of ecological consultancy. The report

has been authorised by Marielle James MCIEEM, Principal Ecologist at MKA Ecology Ltd. Marielle has over 10 years' experience as a consultant ecologist and holds a Level 2 bat licence from Natural England.

3.4. Date, time and weather conditions

See Table 3 below for details of the date, time and prevailing weather conditions recorded during the site visit.

Table 3: Date, time and weather conditions of survey visit

Date	Time of survey	Weather conditions*
21 February 2025	10:30	Wind: 5 Cloud: 8 Temp: 13°C Rain: Light

*Wind as per Beaufort Scale / Cloud cover given in Oktas.

3.5. Constraints

It should be noted that a single visit cannot categorically ascertain the presence or absence of bats. However, an assessment is made of the likelihood for protected species to occur based on habitat characteristics and the ecology of each species. Where there is suitable habitat for bats, additional survey work may be required to ascertain their presence or absence.

The structural integrity of B3 was compromised due to rot, preventing internal inspection. Additionally, the building had a corrugated asbestos roof. Entry to the building was therefore assessed as unsafe. The potential of the building to support roosting bats was still able to be determined through external inspection only.

3.6. Assessment

The guidelines for categorisation of bats in England by distribution and rarity (adapted from Reason and Wray, 2023) are shown in the tables below.

Table 4: Bat species categorisation by rarity (South-Eastern/East Anglia to The Wash)

Rarity within England	Species
Rarest Annex II species and very rare	- Alcathoe's bat <i>Myotis alcathoe</i> - Barbastelle <i>Barbastella barbastellus</i>

Rarity within England	Species
Rarer or restricted distribution	- Whiskered bat <i>Myotis mystacinus</i> - Brandt's bat <i>Myotis brandtii</i> - Leisler's bat <i>Nyctalus leisleri</i> - Nathusius' pipistrelle <i>Pipistrellus nathusii</i> - Serotine <i>Eptesicus serotinus</i>
Widespread in many geographies, but not abundant in all	- Noctule <i>Nyctalus noctula</i> - Daubenton's bat <i>Myotis daubentonii</i> - Natterer's bat <i>Myotis nattereri</i>
Widespread	- Common pipistrelle <i>Pipistrellus pipistrellus</i> - Soprano Pipistrelle <i>Pipistrellus pygmaeus</i> - Brown long-eared bat <i>Plecotus auritus</i>

Table 5: Level of importance of roost type

Geographic frame of reference	Roost type
Site, District, Local or Parish	- Feeding perches - Non-breeding day roosts - Mating sites (excluding individual trees and swarming sites) - Small numbers of hibernating bats - Larger transitional roosts - Maternity sites (for widespread species, unless colony atypically large)
County	- Hibernation sites (excluding rarest Annex II species) - Maternity sites (for widespread but not abundant in all geographies species unless colony atypically large) - Autumn swarming sites (can reach regional importance depending on assemblage)
Regional	- Maternity sites (depending on rarity and value of assemblage) - Hibernation sites (for rarest Annex II species, depending on assemblage and size)
National/UK	Sites meeting SSSI guidelines*
International	SAC sites

*Sites meeting SSSI (Sites of Special Scientific Interest) selection guidelines include barbastelle maternity roosts and mixed species hibernacula assemblages

4. RESULTS

4.1. Site visit results

The results of the Preliminary Roost Assessment survey is shown in Figure 2. All four buildings (B1-B4) on site were assessed for Potential Roosting Features (PRFs). No direct evidence of roosting bats was found during the survey. Each building was determined to have negligible potential to support roosting bats.

4.2. Preliminary Roost Assessment summary

Table 6 below outlines the results of the Preliminary Roost Assessment in more detail.

Table 6: Building inspection results

Building	Roost suitability	Description	Bat roost evidence and potential	Building photo
Building 1	Negligible	A metal barn with shipping containers fixed onto the sides of the building (Photograph 1, Photograph 2, Appendix 2).	The barn had had open access for bats, with a gap under the entirety of the eaves of the building on both the east and west sides; however, its corrugated metal construction provided no suitable roosting locations. Internally the building was open and metal framed with no attic spaces or suitable areas for roosting bats (Photograph 3, Appendix 2). No evidence of roosting bats was recorded, and the building was therefore assessed as having negligible potential to support roosting bats.	 Building 1, southern aspect

