

Bat Survey and Mitigation Report

The Coach House, Ainsworth Nursing Home

Knowsley Road, Ainsworth, Bolton

June 2023

Prepared for: Mr and Mrs Stopforth

Report prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM



Executive Summary

- On 1st June 2021 a Preliminary Roost Assessment was undertaken The Coach House, Ainsworth Nursing Home, Bolton.
- The Coach House was considered to have low suitability for bats and further survey work was recommended to determine the presence or absence of a bat roost.
- This survey work was undertaken on the evening of 1st June 2021.
- During the inspection, no evidence of bats was found within the building, or externally.
- During the evening emergence survey, no bats were seen or heard emerging from, or entering the building.
- To update the survey work an evening survey was undertaken on 29th May 2023. A single common pipistrelle was recorded emerging from the south elevation (front) of the building. Subsequently, two additional evening surveys were undertaken on 9th June and 21st June 2023. These surveys confirmed the presence of three day roost sites occupied by up to 4 common pipistrelle bats, a widespread bat species.
- The proposals to demolish the building will result in the loss of the roost sites in the absence of mitigation.
- It will be necessary to obtain a European Protected Species Mitigation (EPSM) licence for bats from Natural England prior to the start of works on site. The licence would detail the mitigation required to ensure the retention of the conservation status of the bat species present.
- The proposals provide capacity to mitigate for the potential impact upon the bat species through a process of mitigation including care during roof demolition and the installation of appropriate replacement roost sites for bats.



1 Introduction

1.1 Application Site

- 1.1.1. This report details bat survey work at The Coach House, Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT. National grid reference SD 7622 1109.
- 1.1.2. Mr and Mrs Stopforth commissioned Verity Webster Ltd to undertake the bat survey work to inform the planning application.

1.2 Objectives

- 1.2.1 The objectives of the Presence/Absence Surveys are to determine:
- Whether bats are currently using the building to roost and if so, how.
 - The species and number of bats present.
 - The status of any roost present.
 - How bats might be using the rest of the site (garden).
 - The potential impacts of the proposals on any roost present or on bats using the site.
 - How any impacts might be avoided, mitigated and / or ameliorated, including advice on European Protected Species Mitigation (EPSM) application if required.

1.3 Proposals

- 1.3.1 The proposals comprise the demolition of the building and the construction of a replacement dwelling.

1.4 Ecologist

- 1.4.1 The Bat Emergence Survey work was lead and undertaken by Verity Webster. Verity is a licensed bat surveyor (Bat Survey Class Licence WML CL18 (Class 2) Registration number: 2015-13858-CLS-CLS).
- 1.4.2 Verity has worked as an ecological consultant for over 14 years. She has undertaken preliminary bat assessments and further bat emergence / activity surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes / method statements when necessary.



2 The Survey Site

2.1 Site Location

- 2.1.1 The survey site is located in a rural location, approximately 500m north of Ainsworth, a village situated between Bury to the northeast and Bolton to the southwest.
- 2.1.2 Ainsworth Nursing Home is surrounding by open countryside, comprising grazed grassland and arable land divided by tree lines and hedgerows. There are small, scattered plots of woodland, but no substantial areas of woodland. There are small brooks and waterbodies in the vicinity, including three large reservoirs approximately 300m to the north, 400m to the northwest and 700m to the east.
- 2.1.3 Overall, the site is considered to be in a location with high suitability for bats.

2.2 The Survey Site: Description

- 2.2.1 The Coach House is situated on the central, northern boundary of the larger Ainsworth Nursing Home plot. Ainsworth Nursing Home encompasses numerous buildings set within hard standing, with access roads, areas of well-maintained amenity grassland and wooded boundaries.

The Building

- 2.2.2 The Coach House is an 'L' shaped structure oriented east to west, with the shorter arm running south from the eastern end. The longer, main body of the building is a single-storey brick structure with a pitched, hipped, slate roof. The roof is unlined beneath. The ceiling has been removed such that the interior is open to the eaves. The windows are UPVC.
- 2.2.3 The single-storey arm of the building is also constructed of brick with a pitched, slate roof. There are wooden soffits around the eaves. The roof on this section is lined beneath with felt. The windows are UPVC.



The west and south elevation of The Coach House



The east elevation of The Coach House



Figure 1: Ordnance survey map showing the location of the proposed development site.





Figure 2: Aerial image showing the proposed development site and immediate surroundings





3 Legislation

Full details of relevant legislation and planning policy can be found in Appendix A.

3.1 UK and EU Legislation

3.1.1 Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

3.1.2 Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2018, it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost.

3.2 Planning Policy and Legislation

3.2.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

3.2.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

3.2.3 Chapter 15, Para 174 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- a) ***protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils....***
- 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"***.

3.2.4 Para 179 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and*



plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

- 3.2.5 Para 180 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

- a) “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**
- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity.”**

- 3.2.6 Para 175 states that “when determining planning applications, local authorities should apply the following principles:

- a) if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused”**

- 3.2.7 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.



4 Survey Methodology

- 4.0.1 The Bat Surveys were undertaken in accordance with current accepted guidance: Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edn). The Bat Conservation Trust, London.

4.1 Bat Emergence, Re-entry Surveys and Assessment of Activity

- 4.1.1 Following the original Preliminary Roost Assessment in June 2021, the Coach House was considered to have low-moderate suitability for bats. Surveys of adjacent properties in 2020 also suggested a low likelihood of a roost.
- 4.1.2 A single evening emergence survey was undertaken on 1st June 2021. No evidence of the use of the building by bats was recorded.
- 4.1.3 Due to the lapse in time, a survey on 29th May 2023 was undertaken to determine any change of use of the building. Due to the recorded presence of a bat roost, two additional surveys were undertaken on 9th June and 21st June 2023.
- 4.1.4 The emergence surveys were undertaken from 15 minutes before sunset to 1.5 hours after sunset. Two or three surveyors were positioned to observe all elevations of the house.
- 4.1.5 Batbox Duet detectors and Echo Meter Touch detectors were used so that any calls heard that could not be identified were recorded for later analysis.
- 4.1.6 A video camera (Sony HD) with infra-red lighting system and a Nightfox Corsac HD Digital Infrared Night Vision Goggles were also used to determine emergence of bats.
- 4.1.7 The time, activity (emergence, foraging, commuting) and species of bats (where possible) were recorded when observed. Notes were made of the activity of bats elsewhere on site as well as around the building. The number of bat passes were recorded to provide an indication of bat activity level within the site.

4.2 Survey Reasoning and Limitations

- 4.2.1 The survey work was undertaken in June 2021 and May and June 2023. In May and June the summer roosts of bats, including common pipistrelles, are expected to be present. However, bats absent at one time, may be present at a different time of the season and some species may move roosts.
- 4.2.2 There were no other notable limitations during the surveys. It was possible to see the flight of bats around the building relatively easily due to the clear sky-line.
- 4.2.3 The surveys undertaken are considered sufficient to give confidence in the findings and therefore, the reliability of the assessment of potential impacts and the suitability of the mitigation proposed.
- 4.2.4 Biological Records data from the Local Biological Records Centre has not been obtained to inform this assessment. Although the records will be necessary to support a European Protected Species Mitigation (EPSM) licence application, the survey work currently undertaken is considered sufficient to inform any mitigation recommendations.



5 Findings: Presence / Absence Surveys and Activity Assessment (Bats)

6.1 Survey 1: Evening Emergence on 29th May 2023

Surveyors: Verity Webster Bsc MSc CEcol MCIEEM (bat licence Class 2) and Derren Bailey (three seasons bat survey experience)

Weather: 10.3-9.9°C, 0% cloud, dry, humidity 68-71%. Wind 6mph east

Sunset: 21:24

Time on site: 21:10 – 23:00

Findings

- 6.1.1 Two bat species were recorded during the survey: common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctula*).
- 6.1.2 The first bat, a common pipistrelle was recorded at 21:31 emerging from beneath the eaves of the porch on the south (front) elevation of the building. The bat flew southeast and then northeast.
- 6.1.3 Subsequently, common pipistrelles were recorded from 21:42 commuting along the tree line to the west of the building. Foraging was recorded from 21:55 over the vegetation and trees to the west. Common pipistrelles were recorded foraging along the tree line to the north of the building from 21:56. This foraging around the site was consistent until the end of the survey.
- 6.1.4 A single noctule pass was recorded at 22:10.