Building	Roost suitability	Description	Bat roost evidence and potential	Building photo
Building 2	Negligible	A small shed with a corrugated metal roof (Photograph 4, Appendix 2).	No evidence of roosting bats was recorded within this building, and the internal features lacked suitability for roosting, the metal roof is unlined and there are no internal roosting spaces suitable for bats. A broken window on the eastern aspect (Photograph 5, Appendix 2) and a gap above the door on the northern aspect (Photograph 4, Appendix 2) would allow internal access for bats, however due to the lack of internal roosting features, the building was assessed as having negligible potential to support roosting bats.	 Building 2, northern aspect
Building 3	Negligible	A wooden shed with an asbestos sheet roof (Photograph 5, Appendix 2).	The building was surrounded by dense scrub (Photograph 5, Appendix 2), limiting access for roosting bats. The wooden panelling on the building did not have any suitable gaps to allow bats to roost and there were no internal roosting features present. Given the lack of	 Building 3, northern aspect

Building	Roost suitability	Description	Bat roost evidence and potential	Building photo
			suitable roosting features, it was assessed as having negligible potential to support roosting bats.	
Building 4	Negligible	A corrugated metal field shelter, fully open on the eastern aspect (Photograph 6, Appendix 2).	No evidence of roosting bats was recorded, and no potential roosting features were identified within the structure. The building is open on one side, is timber framed with an unlined corrugated metal roof making it largely unsuitable to support roosting bats. As a result, the building was assessed as having negligible potential to support roosting bats.	 Building 4, eastern aspect

Figure 2: Preliminary Roost Assessment survey map



Target notes for Figure 2

Target note	Description
1	Broken window in shed on B2 (Photograph 5, Appendix 2)
2	Gap above door on B2 (Photograph 4, Appendix 2)

5. EVALUATION AND RECOMMENDATIONS

The following evaluation and recommendations are based on the Preliminary Roost Assessment carried out on 21 February 2025.

5.1. Evaluation and ecological impacts in absence of mitigation

No evidence of roosting bats was recorded during the Preliminary Roost Assessment, all buildings on-site were assessed as having negligible potential to support roosting bats and no further survey work is recommended.

All British bat species are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to deliberately capture, injure, kill, or disturb a bat, as well as to damage or destroy a bat roost. Given the negligible potential of the buildings to support roosting bats, no further survey work for roosting bats is considered necessary. However, if bats are unexpectedly encountered during works, all activities should cease immediately, and further advice from a licensed ecologist should be sought.

5.2. Recommendations

Artificial lighting can significantly impact bat roosting behaviour, commuting, and foraging activity (ILP, 2023). It is strongly recommended that any proposed exterior lighting for the new buildings and access roads is designed and managed sensitively to maintain suitable conditions for foraging bats within the site and surrounds. A sensitive lighting scheme should be developed to minimise disturbance and preserve suitable roosting and foraging areas. These measures should be secured through a planning condition.

Recommendation 1

Light pollution from any lighting should be minimised both during and after the construction phase. A sensitive lighting scheme should be developed and secured through a planning condition to allow for suitable roosting and foraging areas for bats within the site with maximum use of appropriate luminaries and directed lighting.

In line with the National Planning Policy Framework (NPPF) (see Appendix 1), all planning decisions should aim to maintain, enhance, restore, or contribute to biodiversity conservation. To enhance provisions for roosting bats on-site, it is recommended that bat boxes are incorporated into the design scheme. It is recommended that one integrated bat box is installed per five dwellings constructed on the site.

Recommendation 2

One integrated bat box per five dwellings should be installed within the new buildings at the development. Examples of suitable bat boxes and bat bricks are provided in Appendix 3.

Summary of recommendations

Table 7 below gives the summary of further work required, and the stage of the development at which the work should be undertaken.

Table 7: Summary of further work required

Species	Pre-planning action required?	Pre-construction action required?	Construction phase mitigation required?	Enhancements proposed?
Bats	No	No	Sensitive lighting strategy	Integrated bat boxes Sensitive lighting strategy

6. CONCLUSIONS

In February 2025, MKA Ecology Ltd was commissioned by Blakeney Estates to undertake a Preliminary Roost Assessment at Land East of Walnut Tree Road, Pirton to support a planning application for the proposed development of up to 50 residential dwellings.

The assessment focused on four buildings within the site, three in the northern field (B1-B3) and one in the southern field (B4). No direct evidence of bats was recorded during the survey, and all buildings were assessed as having negligible potential to support roosting bats.

Due to the negligible roosting potential, further surveys are not considered necessary to facilitate the development. However, a sensitive lighting strategy is recommended, as well as integrated bat boxes in new dwellings.

7. REFERENCES

British Standards Institution (2013) *British Standard 42020:2013, Biodiversity – Code of practice for planning and development*. British Standards Institution: London.

Chartered Institute of Ecology and Environmental Management (2013) *Code of Professional Conduct*.

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

Institute of Lighting Professionals (2023) *Bats and Artificial Light at Night*. Institute of Lighting Professionals: Rugby.