6.2 Survey 2: Evening Emergence on 9th June 2023

Surveyors: Verity Webster Bsc MSc CEng MCIEEM (bat licence Class 2) and James Callan (six seasons bat survey experience)

Weather: 16-15.6°C, 5% cloud, humidity 68-79%, light breeze 12mph east.

Sunset: 21:36

Time on site: 21:20– 23:10

Findings

- 6.2.1 A single bat species was recorded during the survey: common pipistrelle (*Pipistrellus pipistrellus*).
- 6.2.2 The first bat was recorded at 21:54, emerging from under the eaves on the west elevation and flew west. Two bats then emerged at 21:56 and 21:57 from beneath a slate on the south elevation and flew southwest.
- 6.2.3 Following this emergence bats were recorded from 22:00. A single bat was recorded entering the site from the west at 22:00. A single barn owl was recorded flying west to east across the north of the site at 22:05. Two bats were recorded commuting into the west from the west at 22:15. These bats were recorded foraging along the northern tree line.
- 6.2.4 From 22:06 – 22:32 three bats were recorded foraging to the west and south of the building. After 22:32 passes were more sporadic, although foraging was more evident to the west.

6.3 Survey 3: Evening Emergence on 21st June 2023

Surveyors: Verity Webster Bsc MSc CEng MCIEEM (bat licence Class 2) and James Callan (six seasons bat survey experience)

Weather: 17.2-15.9°C, 60% cloud, humidity 59-66%, light breeze 3mph northwest.

Sunset: 21:43

Time on site: 21:20– 23:15

Findings

- 6.3.1 A single species of bat was recorded during the survey : common pipistrelle (*Pipistrellus pipistrellus*).
- 6.3.2 The first bat was recorded at 22:09, commuting west to east across the site. A couple of brief passes were recorded at 22:14 and 22:15. Foraging began at 22:16 and continued almost constantly throughout the survey. Bats were mainly foraging in the trees and over grassland to the west of the



building, along the tree line to the north, but also to the south of the building.

6.3.3 No bats were recorded emerging from the building.

Figure 3: Showing the survey site and the location of the surveyors.





6 Findings: Roost Locations

Common pipistrelle bat roosts

6.0.1 Three common pipistrelle bat roosts were recorded on site. The roosts are considered to be day roosts used occasionally by up to four bats:

- Roost 1: Common pipistrelle day roost beneath the eaves on the south elevation (1 bat).
- Roost 2: Common pipistrelle day roost beneath the eaves on the west elevation (1 bat).
- Roost 3: Common pipistrelle day roost beneath a slate on the south elevation (2 bats).



Showing emergence points from the different roost sites



Roost 1: Emergence from under the eaves



Roost 2: Emergence from under a slate



7 Appraisal and Assessment of Impact

- 7.0.1 The survey work undertaken confirms the use of the building by up to four common pipistrelle bats. It is considered that the use of the structure may have changed from previous years due to the development of other buildings on site and the loss of alternative roost sites.
- 7.0.2 Natural England require detail of the potential impacts of the species in the absence of mitigation.
- 7.0.3 Given the location of the roost under the eaves and beneath a slate, the demolition of the building will result in the loss of the roost sites.
- 7.0.4 The potential negative impacts are categorised into initial impacts, long-term impacts and post-development impacts. The impact level has been decided upon having assessed the significance of the roosts and the conservation status of the species at a site level, local level (Ainsworth), county level (Greater Manchester) and regional level (Northwest).

Initial impacts

- 7.0.5 Initial impacts include activities undertaken on site pre-development and during works.
- 7.0.6 These are likely to include:

Table 4: Initial Impacts

Activity	Impact	Duration	Impact level
Unsupervised demolition of the building.	Potential to kill or injure a small number, approx. 4 no. common pipistrelle species	Permanent	Common pipistrelle bat is a common and widespread species. This is considered to be a high negative impact at site level if undertaken in the summer months, and a negligible impact at local level and above.
Construction of a new dwelling without replacement of the roost sites.	Loss of 1 no. day roost for up to 4 no. common pipistrelle species	Permanent	Common pipistrelle bat is a common and widespread species. Roosts of this species are considered to be of low conservation significance (Mitchell-Jones, 2004). This is considered to be a high negative impact at site level if undertaken in the summer months, given the status of the roost, and a negligible impact at local



level and above.