MKA Ecology Ltd. (2025) *Land East of Walnut Tree Road, Pirton. Preliminary Ecological Appraisal*. MKA Ecology Ltd: Cambridge.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

8. APPENDICES

Appendix 1: Relevant wildlife legislation and planning policy

Please note that the following is not an exhaustive list, and is solely intended to cover the most relevant legislation pertaining to species commonly associated with development sites.

Subject	Legislation (England)	Relevant criminal offences
Bats (all species)	The Conservation of Habitats and Species Regulations 2017 (as amended) All bat species are listed on Schedule 2, which designates them as European Protected Species. European Protected Species are subject to the provisions of Part 3, Regulation 41 (Protection of certain wild animals).	- Deliberate capture, injury or killing of a bat; - Deliberate disturbance of a bat; - Damage or destruction of a bat roost; - To possess, control, transport, sell or exchange, or to offer for sale or exchange, any live or dead bat or part of a bat, or anything derived from a bat or any part of a bat. Notes In this interpretation, a bat roost is “a <i>breeding site or resting place of a bat</i>”. Because bats tend to reuse the same roosts, bat roosts are considered to be protected whether or not the bats are present at the time. In this interpretation, disturbance of animals includes <i>in particular</i> any disturbance which is likely – (a) 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

Subject	Legislation (England)	Relevant criminal offences
		(b) to affect significantly the local distribution or abundance of the species to which they belong.
	Wildlife and Countryside Act 1981 (as amended) All bat species are listed on Schedule 5 and are therefore subject to parts of the provisions of Section 9 (Sections 9(4)(b) and (c) and Section 9(5)).	• Intentional or reckless disturbance of a bat while it is occupying a roost; • Intentional or reckless obstruction of access to a roost; • To sell, expose for sale, possess or transport for the purpose of sale, any live or dead bat or any part of, or anything derived from a bat; or • Publishing or causing to be published any advertisement likely to be understood as conveying that an individual buys or sells, or has an intention to buy or sell bats. In this interpretation, a bat roost is <i>"any structure or place which any wild [bat]...uses for shelter or protection"</i>. Because bats tend to reuse the same roosts, bat roosts are considered to be protected whether or not the bats are present at the time.

The Wildlife & Countryside Act 1981 (as amended)

Full legislation text available at: <http://www.legislation.gov.uk/ukpga/1981/69>

Conservation of Habitats and Species Regulations 2017 (as amended)

Full legislation text available at: <http://www.legislation.gov.uk/uksi/2017/1012/contents/made>

Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006

Full legislation text available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents>

Several bat species are listed as species of principal importance for the purpose of conserving biodiversity under Section 41 of the NERC Act 2006.

The NERC Act 2006 places a legal obligation on public bodies, including those considering planning applications, to maintain, and where possible enhance, the conservation status of any Section 41 species found on a site. Species included on Section 41 were also included on the UK Biodiversity Action Plan (BAP) and remain an integral part of the Post-2010 Biodiversity Framework.

These species are:

- Barbastelle *Barbastella barbastellus*;
- Bechstein's Bat *Myotis bechsteinii*;
- Brown Long-eared Bat *Plecotus auritus*;
- Greater Horseshoe Bat *Rhinolophus ferrumequinum*;
- Lesser Horseshoe Bat *Rhinolophus hipposideros*;
- Noctule *Nyctalus noctula*; and
- Soprano Pipistrelle *Pipistrellus pygmaeus*.

National Planning Policy Framework (NPPF)

Full text is available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

The revised NPPF was updated on 12 December 2024 setting out the Government's planning policies for England and the process by which these should be applied. The policies within the NPPF are a material consideration in the planning process. The key principle of the NPPF is a presumption in favour of sustainable development, with sustainable development defined as a balance between economic, social and environmental needs.

Policies 187 to 201 of the NPPF address conserving and enhancing the natural environment, stating that the planning system should:

- Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes;
- Recognise the wider benefits of ecosystem services; and
- Minimise impacts on and provide 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.

Furthermore, there is a focus on re-use of existing brownfield sites or sites of low environmental value as a priority, and discouraging development in and around National Parks, Sites of Specific Scientific Interest, the Broads, and National Landscapes other than in exceptional circumstances.

Where possible, planning policies should also:

- 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 stepping stones 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 species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Appendix 2: Site photographs

Photograph 1: Building 1, southern aspect



Photograph 2: Building 1, eastern aspect



Photograph 3: Building 1, internal view



Photograph 4: Building 2, northern aspect



Photograph 4: Building 2, broken window on eastern aspect



Photograph 5: Building 3, northern aspect



Photograph 6: Building 4, eastern aspect

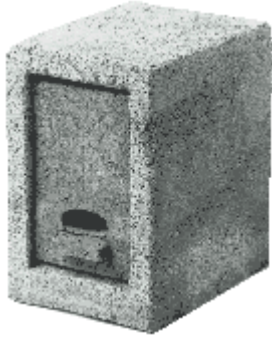


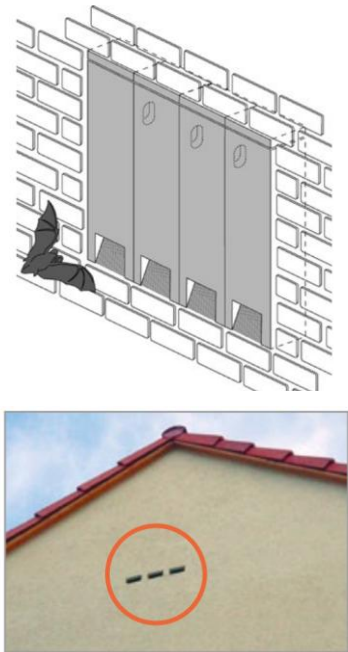
Appendix 3: Bat box recommendations

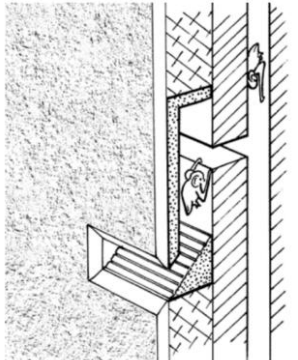
Bat box recommendations

A wide range of bat boxes are available to suit a variety of species and design requirements. Bat boxes can be mounted externally on buildings, built directly into the wall structure or mounted on trees (dependent on box design).

Boxes are more likely to be inhabited if they are located where bats feed and it may help to place the box close to features such as tree lines or hedgerows, which bats are known to use for navigation and can provide immediate cover for bats leaving the roost. Boxes should be placed in areas sheltered from strong winds and are exposed to the sun for part of the day. Access to any bat roosting features should not be lit and should also be at a reasonable height to avoid predation (at least 2m if possible, preferably 4-5m).

Example	Description	Picture
Schwegler 1FQ	www.schwegler-nature.com Dimensions: 60(h) x 35(w) x 9(d) cm Weight: 15.8kg Installation: Attached to most external brick, timber or concrete walls at least 3m high. Can also be placed inside roof space This box is ideal for all types of bats that inhabit buildings. The box is weather-resistant and is also temperature controlled and self-cleaning. The front panel of the box can also be painted during manufacture, to match an existing colour.	
Brick Box Type 27	www.schwegler-nature.com Dimensions: 26.5(h) x 18(w) x 24(d) cm Weight: 9.5kg Installation: Can be flush with outside wall and rendered or covered so only the entrance hole is visible. This box is ideal for all types of bats that inhabit buildings.	

Example	Description	Picture
Schwegler 2FR	www.schwegler-nature.com Dimensions: 47(h) x 20(w) x 12.5(d) Weight: 9.8kg Installation: Can be installed on external walls – either flush or beneath a rendered surface in concrete and, during renovation work, under wooden panelling or in building cavities. Several tubes should be installed together (recommended three). This box is ideal for all types of bats that inhabit buildings. By installing boxes side by side a colony roosts can be created with any size requirement. This box has three different environmental partitions inside, attracting different species. The box is self-cleaning.	
Schwegler 1WI	www.schwegler-nature.com Dimensions: 55(h) x 35(w) x 9.5(d) cm Weight: 15kg Installation: Attached to most types of external brick, timber or concrete walls. It can be installed flush-mounted and rendered over or simply against the wall. It should be installed at a height of at least 3m. This box typically attracts building-inhabiting bat species like Pipistrelle or Serotine Bat. This box is weather-resistant and designed for both winter hibernation and larger colonies in summer, including nursery roosts.	

Example	Description	Picture
Schwegler 1MF (Swift and Bat)	www.schwegler-nature.com Dimensions: 46(h) x 43(w) x 22.5(d) cm. Weight: approx. 24 kg Installation: The box can be hung against any types of wall of any type of building, between 6-7m above ground level. This box is designed for nesting swifts, however the recess in the rear panel creates a space between the wall of the building and the box, making it ideal for bats that inhabit building, such as Common Pipistrelle. Whilst the box may require cleaning, the back recess for bats requires no maintenance.	
Schwegler 1FE	www.schwegler-nature.com Dimensions: 30(h) x 30(w) x 8(d) cm. Weight: approx. 5.1 kg. Installation: Installation of multiple units is recommended. The box can be integrated into insulation or masonry. It can also be attached to the underlying structure to cover existing cavities, allowing bats to still use them. Install at least 3m above the ground. This is a general purpose box, suitable for all species. There is a maintenance-free access panel for installing on or in the surface of exterior walls. The open rear enables bats to continue to use existing nesting sites in walls.	 



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