Long-term impacts

7.0.7 Long term impacts on the species comprise the effect of the works on the population, as follows:

Table 5: Long-term Impacts

Activity	Impact	Duration	Impact level
Destruction of the roost sites without replacement	Loss of 3 no. day roost for up to 4 no. common pipistrelle species	Permanent	Over the long-term this is considered to be a low negative impact at site level and a negligible impact at local level and above.

Post-development Impacts

7.0.8 Post-development interference impacts include potential disturbance of foraging and commuting bats with use of security lighting and increase in disturbance. It is proposed that lights with baffles, which are of low UV component are used on the exterior of the new building. Exterior lights should be on a timer to minimise the risk of light disturbance. If recommendation the followed, these impacts will be minor-negligible at site level and negligible at local level and above.

Assessment

- 7.0.9 The common pipistrelle bat species recorded at the site are common and widespread species. No bats were recorded emerging from the building in 2021, but change in use of the building has taken place over the last two years. It is considered that the use of the structure may have changed from previous years due to the development of other buildings on site and the potential loss of alternative roost sites.
- 7.0.10 The three roosts were not recorded in use during all three surveys and suggests that the roost sites are not regularly used. Two of the roost sites are used by single bats, whilst one of the roost sites is used by two bats. For this reason, the three roost sites are considered to be of low conservation significance (Mitchell-Jones, 2004).
- 7.0.11 The demolition of the building is likely to have a high negative impact at site level upon individual common pipistrelle bats and their roosts. The proposals in the absence of mitigation will have a negligible negative impact at a local level and above, given the common and widespread status of the species.



- 7.0.12 It is considered that that all the potential negative impacts foreseen so far can be addressed with appropriate mitigation such that all impacts will be reduced to negligible. If mitigation is undertaken under a European Protected Species Mitigation (EPSM) licence, it is considered there will be no detriment to the maintenance of the population status of all four bat species at a favourable conservation status.

8 Summary and Mitigation

- 8.0.1 Survey work has confirmed the presence of three day roosts of a small number of common pipistrelle bats in the roof structure of the Coach House.
- 8.0.2 The proposals to demolish the building will result in the loss of the roost sites.
- 8.0.3 Mitigation under an EPSM licence will be required during works.

Key Considerations

- Minimising damage to individual bats during works.
- Replacement of roost sites following construction of the new building.
- Avoidance of post-development impacts (lighting).

10.1 Mitigation Proposed

Pre-Start Mitigation

- **Appropriate timing of works:** Works would ideally commence between October – April when bats are expected to be absent and replacement roost sites must be provided **before the following May**, when bats are expected to return to roost. These can include substitute roosts on trees on-site.
- **A toolbox talk** on bats given to site operatives prior to the start of works by a suitably qualified ecologist to ensure they understand the presence of the roost, how to minimise impact, what to look for and how to undertake the works appropriately to avoid damage to the roost or harm to bats in the unlikely event that small numbers are present in the roof over the winter months.

Mitigation During Works

- **Prior to the start of internal works, an inspection of the roof structure to check for bats must be undertaken by an ecologist suitably qualified (licenced to work with bats).**
- **Removal of the roof materials around the roost must be undertaken in the presence of a licenced ecologist.**



- **In order to maintain the ecological functionality of the site for bats, replacement crevice-roost sites will be installed.** At least five crevice-roost sites for roosting bats will be integrated as close as possible to the location of the original roost sites, to compensate for the loss of the roost sites and to increase the value of the site for bats.

These will be in the form of bat roost slates and space beneath the ridge on the south apex, to allow bats to enter a space in the roof, between the slates/ridge tile and the lining. See Appendix C. However, it is imperative that bitumen roofing felt (not breathable roofing membrane) is used beneath these spaces as bats get caught in the fibre of breathable roofing membrane.

Post-Development Mitigation

- Any lighting installed on the new dwelling must be low-pressure or high-pressure sodium with glass glazing, or alternatively LED. This will reduce the UV output, which attracts insects.
- Lighting should be directional, installed with baffles if possible and should be directed to avoid light shine around the archway or on roofs of buildings.
- Lights with movement sensors should be on a short timer to minimise light-time.



11 References

- BCT (2003) BATS AND LIGHTING IN THE UK Bats and the Built Environment Series. Version 3. Bat Conservation Trust.
- BING maps (2016) <http://www.bing.com/mapspreview>
- Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1
- Google maps (Accessed 2023) <https://www.google.co.uk/maps>
- MAGIC Map (Accessed 2023) <http://www.magic.gov.uk/MagicMap.aspx>. DEFRA.
- Mitchell-Jones (2004) Bat Mitigation Guidelines. English Nature



• APPENDIX A: Wildlife Legislation and Planning Policy

UK AND EU LEGISLATION

1.1. KEY LEGISLATION

1.1.1. Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

1.2. WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

1.2.1. The Wildlife and Countryside Act 1981 is UK legislation.

1.2.2. Bats are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) 1981. Under Section 9 of this legislation it is an offence to:

- Kill, injure or take a bat.
- Possess, a live or dead bat.
- Intentionally or recklessly damage or destroy any structure or place which any bat uses as shelter or protection.
- Intentionally or recklessly disturb a bat whilst it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a bat uses as shelter or protection.
- Sell, offer or expose for sale any live or dead bat.

1.3. COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

1.3.1. Schedule 12 of the Countryside and Rights of Way (CROW) Act 2000, amended by the Wildlife and Countryside Act 1981 by removing the need to prove intent to damage a roost / harm (etc) a bat or other species listed on Schedule 1 by adding the words 'or recklessly' after 'intentionally' into the wording in Section 9 of the WCA 1981. The CROW act also strengthened the penalties for offences to bats and other species listed on Schedule 5.

1.4. CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

1.4.1. The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales.

1.4.2. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The regulations came into force on 30 October 1994.

1.4.3. The Regulations provide for the designation and protection of European Sites and European Protected Species, including bats.



1.4.4. Under the Regulations, competent authorities (ie any government department or public body) have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

1.4.5. With regard to European Protected Species (including bats), the Regulations make it an offence to:

- Deliberately capture;
- Kill;
- Disturb or;
- Trade in animals listed in Schedule 2, which include all UK bat species.

1.5. European Protected Species (EPS) Licenses and the Three Tests

1.5.1. These actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserve public health and safety). For such a licence to be granted the appropriate authority would have to be satisfied that an application has met the three tests, which are:

- 1)- The licence may be granted "to preserve public health or public safety or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences or primary importance for the environment"
- 2)- There must be "no satisfactory alternative"
- 3)- The proposal "will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range"

1.6. NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006 (PLANNING SYSTEM)

Planning Authorities: A Duty to Conserve Biodiversity

1.6.1. Under this legislation, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site *before* they make a decision on the planning permission.

1.6.2. Part 2, Section 40 confers on the planning authorities a duty to conserve biodiversity and states:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of biodiversity"

Species of Principal Importance

1.6.3. Part 3, Section 41 requires the Secretary of State to "*publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of **principle importance** for the purpose of conserving biodiversity*".

1.6.4. This requirement leads to production of a list of species and habitats of Principal Importance. This list includes all UK bats.



PLANNING POLICY

1.7. NATIONAL PLANNING POLICY FRAMEWORK

1.7.1. Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

1.7.2. The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 174 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- b) **protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils....***
- e) **minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"**.*

1.7.3. Para 179 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

1.7.4. Para 180 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

- c) **"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***
- d) **Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity."***

1.7.5. Para 175 states that *"when determining planning applications, local authorities should apply the following principles:*

- b) **if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused"***

1.7.6. The local planning authority has a responsibility, therefore, to obtain all information regarding



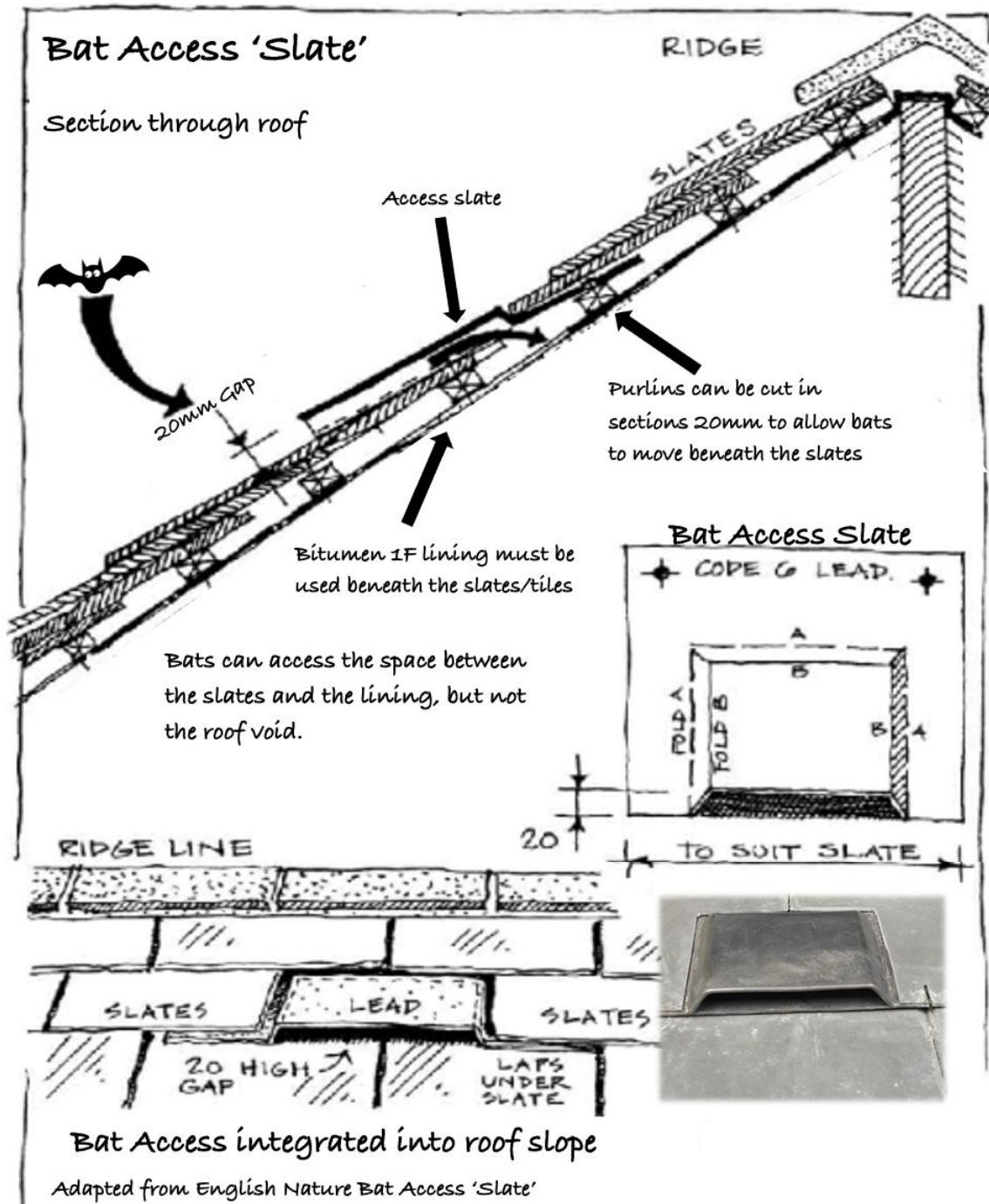
the potential for protected species on a site prior to making a decision about a proposal.

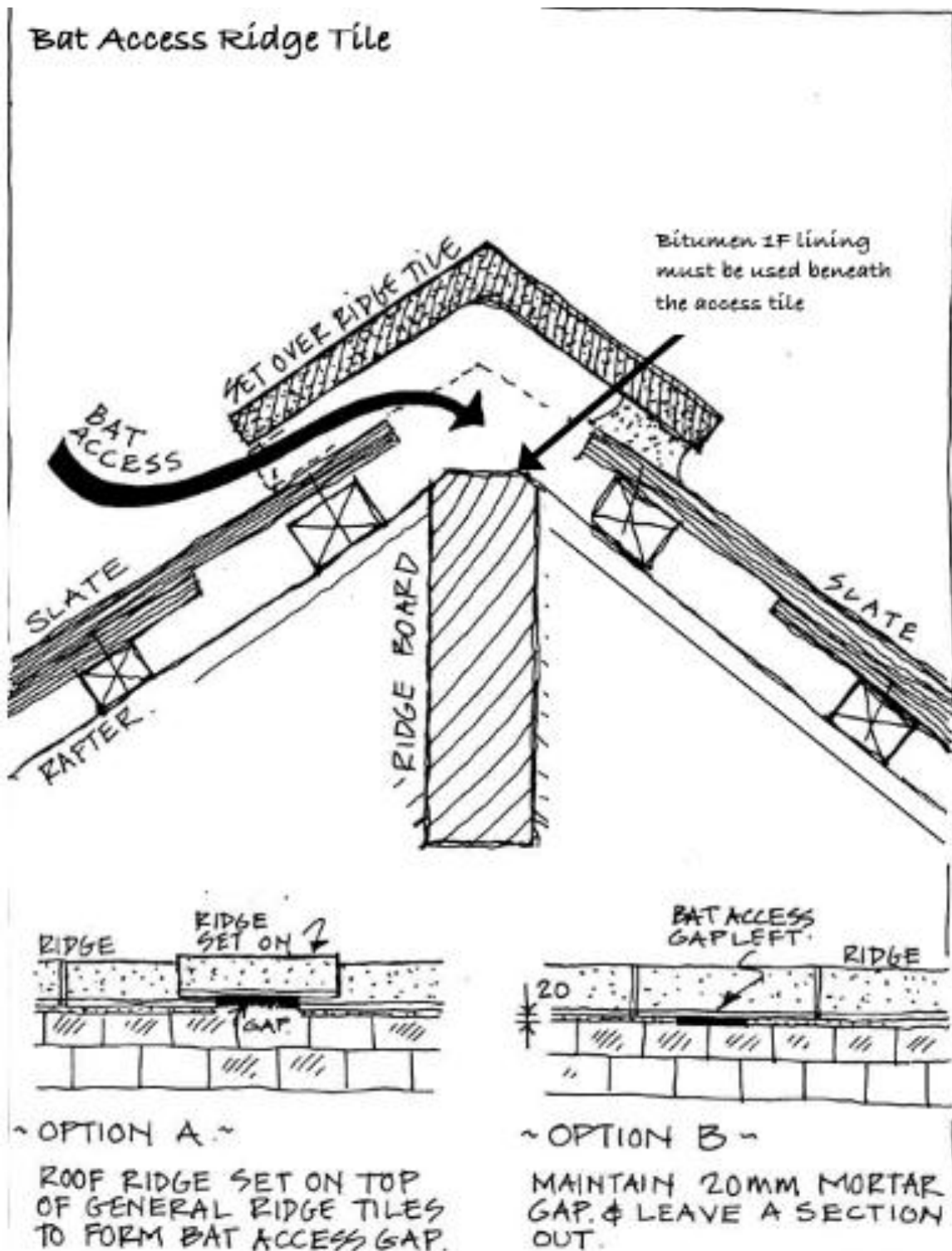
1.8. ODPM CIRCULAR 06/2005: BIODIVERSITY AND GEOLOGICAL CONSERVATION

- 1.8.1. This document, to be read in conjunction with NPPF provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It makes it clear that it is the intention of the government that local authorities and developers consider protected species at the earliest possible stage in the planning process. Any planning application that is likely to affect protected species should come with details of the surveys which have been undertaken and should include, if necessary, recommendations for mitigation. Applications which do not include sufficient data should be rejected.



• APPENDIX B: Bat Access Slate and Ridge Tile





Adapted from English Nature
Ridge Tile Access Detail 4B